

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

6431 Abbey Rd, 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.



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

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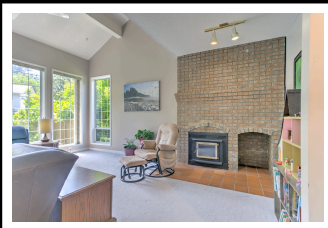
BC Assessment

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North Cowichan Building File



6431 Abbey Rd



Look no further for your new family home! This main level entry 4 bed, 3 bath house is well laid out and is located on a fantastic no through road in desirable Maple Bay. Great curb appeal with its wood siding and brick accents and beautifully landscaped private 0.41-acre lot with a large, fenced backyard, garden and compost area, concrete patio, and greenspace. Inside features include a sun-filled formal living room with soaring vaulted ceilings and a cozy fireplace. There is a family room (with woodstove) off the bright spacious kitchen with stainless appliances and access to the outdoor patio. 3 Generous bedrooms upstairs including the primary suite with large 5pc ensuite, walk-in closet and bonus room, and one bedroom down. Close to beautiful beaches, marinas, hiking and biking trails and only 10 minutes to Duncan. Don't miss seeing this one!



Priced at
\$899,000

Area	Duncan
Bedrooms	4
Bathrooms	3
Lot Size	
Floor Space	2,787 Sqft

Age	1987
Taxes	\$4,663 (2024)
MLS#	1002984
Parking	3

Dan Johnson*
Pemberton Holmes - Duncan



(250) 709-4987
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca
23 Queens Road
Duncan, V9L 2W1



Dan Johnson
Personal Real Estate Corporation
Cell: 250-709-4987
wrkn4you@gmail.com
Pemberton Holmes Ltd. (Dun)

6431 Abbey Rd Duncan BC V9L 5S1

MLS® No: **1002984** **\$899,000** **Active**



Look no further for your new family home! This main level entry 4 bed, 3 bath house is well laid out and is located on a fantastic no through road in desirable Maple Bay. Great curb appeal with its wood siding and brick accents and beautifully landscaped private 0.41-acre lot with a large, fenced backyard, garden and compost area, concrete patio, and greenspace. Inside features include a sun-filled formal living room with soaring vaulted ceilings and a cozy fireplace. There is a family room (with woodstove) off the bright spacious kitchen with stainless appliances and access to the outdoor patio. 3 Generous bedrooms upstairs including the primary suite with large 5pc ensuite, walk-in closet and bonus room, and one bedroom down. Close to beautiful beaches, marinas, hiking and biking trails and only 10 minutes to Duncan. Don't miss seeing this one!

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Bedroom	Main	11'11x14'10
Dining Room	Main	10'11x13'11
Entrance	Main	14'3x9'1
Family Room	Main	15'2x10'4
Kitchen	Main	18'4x13'11
Laundry	Main	6'8x6'5
Living Room	Main	15'3x18'6
Bathroom	Second	4-Piece
Bedroom	Second	9'11x13'11
Bedroom	Second	15'1x9'9
Bedroom - Primary	Second	13'9x15'4
Bonus Room	Second	20'10x6'5
Ensuite	Second	5-Piece
Walk-in Closet	Second	5'1x9'11

MLS® No: **1002984** List Price: **\$899,000**
Status: **Active** Orig Price: **\$899,000**
Area: **Duncan** Sub Area: **Du East**
DOM: **0** **Duncan**
Sub Type: **Single Family Detached** Sold Price:
Pend Date: Title: **Freehold**

Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **2** Storeys:
FinSqFt Total: **2,787** UnFin SqFt: **0** SqFt Total: **2,787** Basement: **No** Addl Accom:
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **4** Laundry: **In House**
Layout: **Main Level Entry with Upper Level(s)**
Heating: **Baseboard, Electric, Heat Pump**
Intr Ftrs: **Vaulted Ceiling(s)**
Appl Incl: **Dishwasher, F/S/W/D, Jetted Tub**
Cooling: **Air Conditioning**

