

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

5396 Miller 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.

PEMBERTON
HOLMES

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CHARACTER CHARMER!



5396 Miller Rd

CHARACTER PLUS on almost 1/2 acre! The curb appeal is outstanding with a blossom lined driveway and a lush lawn with mature trees. The stairs lead to the front porch which wraps around the side of the home, and invites you to enter the home through the gorgeous front door flanked with stained glass windows. Large rooms are made cozy with fir floors throughout. The living room features a wood insert perfect for warming up on those chilly evenings. Generous eat-in kitchen with loads of cupboards and counters. The master and 2nd bedrooms are on the main floor and the spa like bathroom has a wonderful soaker tub and a separate shower. The 3rd bedroom/office and family room are upstairs... great space for studying or maybe a library and seating area. The property is fenced and has lots of space for kids, pets, gardens, a covered deck, perfect for entertaining. There is also lots of extra parking. A detached garage and workshop too! This home is too lovely to miss. Call your agent today!



Priced at
\$749,900

Area	West Duncan	Age	1947
Bedrooms	2	Taxes	2860
Bathrooms	2	Tax Year	2022
Lot Size	18730.8	MLS#	922662
Floor Space	1646	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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23 Queens Road
Duncan, V9L 2W1



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 Pemberton Holmes Ltd. (Dun)



5396 Miller Rd
Du West Duncan ~ V9L 6R2

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bedroom	Main	14'8x10'0
Bedroom - Primary	Main	14'8x12'0
Dining Room	Main	8'5x5'0
Ensuite	Main	4-Piece
Entrance	Main	7'7x4'2
Kitchen	Main	14'7x13'7
Living Room	Main	14'7x17'0
Other	Main	6'7x5'0
Family Room	Second	9'0x17'0
Office	Second	10'0x14'0

Listing Summary

MLS@: 922662 **List Price:** \$749,900
Status: Active **Orig Price:** \$749,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,860 **Strata Fee:**
2023 Asmt: \$679,000 **Title:** Freehold

Remarks

CHARACTER PLUS on almost 1/2 acre! The curb appeal is outstanding with a blossom lined driveway and a lush lawn with mature trees. The stairs lead to the front porch which wraps around the side of the home, and invites you to enter the home through the gorgeous front door flanked with stained glass windows. Large rooms are made cozy with fir floors throughout. The living room features a wood insert perfect for warming up on those chilly evenings. Generous eat-in kitchen with loads of cupboards and counters. The master and 2nd bedrooms are on the main floor and the spa like bathroom has a wonderful soaker tub and a separate shower. The 3rd bedroom/office and family room are upstairs... great space for studying or maybe a library and seating area. The property is fenced and has lots of space for kids, pets, gardens, a covered deck, perfect for entertaining. There is also lots of extra parking. A detached garage and workshop too! This home is too lovely to miss. Call your agent today!

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,646
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Insert, Wood Burning
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,256	390	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1947 **Lgl NC Use:** **Frnt Faces:** NE **Bldg Style:** Character
Oth Equ: **Bldg Warr:** **Cool:** Air Conditioning
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls **EnerGuide Rtg/Dt:** **Heat:** Baseboard, Electric, Heat Pump, W
Ext Feat: Fencing: Full, Garden **Roof:** Fibreglass Shingle
Fndn: Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Additional, Driveway, Garage Double, RV Access/Parking **View:** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **Services:**
Lot Feat: Central Location, Easy Access, Irregular Lot, Landscaped, Recreation Nearby
Complex: **Prk Tota** 5 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**



