

ETHOS

REAL ESTATE GROUP

Dan Johnson
PERSONAL REAL ESTATE CORPORATION



Amera Johnson

Information Package

For

7-6078 Truesdale St, Duncan



The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



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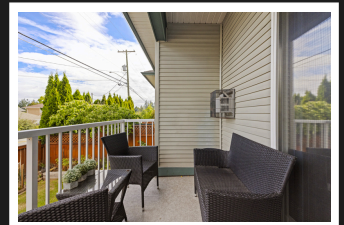
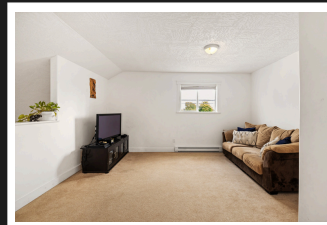
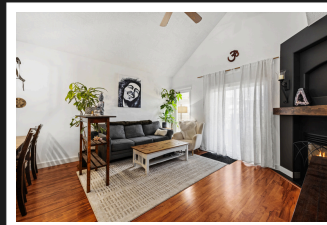
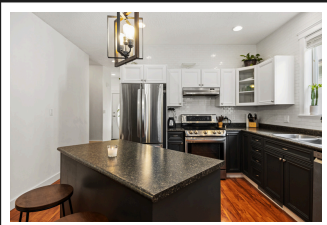
Permitted Uses

BC Assessment

North Cowichan Property Report



7-6078 Truesdale St, Duncan



This updated townhouse combines modern style with everyday convenience. The main level features vaulted ceilings, a cozy gas fireplace with custom mantel, and a primary bedroom for easy main-floor living. The kitchen is both stylish and functional with a white tiled backsplash, new counters, updated stainless steel appliances, and dark accents balanced by fresh green tones. Upstairs offers two bedrooms and a loft-style family room overlooking the main level, while a 6-foot crawl space spanning the entirety of the floorplan, provides excellent storage. Bathrooms and paint have been refreshed throughout, making the home move-in ready. Ideally located in Duncan, you're within walking distance to coffee shops, restaurants, The Oak pub, grocery stores, soccer fields, and Mount Prevost Elementary school—all while being minutes from trails and Holmes Creek.

Area	Duncan	Age	2007
Bedrooms	4	Taxes	\$3,639 (2025)
Bathrooms	3	MLS#	1014352
Lot Size		Parking	2
Floor Space	1770 Sqft		



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Property One Page Resi Client

7 - 6078 Truesdale St Duncan BC V9L 0B4

MLS® No: **1014352** **\$585,000** **Active**



MLS® No: **1014352** List Price: **\$585,000**
 Status: **Active** Orig Price: **\$585,000**
 Area: **Duncan** Sub Area: **Du West**
 DOM: **0** Sold Price:
 Sub Type: **Row/Townhouse**
 Pend Date: Title: **Freehold/Strata**

This updated townhouse combines modern style with everyday convenience. The main level features vaulted ceilings, a cozy gas fireplace with custom mantel, and a primary bedroom for easy main-floor living. The kitchen is both stylish and functional with a white tiled backsplash, new counters, updated stainless steel appliances, and dark accents balanced by fresh green tones. Upstairs offers two bedrooms and a loft-style family room overlooking the main level, while a 6-foot crawl space spanning the entirety of the floorplan, provides excellent storage. Bathrooms and paint have been refreshed throughout, making the home move-in ready. Ideally located in Duncan, you're within walking distance to coffee shops, restaurants, The Oak pub, grocery stores, soccer fields, and Mount Prevost Elementary school—all while being minutes from trails and Holmes Creek. This home is priced below assessed value.