Exterior/Building

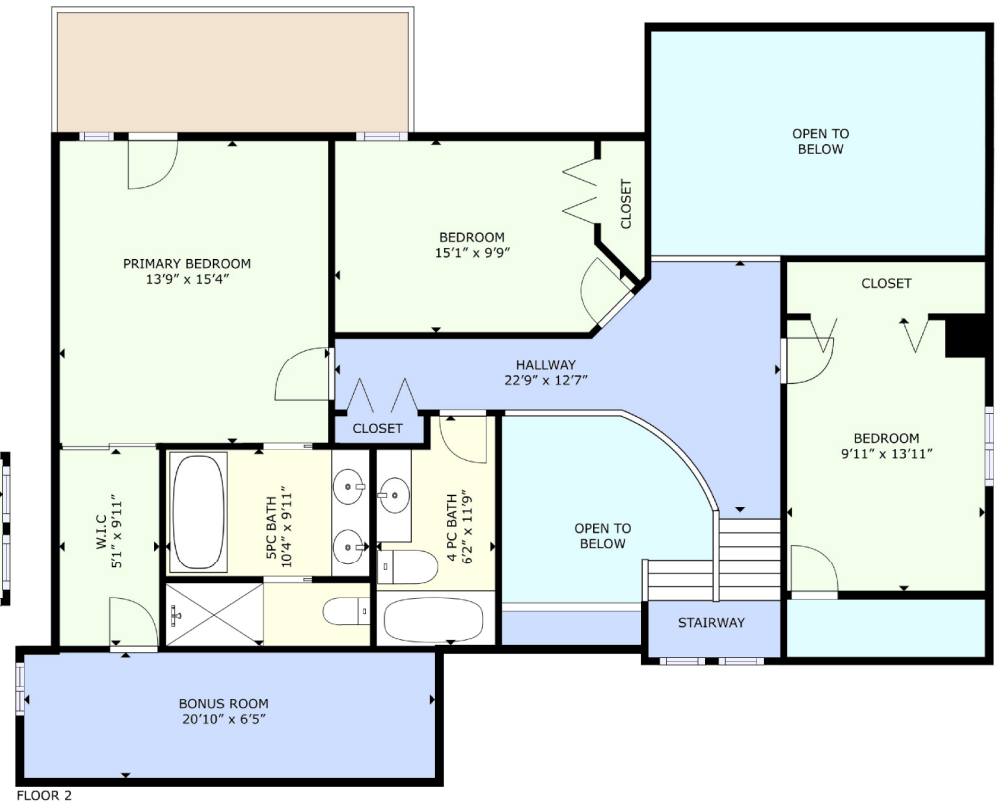
Built (Est): **1987** Front Faces: **Northwest** Storeys:
Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Bldg Warranty:
Insulation: Walls, Wood Roof: **Asphalt Shingle**
Lgl NC Use: Access: **Road: Paved** Bldg Style:
Exterior Ftrs: **Fencing: Full, Garden**

Lot

Lot SqFt: **17,860** Lot Acres: **0.41** Dimensions:
Park Type: **Driveway, Garage Double** Park Spcs: **3** View: Shape:
Carport Spcs: **0** Garage Spcs: **2** Waterfront: Water: **Municipal**
Sewer: **Septic System** Restrictions: Services:
Lot Ftrs: **Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, No Through Road, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$814,000** Assess Yr: **2025** Taxes: **\$4,663** Tax Year: **2024**
PID: **000-303-101** Roll No: **9666000** Zoning: **R1** Zone Desc: **Residential**
Plan Number: Lot: Block: District Lot:
Legal Description: **Lot 4, Section 4, Range 3, Comiakén District, Plan VIP34730**



GROSS INTERNAL AREA
 FLOOR 1: 1,375 sq. ft, FLOOR 2: 1,412 sq. ft
 TOTAL: 2,787 sq. ft
 EXCLUDED AREA: GARAGE: 903 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1

2

Parcels: 6431 ABBEY RD

Parcels: 6431 ABBEY RD

House 1: 6431

House 2:

Street Name: ABBEY RD

Approx. m2:

Approx. Acre: 0.418244

Approx. Hectare: 0.169263

PID: 000-303-101

Folio: 09666-000

Lot: 4

Plan: VIP34730

Non-Legal Descript: L 4 PL 34730

Section: 4

Range: 3

Land District: Comiakén

Zoning: R1

Split Zoned: NA

Accuracy:

Method:

GIS Link ID: 04290

Comments:

[Zoning Bylaw PDF](#)

[Property Report](#)

Help

Layer List

Draw

Measure

Edit Markup

Clear Markup

Print

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Search for ...