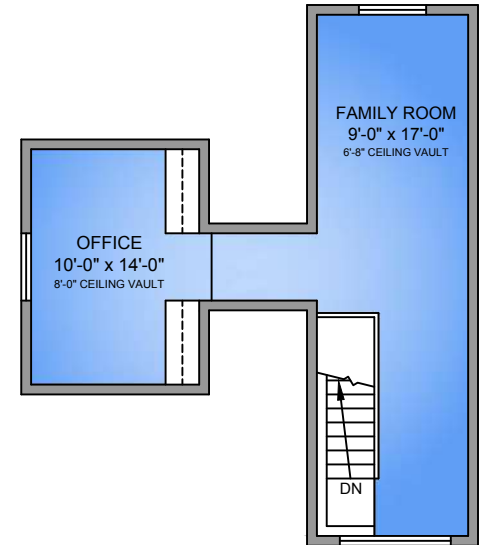
NORTH

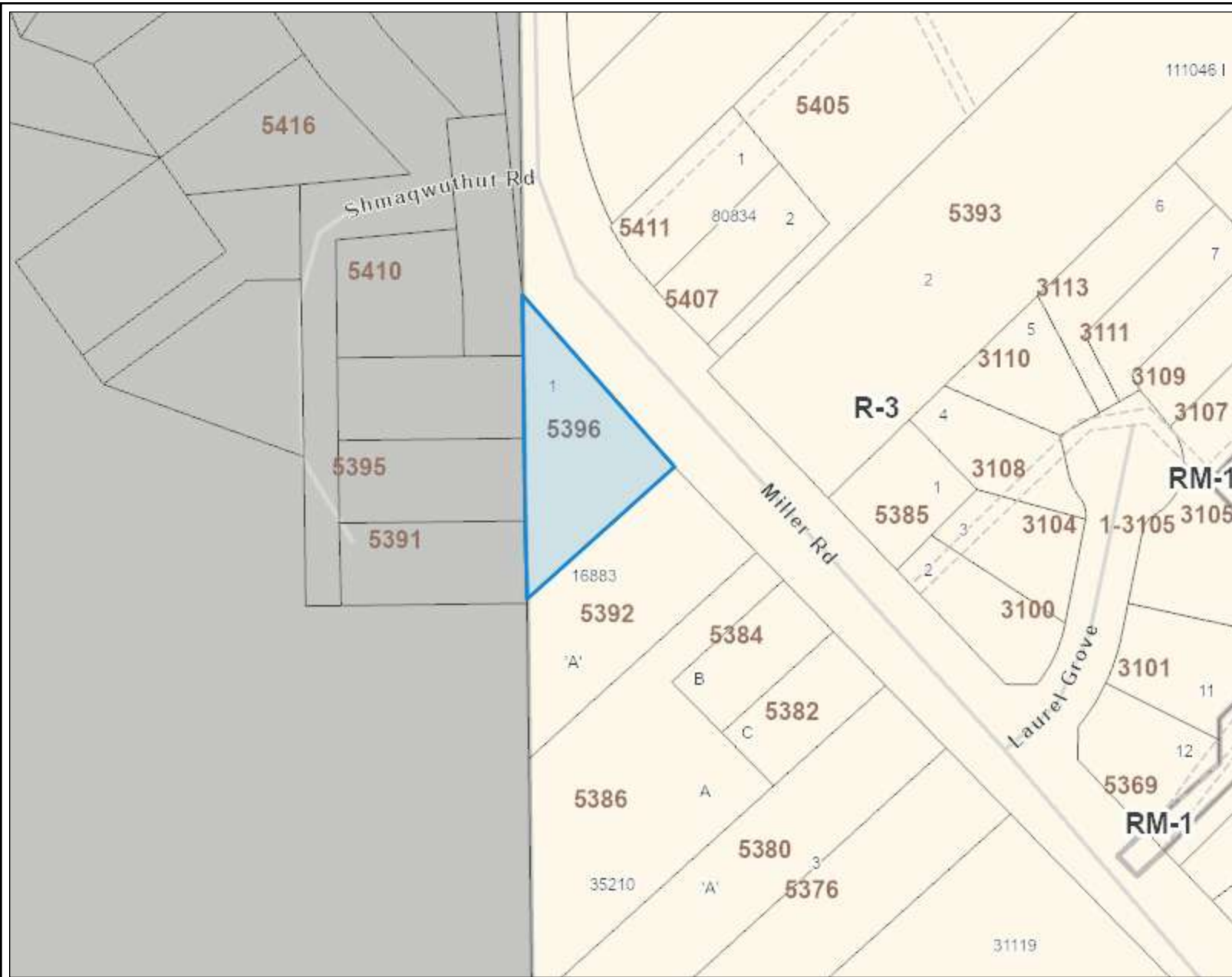


5396 MILLER ROAD FEBRUARY 2, 2023 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	DET. GARAGE	DECK / PATIO
MAIN	1256	1256	878	255
UPPER	390	390	-	-
TOTAL	1646	1646	878	255



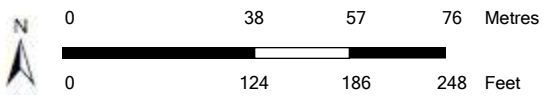
UPPER FLOOR
390 SQ. FT.
CEILING HEIGHT VARIES





Legend

- Parks
- Recreation Area
- Zoning**
- Agricultural and Forestry
- Parks and Institutional
- Industrial
- Commercial and Mixed Use
- Comprehensive Development
- Residential
- Waterfront
- Water Use
- Utility
- Railway
- Neighbouring Jurisdiction



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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8.3 R-3 ZONE - URBAN RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following *uses*, *uses* permitted under Section 4.4, and no others are permitted in an R-3 zone:

- 1) one single *family dwelling*;
- 2) *bed and breakfast accommodation*;
- 3) *daycare*, nursery school *accessory to a residential use*;
- 4) *home occupation*;
- 5) *horticulture*;
- 6) *secondary suite or small suite*.

(b) Conditions of Use

For any *parcel* in an R-3 zone:

- (1) The following limits to *parcel coverage* and impervious surface coverage apply in the R-3 Zone:
 - i. 25% for buildings and structures plus up to an additional 5% for other impervious surfaces for the first hectare of parcel area or portion thereof; plus
 - ii. for each additional hectare of land area above 1 hectare, an additional 10% for buildings and structures and up to an additional 5% for other impervious surfaces, to be calculated on a pro rata basis.
- (2) the *height* of all *buildings* and *structures* shall not exceed 10 metres except for *accessory buildings* which shall not exceed a *height* of 7.5 metres;