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Bedroom	Main	9'4x10'5
Bedroom - Primary	Main	12'0x13'5
Dining Room	Main	13'2x8'0
Ensuite	Main	4-Piece
Entrance	Main	7'2x6'0
Kitchen	Main	13'2x10'0
Living Room	Main	15'8x13'0
Bathroom	Second	4-Piece
Bedroom	Second	10'7x9'7
Bedroom	Second	11'0x10'0
Family Room	Second	14'4x18'0

Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys: **2**
 FinSqFt Total: **1,770** UnFin SqFt: **0** SqFt Total: **1,770** Basement: **No** Addl Accom:
 2pc Ensuities: **0** 3pc Ensuities: **0** 4+pc Ensuities: **1** Beds or Dens: **4** Laundry: **In Unit**
 Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Baseboard, Electric** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **2007** Front Faces: **South** Storeys: **2** Bldg Warranty:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**
 Insulation: **Walls**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Garden**

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Garage** Park Spcs: **1** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **1** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, No Through Road, Recreation Nearby, Shopping Nearby**

Legal/Public Records

Assessed: **\$601,000** Assess Yr: **2025** Taxes: **\$3,639** Tax Year: **2025**
 PID: **026-955-024** Roll No: **916037** Zoning: **R6** Zone Desc: **Multi-Family**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **STRATA LOT 7, SECTION 20, RANGE 5, QUAMICHAN LAND DISTRICT, PLAN VIS6200, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

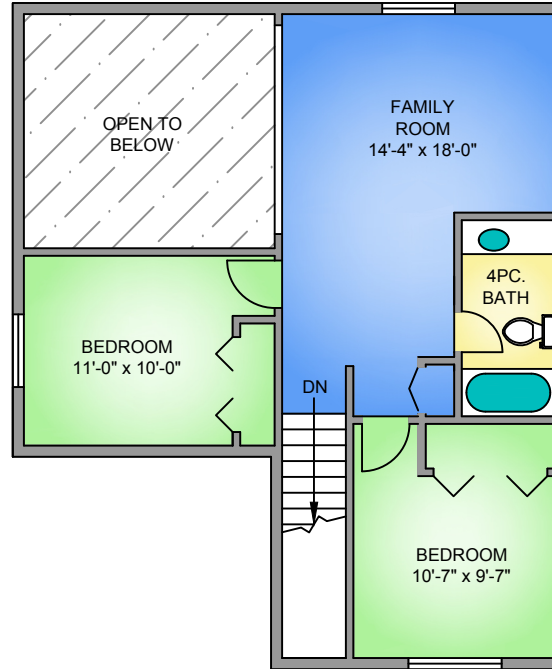
Strata

Strata/Pad Fee: **\$425** Strata/Pad Fee Year: **2025** Prop Mgr: **Freelance Strata Management** Mgr Phone: **(250) 748-1023**
 Complex: Bldgs/Cmplx: **13** Str Lots/Cmplx: **31** Str Lots/Bldg: **2**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **0** Park Cmn Sp: **0** Park LCP Spc: **1**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvs in Unit: **2** Unit's Level:
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, see Strata Bylaws**
Caged Mammals, Cats, Dogs,
Number Limit, Size Limit
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl: **Deck/Patio**
 Assmt Incl:
 Shrd Am:

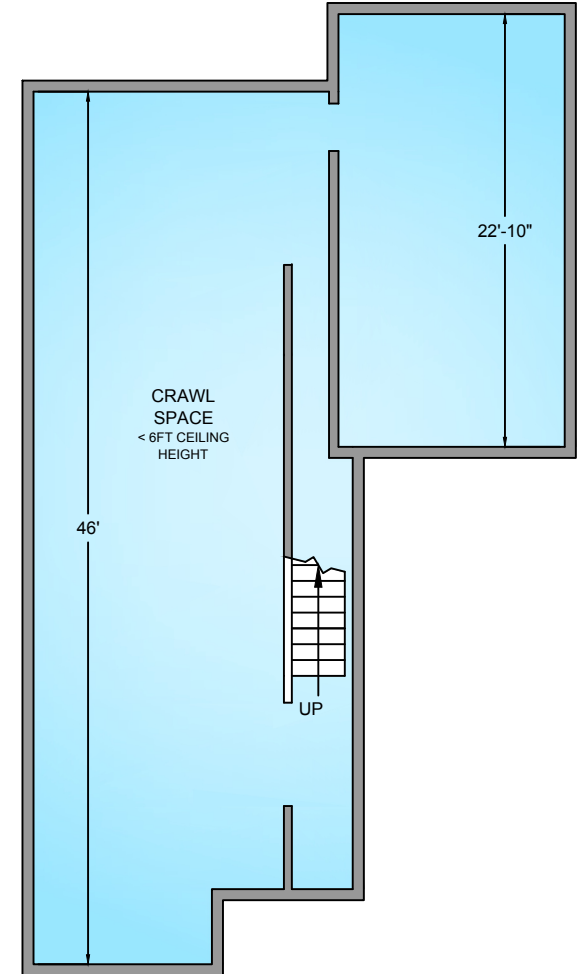
NORTH



UPPER FLOOR
682 SQ. FT.
8FT. CEILING

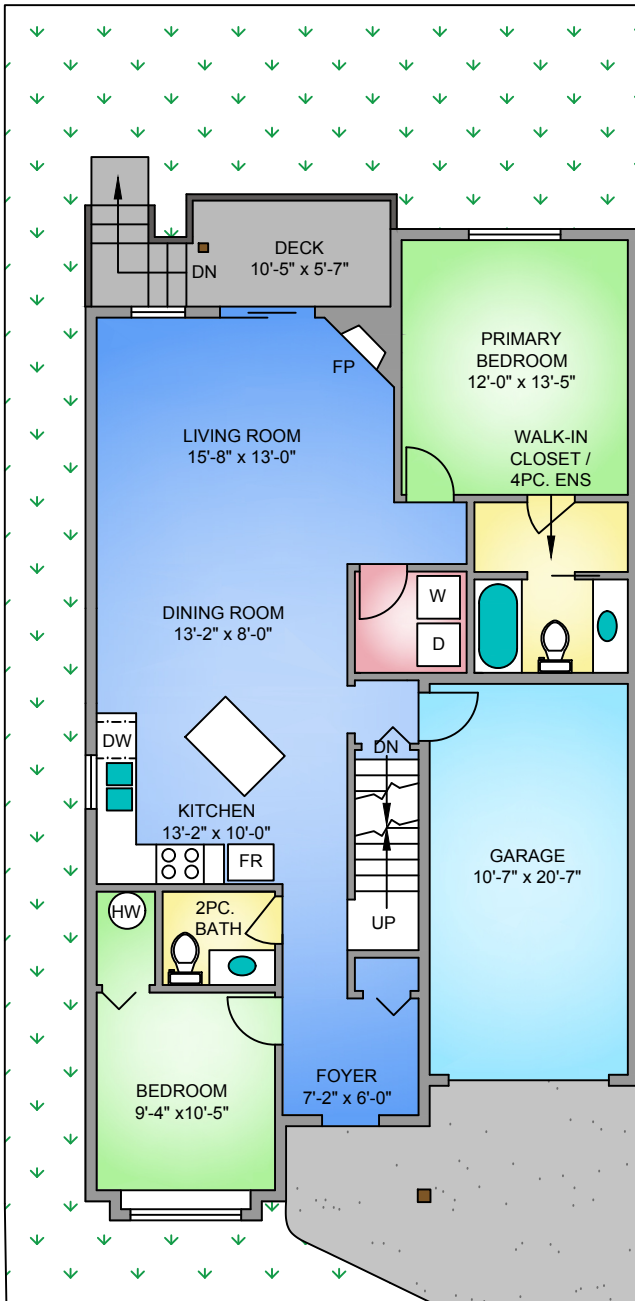


CRAWL SPACE
1000 SQ. FT.
<6FT. CEILING



MAIN FLOOR

1088 SQ. FT.
9FT. - 18FT VAULTED CEILING



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PROPERMEASURE
FROM PRECISION TO PERFECTION

250-415-0041
karyn@propermeasure.com
www.propermeasure.com

7-6078 TRUESDALE ROAD
AUGUST 19, 2025

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON & AMERA JOHNSON
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	GARAGE	CRAWL SPACE	DECK / PATIO
MAIN	1088	228	-	164
UPPER	682	-	-	-
CRAWL SPACE	-	-	1000	-
TOTAL	1770	228	1000	164