Parcels: 6431 ABBEY RD

Projected Coordinates (X/Y) X: -13762533.71 Y: 6241744.34

Scale 4178

100 m

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Residential Rural Zone (R1)

[BL3083, BL3302, BL3367, BL3383, BL3642, BL3666, BL3731, BL3732, BL3754, BL3758, BL3760, BL3766, BL3809, BL3815, BL3847, BL3150, BL3852, BL3891, BL3911, BL3919, BL3944, BL3974, BL4002]

Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
 - Two-Family Dwelling [BL3302, BL3367, BL3754]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (18,029 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one and the number of dwelling units shall not exceed two.
 - (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
 - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
 - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID:006-038-000). [BL3642]
 - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]
 - (f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]
 - (g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732]
 - (h) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 2372 Regina Drive (PID 000-368-393). [BL3760]
 - (i) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1038 Herd Road (PID: 023-168-501). [BL3766]
 - (j) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on Lot 7 Wellburn Place (PID: 031-028-314). [BL3809]
 - (k) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined

- maximum of 2 dwelling units, is permitted on 9376 Cottonwood Road (PID: 004-156-676). [BL3815]
- (l) Despite section 56 (4)(a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6353 Genoa Bay Road (PID: 001-165-283) [BL3847]
- (m) Despite section 56 (4)(a) a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 8921 Chemainus Road (PID: 029-612-829) [BL3852]
- (n) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1211 Barnes Road (PID: 000-006-793) [BL3911]
- (o) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1935 Maple Bay Road (PID: 001-526-031) [BL3944]
- (p) Despite section 56(4)(a), a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6344 Woodgrove Way (PID 026-674-301). [BL3919]
- (q) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 6495 Wicks Road (PID: 003-405-966). [BL3974]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 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, 3.0 m (9.84')
 - Yard, Rear, 3.0 m (9.84')
- (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 R1 zone are as follows:
 - (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) [Repealed. BL3758]

- (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only,
 - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
- (g) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
- (h) [Repealed. BL3367]
- (i) Despite 56(1), 56(4), 56(5) and 56(7), "apartment" is a permitted use at 8272 Crofton Road (PID: 001-024-817), with a maximum density of floor space ratio 1:1, maximum lot coverage of 40%, and maximum principal building height of 11m. [BL4002]

6431 ABBEY RD DUNCAN V9L 5S1

Area-Jurisdiction-Roll: 04-315-09666.000



04-315-09666000 10/29/2015

Total value \$814,000

2025 assessment as of July 1, 2024

Land	\$333,000
Buildings	\$481,000

Previous year value	\$835,000
Land	\$359,000
Buildings	\$476,000

Property information

Year built	1987
Description	2 STY house - Semi-Custom
Bedrooms	3
Baths	3

Carports

Garages	G
Land size	.41 Acres

First floor area	1,327
Second floor area	1,195

Basement finish area**Strata area**

Building storeys	2
------------------	---

Gross leasable area**Net leasable area****No. of apartment units****Legal description and parcel ID**LOT 4, PLAN VIP34730, SECTION 4, RANGE 3, COMIAKEN
LAND DISTRICT

PID: 000-303-101

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
valuesStore and access favourite properties across
devices

View recently viewed properties

PROPERTY INFORMATION

General Property Information		
Civic Address:	6431 ABBEY RD	
Folio:	09666-000	
LTO Number:	CA8427377	
PID:	000-303-101	
MHR Number:		
Status:	Active	
Property No:	108620	
Legal:	LOT 4 SECTION 4 RANGE 3 COMIAKEN PLAN 34730	

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0152	2 STY SFD-AFTER 1930-S. CUSTOM
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

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	4,818.91	1	333,000	481,000	814,000	814,000
2024 May 15, 2024	Reg	4,663.20	1	359,000	476,000	835,000	835,000
2023 May 10, 2023	Reg	4,524.07	1	395,000	483,000	878,000	878,000

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.