- (3) the *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for the residential and *accessory uses* listed in Column II and III;

COLUMN I Type of Parcel Line	COLUMN II Residential Use	COLUMN III Accessory to Residential Use
Front	7.5 metres	7.5 metres
Interior Side	3.0 metres	1.0 metres
Exterior Side	4.5 metres	4.5 metres
Rear	4.5 metres	1.0 metres

(c) Minimum Parcel Size

Subject to Part 12, the minimum *parcel* size shall be:

- (1) 0.09 Ha. for *parcels* served by *community water* and *sewer system*;
- (2) 0.2 Ha. for *parcels* served by a *community water system* only;
- (3) 2.0 Ha. for *parcels* served neither by a *community water* or *sewer system*.

(c) without limiting the generality of (a) and (b) above, a fixed place of living to which a person intends to return when absent;

“residential shelter” means a single *family dwelling* used for the purpose of a temporary *residence* providing emergency and support services for persons leaving physically, psychologically and/or sexually abusive relationships;

“retail” means the sale and rental of goods and wares to the general public;

“religious facility” means an *assembly* building used for public worship;

“secondary suite” means a dwelling unit that does not exceed the floor area limit established in the General Requirements section of this Bylaw, located within a single family dwelling that is capable of being occupied year-round, with a separate entrance, living facilities including provision for sleeping, cooking, sanitation, food storage and preparation;

“setback” means the minimum permitted horizontal distance required under this bylaw between a *building* or *structure* and a specified *parcel* line;