Strata: 7-6078 TRUESDALE ST

Strata: 7-6078 TRUESDALE ST

House 1: 7-6078

House 2:

Street Name: TRUESDALE ST

Strata Level:

Approx. m2:

Approx. Acre: 0.032175

Approx. Hectare: 0.013021

PID: 026-955-024

Folio: 00916-037

Lot: 7

Plan: VIS6200

Non-Legal Descript: SL 7 PL VIS6200

Section: 20

Range: 5

Land District: Quamichan

Zoning: R6

Split Zoned: NA

Accuracy: <1m

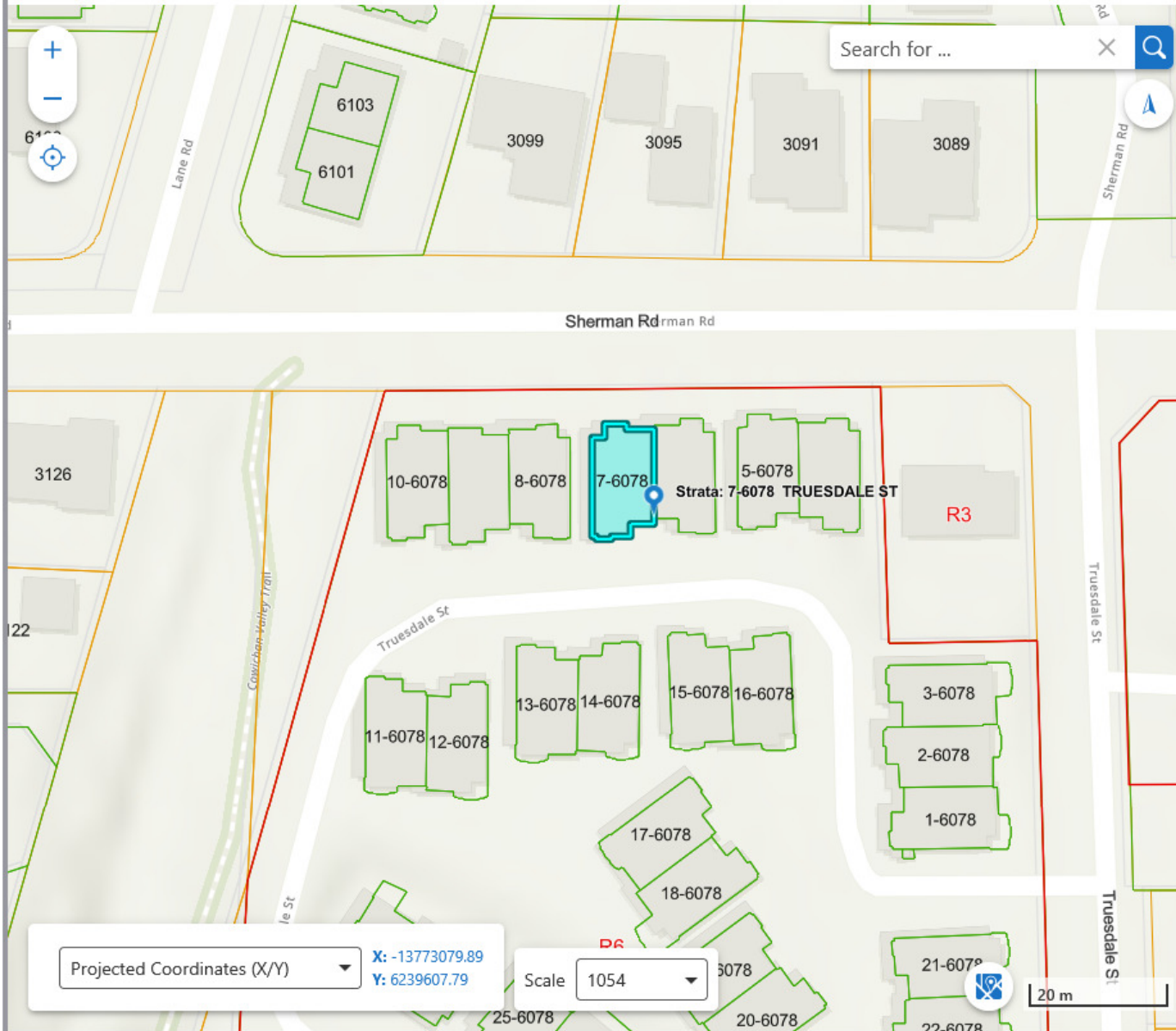
Method: COGO

GIS Link ID: 12755

Comments:

[Zoning PDF](#)

[Property Report](#)



Projected Coordinates (X/Y)

X: -13773079.89

Y: 6239607.79

Scale 1054

Residential Townhouse Zone (R6)

[BL3150, BL3083, BL3383, BL3891, BL3383, BL3958]

Permitted Uses

- 61 (1) The permitted uses for the R6 zone are as follows:
- Home-based Business
 - Single-Family Dwelling (subject to the provisions of the R3 zone)
 - Townhouse
 - Two-Family Dwelling [BL3383]

Minimum Lot Size

- (2) The minimum lot size for the R6 zone is 1,170 m² (12,594 sq. ft.). [BL3083]

Minimum Frontage

- (3) The minimum permitted frontage for the R6 zone is 30 m (98.43').

Density

- (4) The maximum permitted density for the R6 zone is as follows:
- (a) One dwelling unit per 290 m² (3,121.53 sq. ft.) of lot area.
 - (b) The maximum permitted floor space ratio for the R6 zone is 0.5:1.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R6 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R6 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R6 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Minimum Separation Between Buildings on the Same Lot

- (8) The minimum permitted separations between buildings on the same lot for the R6 zone are as follows:
- (a) From windows to habitable rooms, 12.0 m (39.37')
 - (b) Between walls and all other windows, 6.0 m (19.69')
 - (c) Between walls, 4.0 m (13.12')

Landscaped Open Space

- (9) In the R6 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

Recreation Area

- (10) In the R6 zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:
- (a) have a minimum area of 40 m² (430.60 sq. ft.);
 - (b) be located in the rear of the front line of the building(s); and
 - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.

Conditions of Use

- (11) The conditions of use for the R6 zone are as follows:
- (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) [Deleted. BL3958]
 - (e) Parking spaces must be separated from any walls of the building(s) which contain windows by a minimum of 4.0 m (13.12').
 - (f) The total number of dwelling units in the form of two-family dwellings, shall not exceed 15% of the total number of dwelling units for the whole development. [BL3383]

7-6078 TRUESDALE ST DUNCAN V9L 0B4

Area-Jurisdiction-Roll: 04-315-00916.037



Total value **\$601,000**

2025 assessment as of July 1, 2024

Previous year value \$542,000

Property information

Year built	2007
Description	Strata Townhouse
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,715
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

STRATA LOT 7, PLAN VIS6200, SECTION 20, RANGE 5, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 026-955-024

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



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PROPERTY INFORMATION

General Property Information

Civic Address:	7-6078 TRUESDALE ST
Folio:	00916-037
LTO Number:	CA8937781
PID:	026-955-024
MHR Number:	
Status:	Active
Property No:	117387
Legal:	LOT 7 SECTION 20 RANGE 5 QUAMICHAN PLAN VIS6200 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	D701	Strata Townhouse
ACTUAL USE	039	ROW HOUSING(SINGLE UNIT OWNER)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2025	May 02, 2025	Reg	3,639.31	1	379,000	222,000	601,000	601,000
2024	May 15, 2024	Reg	3,123.60	1	342,000	200,000	542,000	542,000
2023	May 10, 2023	Reg	3,204.14	1	382,000	224,000	606,000	606,000

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

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