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C. 9666
Folio No. _____

BUILDING PERMIT

DEPT. FILE COPY

2798

VALIDATION

APPLICANT P.L. FRANCISTY DATE DEC 3 19 86 PERMIT NO. 623
ADDRESS P.O. BOX 21 WESTHOLME BC V0R 3C0
(NO.) (STREET)
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) () STORY RESIDENCE (PROPOSED USE) NUMBER OF DWELLING UNITS 1
AT (LOCATION) 6431 ABBEY RD (NO.) (STREET) ZONING DISTRICT R1

SUBDIVISION COM 34730 R3S4 LOT 4 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 52 FT. WIDE BY 40 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA 2000 sq ft (SQUARE FEET) ESTIMATED VALUE \$ 60000 PERMIT FEE \$ 180

OWNER _____ ADDRESS same. BUILDING DEPT. BY MB Murphy

The Corporation of the District of North Cowichan

P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C. 2798
Folio No. 2798

CERTIFICATE ISSUED

DATE

JUNE 10/87

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT P.L. FRANCISTY DATE DEC 3 19 86 PERMIT NO. 623
ADDRESS P.O. BOX 21 WEST HOLME BC V0R 3C0
(NO.) (STREET)
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) () STORY RESIDENCE (PROPOSED USE) NUMBER OF DWELLING UNITS 1
AT (LOCATION) 6431 ABBAY RD ZONING DISTRICT R1
(NO.) (STREET)

SUBDIVISION COM 34730 R3S4 LOT 4 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 52 FT. WIDE BY 40 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS:

The Inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA

2000 sq. ft.
(SQUARE FEET)

OWNER

ADDRESS

same

MR M. Murphy

Paul FRANCIS

SITE SURVEY CERTIFICATE OF

LOT 4, SECTION 4, RANGE 3,
COMIAKEN DISTRICT,
PLAN 34730 FOR MUNICIPAL PURPOSES.