“shot gun” means a firearm designed to be fired from the shoulder with a smoothbore barrel that fires shot shells containing pellets;

“silviculture” means all activities related to the development and care of forests, including seedling and tree nursery and harvesting, but specifically excludes the processing of wood or wood products;

“sleeping unit” means a room or suite of rooms which may or may not contain cooking facilities, used to accommodate any person on a *temporary* basis;

“small suite” means a small dwelling unit that does not exceed the floor area limit established in the General Requirements section of this Bylaw, that is not attached to or within a single family dwelling, and is capable of being occupied year-round, with a separate entrance, living facilities including provision for sleeping, cooking, sanitation, food storage and preparation;

“storey” means the portion of a *building* that is situated between the top of any floor and:

- (a) the top of the next floor above it; or
- (b) the ceiling above it where there is no floor above the ceiling;

“strata lot” has the same meaning as in the Condominium Act;

“streamside protection and enhancement area (SPEA)” means the area so designated by a Qualified Environmental Professional in a Riparian Assessment Report that is registered at the Province of British Columbia, prepared under the *Riparian Areas Regulation*”.

- (b) No *dwelling unit* shall be *used* or occupied by more than one *family*.
- (c) All rooms of a *dwelling unit* shall remain accessible from within that *dwelling unit*.

5.13.2 Residential Use in Non-Residential Zones

- (a) Notwithstanding the *setback* requirements of this bylaw, where a single *family dwelling* is permitted in a commercial, industrial or institutional zone, the following minimum *setbacks* shall apply:

Type of Parcel Line	Residential Use in a Non-Residential Zone
Front	7.5 m.
Side Exterior	4.5 m.
Side Interior	3.0 m.
Rear	4.5 m.

- (b) If the single *family dwelling* is attached to the *principal use* it shall not occupy more than 50% of the *floor area* of the *building*.
- (c) If the single *family dwelling* is a detached single family residential *dwelling* it must be located to the rear of the commercial, institutional or industrial *use*.

5.14 Sale of Products Grown or Reared on the Property

In zones permitted, the sale of products grown or reared on the property shall be permitted provided that the produce stand or agricultural outlet shall not exceed 32 square metres in area and is used exclusively to sell produce or other agricultural products generated on the farm itself.

5.15 Screening and Landscaping

A landscape screen shall be provided as a buffer between any commercial or industrial use and public roads, residential uses and institutional uses.

5.16 Secondary Suite

- (a) The *secondary suite* shall be located within a principal *residence*;
- (b) The *secondary suite* shall be located within the principal residence and shall have a private access;
- (c) The *secondary suite* shall be constructed in accordance with the provisions of the British Columbia Building Code;

- (i) The *secondary suite* shall not occupy more than 40% of the *gross floor area* of the *residence*;
- (ii) The floor area of a *secondary suite* shall not exceed 90 sq. m.
- (d) Prior approval of the jurisdiction having authority for liquid waste disposal shall be obtained before issuance of building permit;
- (e) Prior approval of the jurisdiction having authority for domestic water supply shall be obtained before issuance of building permit;
- (f) Two additional on-site *parking spaces* shall be provided;
- (g) Only one *suite*, either *secondary* or *small* shall be permitted per parcel;
- (h) An owner of the parcel must occupy either the *secondary suite* or the principal dwelling;
- (i) The secondary suite is subject to Section 5.27 of this Bylaw.