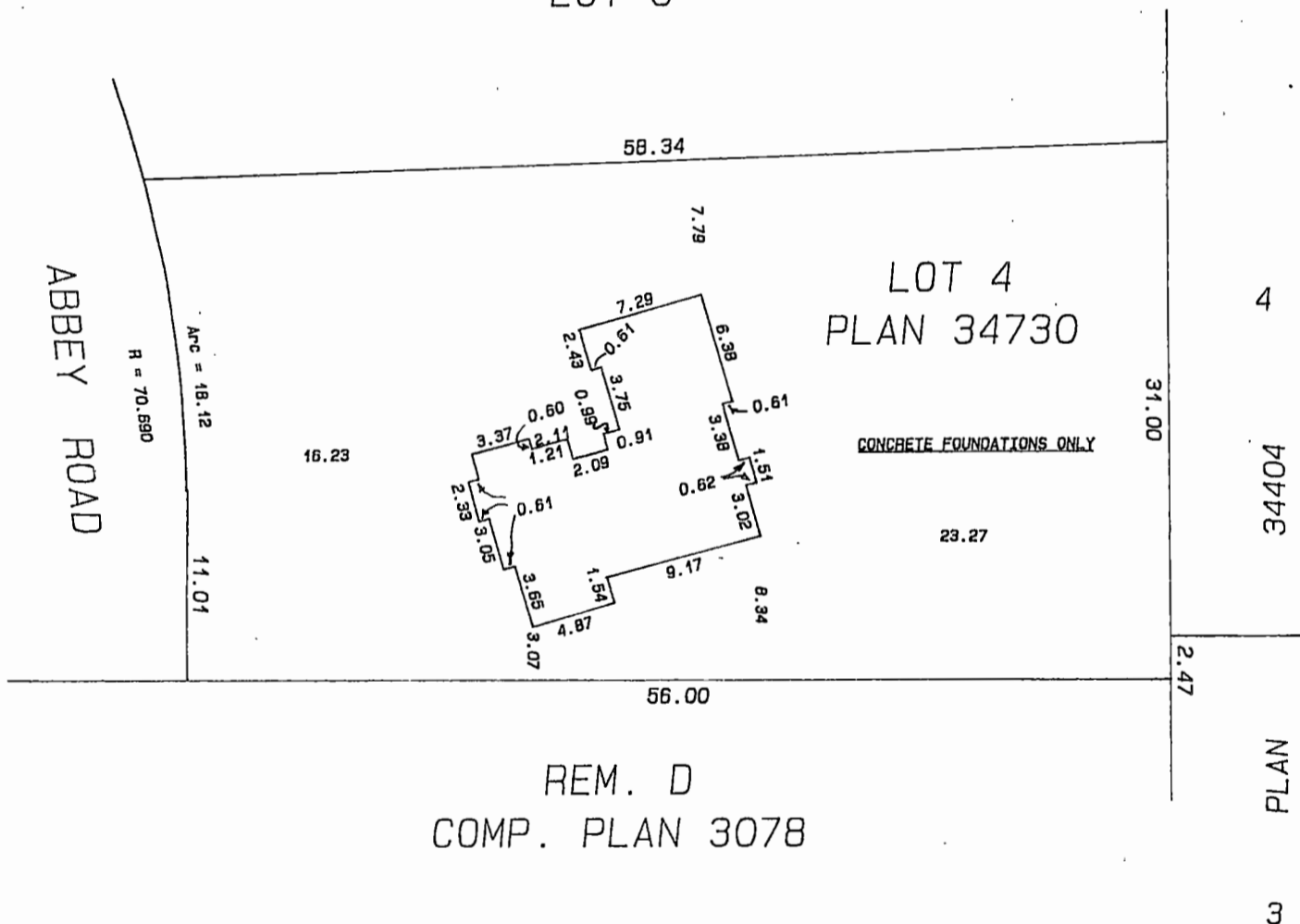
SCALE 1:400

All distances are in metres.

This Information has been provided
subject to the federal Copyright Act
and in accordance with the provincial
Freedom of Information and
Protection of Privacy Act.



LOT 3



All clearance distances are shown to an
accuracy of plus or minus 0.03 metres.

This is to certify that the structure on
the above lot lies wholly within the said
lot and does not encroach on any
adjoining lot or road. Certified
correct this 16th day of December, 1986.

Michael H. Hanson, B.C.L.S.
#104 - 35 Queens Road
Duncan, B.C. V9L 2W1
Telephone 746-4745

File 310-C

Michael H. Hanson B.C.L.S.