5.17 Setback Exceptions

Except as otherwise provided in particular zones, the *setback* requirements of this bylaw do not apply with respect to:

- (a) *pumphouse*;
- (b) gutters, cornices, sills, belt courses, bay windows, chimneys, exterior finish, heating or ventilating equipment if the projections do not exceed one metre, measured horizontally; and
- (c) eaves, unenclosed stairwells, decks or balconies, canopies and sunshades if the projections, measured horizontally, do not exceed:
 - i) 2 metres in the case of rear yard
 - ii) 1 metre in the case of front yard, or
 - iii) 0.6 m. in the case of side yard
- (d) Notwithstanding any other provision of this bylaw, the consent of the Ministry of Transportation and Highways is required to place any *building* or *structure* within 4.5 metres from the property line adjacent to a *highway* right-of-way;
- (e) signs
- (f) *fences*

no other features may project into a required *setback* area.

5.20 Signage

Notwithstanding Cowichan Valley Regional District Sign Bylaw no person shall erect, construct, place, *use*, maintain, display or cause to be constructed, erected, *used*, maintained or displayed any sign which does not in all respects conform with the applicable requirements.

5.21 Siting - General

- (a) The siting regulations of this bylaw apply to *parcels* and, notwithstanding the generality of the foregoing, to bare land *strata lots*.
- (b) The *interior side parcel* line requirements of this bylaw shall not apply to *strata lots* under a registered plan pursuant to the Condominium Act where there is a common wall shared by two or more *parcels* within a *building*.

5.22 Siting of Kennel Buildings

Within a zone in which *kennels* are a permitted *use*, *buildings* and *structures* for the accommodation of dogs, including dog runs, shall not be located within 45 metres of a *parcel* line.

5.23 Small Suites

- (a) The maximum *floor area* of a *small suite* shall not exceed 90 square metres;
- (b) The *small suite* shall be freestanding;
- (c) Two additional on-site *parking spaces* shall be provided;
- (d) Prior approval of the authority having jurisdiction for sewage disposal must be secured before issuance of building permit;
- (e) Prior approval of the authority having jurisdiction for potable water must be secured before issuance of building permit;
- (f) The *small suite* shall not be in the form of a recreational vehicle nor park model unit;
- (g) The *small suite* may be in the form of a mobile, manufactured or modular home but may not exceed a length of 13 m.;
- (h) Only one *suite*, either *secondary* or *small* shall be permitted per *parcel*.
- (i) An owner of the parcel must occupy either the *small suite* or the principal dwelling;
- (j) The small suite is subject to Section 5.27 of this Bylaw;

- (k) A small suite may be incorporated into or attached to an accessory building.
- (l) The *small suite* may be subdivided from the *parcel* upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the *principal dwelling* and *small suite* are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained
 - iv. all other requirements of subdivision are met.

If the *parcel* upon which the *small suite* would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the *small suite*, register a restrictive covenant on the *parcel* which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the *parcel*.

For *parcels* that meet the requirements of (l) i., ii., iii., and iv., following the subdivision, the *dwelling* that was formerly considered to be the *small suite* will no longer be subject to the regulations of Section 5.23 of the Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw.

5.24 Storage of Junk or Wrecks

Unless specifically permitted by this bylaw, no *parcel* shall be used for a junk yard or for the storage, collection or accumulation of all or part of any automobile wreck or all or part of any *motor vehicle* which is not:

- (a) Validly registered and licensed in accordance with the Motor Vehicle Act; and/or
- (b) Capable of motivation under its own power.

5.25 The Use of Tents, Trailers or Recreation Vehicles as a Residence

A tent, trailer, recreation vehicle, park model unit, bus or other motor vehicle shall not be used as a *residence*.

5.26 Undersized Parcels

Parcels that exist as separate and titled *parcels* in the records of the Land Titles Office, at the time of the passage of this bylaw; or

Parcels that have been reduced to a size that is less than the allowable minimum parcel size, as a result of *highway* widening by the Ministry of Transportation and Highways or;

Parcels that have been created under the authority of a statute of the Province of B.C.; may be occupied for the *uses* permitted in the zone in which they are located, subject to all other regulations of this or any other bylaw, regulation or statute.

5396 Miller Rd

Installation Dates

Hot Water Heater	2015
Garage Roof	2015
Drain Line for Garage	2016
Heat Pump	2016
Raised Beds/Micro Irrigation	2016
Garden Beds/Micro Irrigation	2017
Front Fence & Gate (solid Cedar Posts, Rails, Boards)	2017
Gazebo	2018
Bathroom Reno	2019
Utility Room Reno	2019
Paving Driveway	2019
House Roof	2019
Security System	2019

5396 MILLER RD DUNCAN V9L 6R2

Area-Jurisdiction-Roll: 04-765-03209.000



04-765-03209000 11/10/2015

Total value **\$746,000**

2023 assessment as of July 1, 2022

Land	\$359,000
Buildings	\$387,000
Previous year value	\$679,000
Land	\$363,000
Buildings	\$316,000

Property information

Year built	1947
Description	1.5 STY house - Standard
Bedrooms	3
Baths	1
Carports	C
Garages	G
Land size	.43 Acres
First floor area	1,307
Second floor area	261
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 1, PLAN VIP16883, SECTION 14, RANGE 6, QUAMICHAN LAND DISTRICT, EXC PCL A (DD 50034W) THEREOF
 PID: 004-086-333

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



Store and access favourite properties across devices



View recently viewed properties

AmeriSpec General Home Inspection

2650. Fireplace

Stove Type: Woodstove Insert
Chimney Type: Masonry
Liner type present: Flexible stainless steel liner present.
Liner condition and connection to Factory built chimney was not inspected. Chimney sweep will be required to inspect liner and chimney connection.



Woodstove Manufacturer: Pacific Energy
Model: Pacific Vista Insert
Manufactured Date: 2003
WH# 11821
Certification: ULC

Clearances	
MANTLE	SIDE
FACING WALL	
Required with Shield: 18.5"	Required: 9"
Actual: 21"	Actual: 14"
Compliant: Yes	Compliant: Yes
HEARTH	
Required: 18"	
Actual: 21"	
Compliant: Yes	
Stove meets manufacturer's installation requirements.	
W.E.T.T. # 7060	

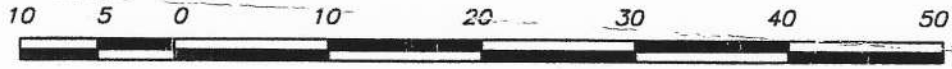
BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

OF BUILDINGS ON LOT 1, SECTION 14, RANGE 6, QUAMICHAN DISTRICT, PLAN 16883,
EXCEPT PARCEL A, (DD 50034W) THEREOF

PID: 004-086-333

Civic Address:
5396 Miller Road, Duncan, BC V9L 4T8

Scale = 1:500

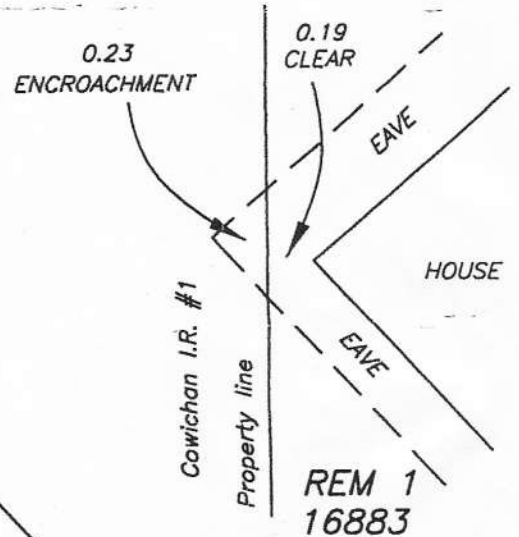


All distances are in metres.

Parcel dimensions are derived from field survey.
Offsets are shown to the exterior of the main building walls.



DETAIL
Not to Scale



CLSR Plan 80443

RESERVE NO. 1



See Detail

2.58

COWICHAN INDIAN

This plan was prepared for the exclusive use of [REDACTED]

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Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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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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