FOLIO NO.9666

LEGAL DESCRIPTION

Lot,Blk,Rge,Sec,Plan,District

43434730COMIAKEN

THE CORPORATION OF THE

DISTRICT OF NORTH COWICHAN

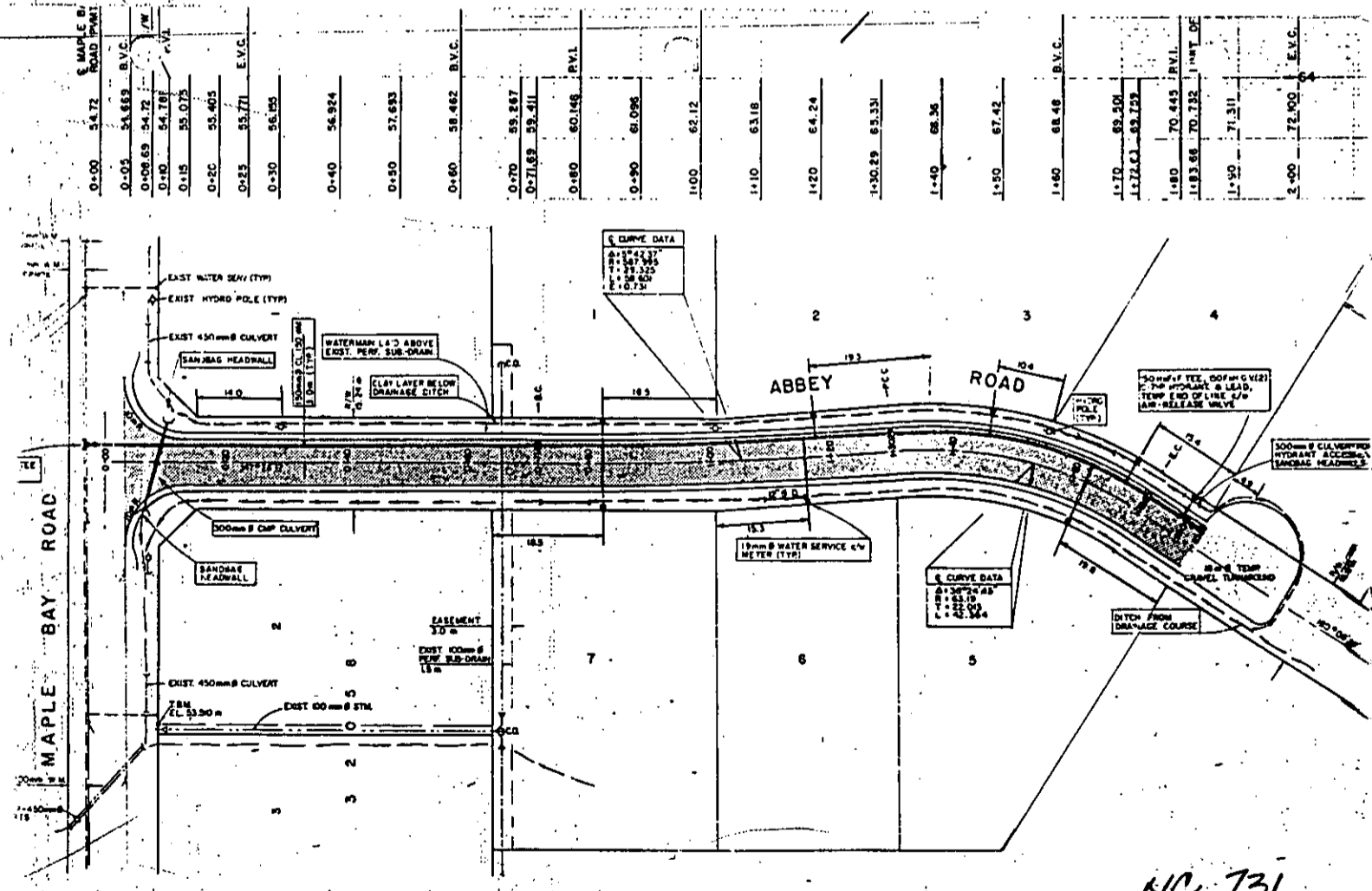
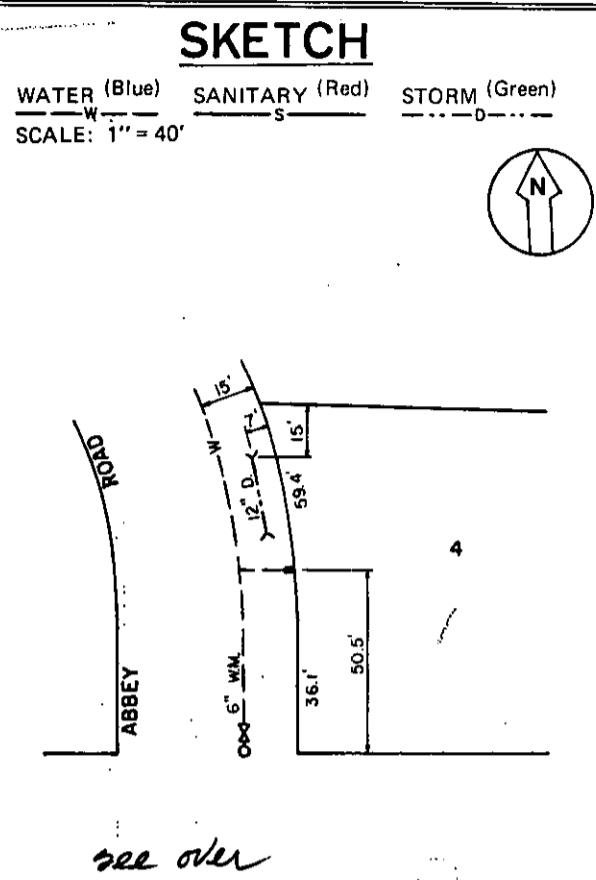
MUNICIPAL SERVICES RECORD

ADDRESS

6431 ABBEY ROAD

	WATER	SAN. SEWER	STORM DRAIN
APPLICATION DATE			
INSTALLATION DATE	NOV. 25/80		
SIZE OF SERVICE	3/4"		
TYPE OF PIPE	PLASTIC		
CONNECTION LENGTH	15'		
METER SIZE & TYPE	5/8"x3/4" ROCKWELL		
METER SERIAL NO.			
DEPTH AT P.L.			
DEPTH OF MAIN			
LOCATION AT P.L.	50.5' N. OF S.W. PIN		
LOCATION AT MAIN	50.5' N. OF S.W. PIN		

CULVERT INSTALLATIONS			
APPLICATION DATE	INSTALLATION DATE	SIZE & TYPE	LENGTH
MARCH 11/81	MARCH 19/81	12" GALV. STEEL	20'



ENGR.	No.	DATE	REVISION	ENGR.	NOTES	DESIGNED	CHECKED
	1	24/OCT/80	PER MUNICIPAL REQUEST "AS BUILT"	L.D.H.		L.D.H.	L.D.H.
	2	25/1/80					

PROJECT

NO. 731

DATE

25/1/80

BY

L.D.H.

CHECKED

L.D.H.

APPROVED

L.D.H.



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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.

Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca