

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package For ***3055 Caen Rd, Duncan***



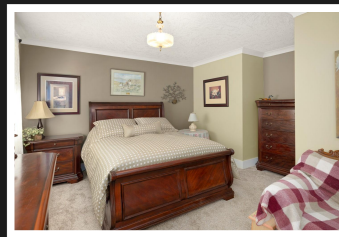
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PEMBERTON
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CHARMING HOME BY THE CREEK!



3055 Caen Rd

CREEKSIDE CHARM! This truly is a rare offering. Absolutely adorable and superbly maintained character home overlooking and even crossing Holmes Creek! Curb appeal abounds with this 2 bed + den/2 bath home reminiscent of the good old days on a large 0.41 acre lot. You are so close to all the amenities but you're in the middle of nature at the end of a quiet cul-de-sac. The home has had many updates including a brand new roof, new gutters, a resurfaced fireplace with an efficient and cozy wood stove, a new kitchen with island and cabinetry, fresh paint, tiled entry, crown moulding, new washer & dryer, and more - see "sellers feature list". Listen to the creek flow while sitting on your back deck with your favorite drink. Downstairs has the potential for a suite too! Check with North Cowichan to confirm. Mature trees and easy care yard complete the property. Vermiculite & knob & tube have been removed professionally. Don't miss out on this one of a kind home in a one of a kind location!



Priced at
\$799,000

Area	West Duncan	Age	1937
Bedrooms	2	Taxes	2963
Bathrooms	2	Tax Year	2022
Lot Size	17859.6	MLS#	910126
Floor Space	1948	Parking	

DAN JOHNSON*
Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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Duncan, V9L 2W1



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



3055 Caen Rd
Du West Duncan ~ V9L 3Y4

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,948
Bth 4Pce: 2 **Unfin SqFt:** 407
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' 7" / Partially Finished, Walk-Out Access
Ens 4+Pce: 0 **FP Feat:** Wood Stove
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Den	Lower	21'7x14'0
Other	Lower	13'9x12'5
Bathroom	Main	4-Piece
Bedroom	Main	15'0x10'0
Dining Room	Main	12'0x12'0
Entrance	Main	7'6x6'8
Kitchen	Main	8'4x12'0
Living Room	Main	16'6x12'9
Primary Bedroom	Main	19'7x14'9
Walk-in Closet	Main	4'3x11'9
Unfinished Room (Unfin)	Lower	13'0x12'5
Utility Room (Unfinished) (Unflrower		20'4x12'5

Listing Summary

MLS@: 910126 **List Price:** \$799,000
Status: Active **Orig Price:** \$799,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,964 **Strata Fee:**
2022 Asmt: \$537,000 **Title:** Freehold

Remarks

CREEKSIDE CHARM! This truly is a rare offering. Absolutely adorable and superbly maintained character home overlooking and even crossing Holmes Creek! Curb appeal abounds with this 2 bed + den/2 bath home reminiscent of the good old days on a large 0.41 acre lot. You are so close to all the amenities but you're in the middle of nature at the end of a quiet cul-de-sac. The home has had many updates including a brand new roof, new gutters, a resurfaced fireplace with an efficient and cozy wood stove, a new kitchen with island and cabinetry, fresh paint, tiled entry, crown moulding, new washer & dryer, and more - see "sellers feature list". Listen to the creek flow while sitting on your back deck with your favorite drink. Downstairs has the potential for a suite too! Check with North Cowichan to confirm. Mature trees and easy care yard complete the property. Vermiculite & knob & tube have been removed professionally. Don't miss out on this one of a kind home in a one of a kind location!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	998	1,357	0	0	0
Beds	0	2	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1937 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood
Ext Feat: Balcony/Deck, Fenced, Garden

Frnt Faces: S **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

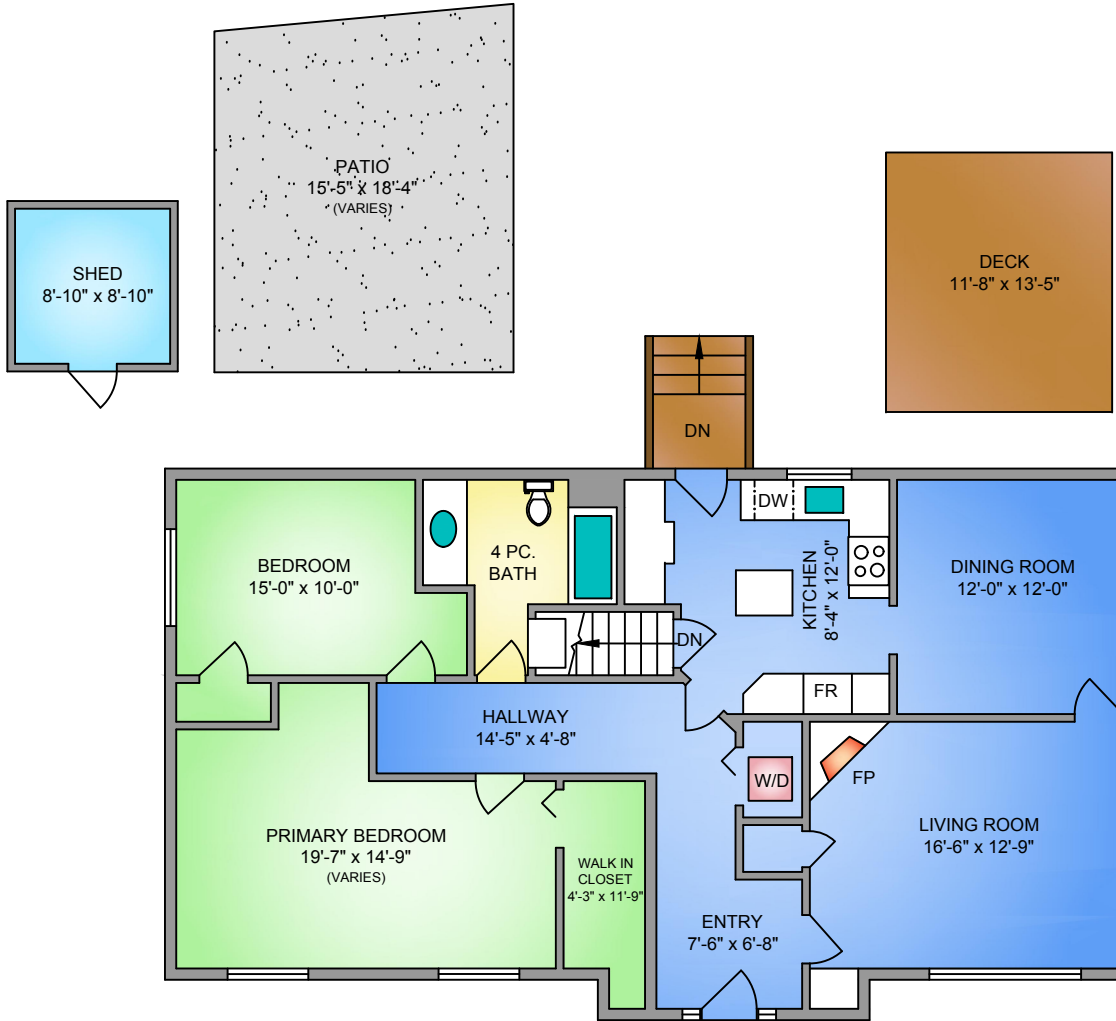
Cool: None
Heat: Forced Air, Oil
Roof: Asphalt Shingle
Fndn: Block
Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

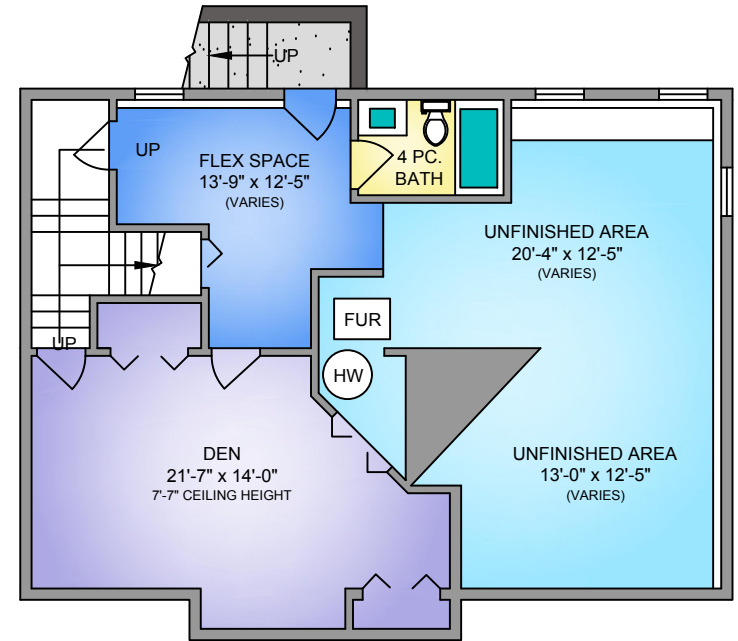
Lot Size: 17,860sqft / 0.41ac **Waterfront:** River
Prk Type: Driveway, RV Access/Parking **View:**
Water: Municipal **Waste:** Septic System **Services:**
Lot Feat: Central Location, Irregular Lot, Landscaped, No Through Road, Recreation Nearby, Shopping Nearby, Wooded Lot
Complex: **Prk Tota:** 2 **Rent 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?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



NORTH



LOWER FLOOR
591 SQ. FT.
 7'-7" CEILING HEIGHT



MAIN FLOOR
1357 SQ. FT.
 8'-0" CEILING HEIGHT

3055 CAEN ROAD APRIL 2, 2022 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	UNFINISHED	DECK / PATIO
MAIN	1357	1357	-	439
LOWER	591	591	407	-
TOTAL	2355	1948	407	439

Property Notes – 3055 Caen Rd

Sellers' Feature List

Fenced yard

Updated kitchen and appliances

Ceilings and crown mouldings in living room, dining room,
primary bedroom, and hallway

2" venetian blinds throughout

Custom blind in the kitchen

Septic tank cleaned

New carpet in the primary bedroom

Artificial lawn on area in backyard

New roof – March 9th

New gutters – March 21st

New Washer/Dryer – March 22nd

Beautiful old fir floors

Wide hallways

Loads of storage downstairs

Vermiculite professionally removed and new insulation meeting today's code

All knob and tube wiring replaced professionally

Back deck repaired

Property crosses the creek and creek is deep enough to swim in!

Identify [Close]

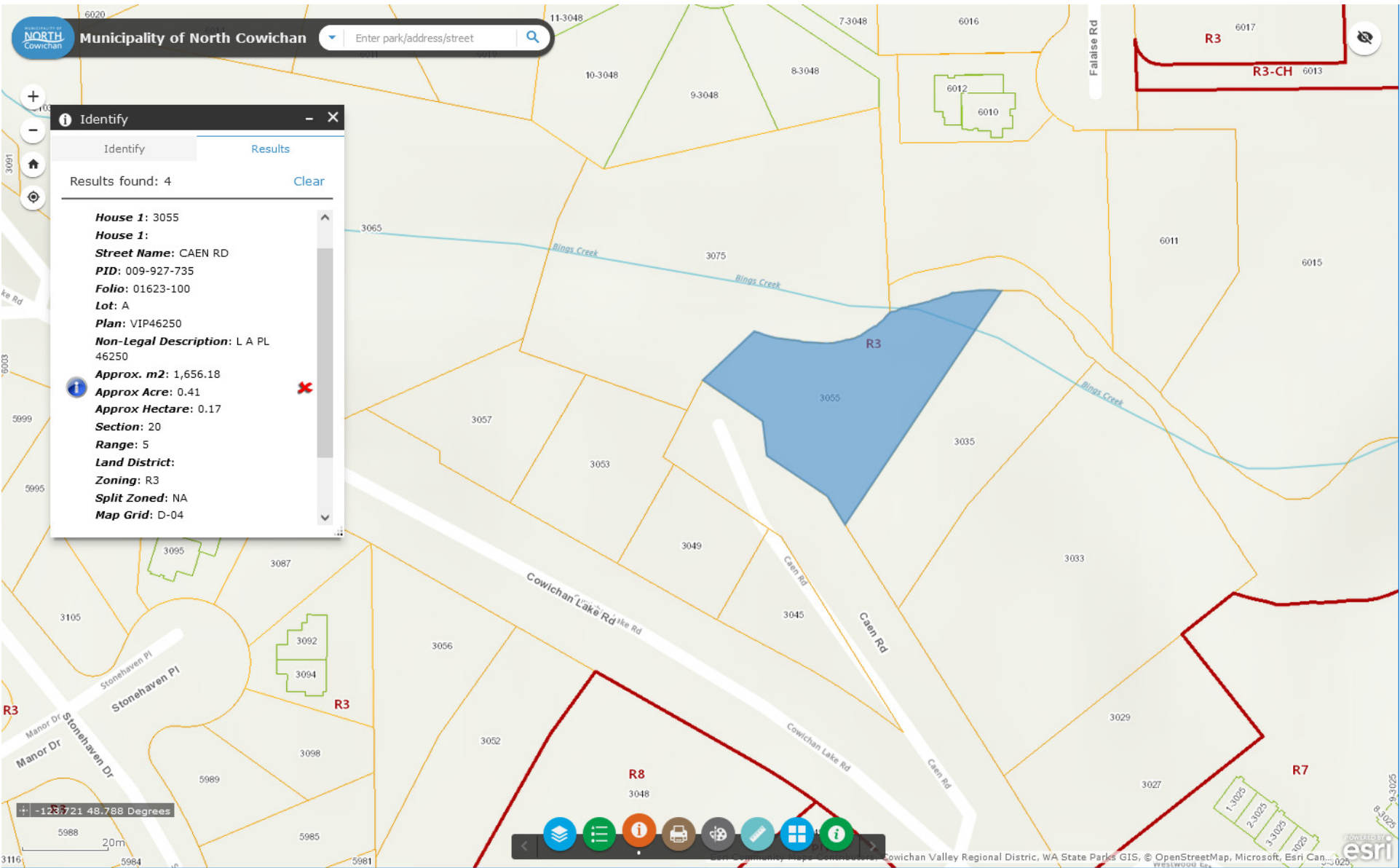
Identify Results

Results found: 4 Clear

House 1: 3055
House 1:
Street Name: CAEN RD
PID: 009-927-735
Folio: 01623-100
Lot: A
Plan: VIP46250
Non-Legal Description: L A PL 46250

Approx. m2: 1,656.18
Approx Acre: 0.41
Approx Hectare: 0.17

Section: 20
Range: 5
Land District:
Zoning: R3
Split Zoned: NA
Map Grid: D-04



Navigation toolbar with icons for Home, Identify, Print, Measure, and other GIS functions.

Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m² (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m² (7,201 sq. ft.). [BL3684]

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
 - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
 - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) The maximum permitted floor space ratio is 0.5:1.
 - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
 - (d) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')

- Yard, Side when adjacent to a lane or street, 3.0 (9.8')
- Yard, Rear, 7.5 m (24.6') [BL3323]
- (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92') [BL3323]

- (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 R3 zone are as follows:
- (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
- (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) Agriculture use shall be subject to the "Animal Control Bylaw, 1995", No. 2856.
 - (g) [Repealed, BL3674]
 - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
 - (i) 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]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

Driveway Width

- (9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

3055 CAEN RD DUNCAN V9L 3Y4

Area-Jurisdiction-Roll: 04-315-01623.100



04-315-01623100 11/09/2015

Total value \$537,000

2022 assessment as of July 1, 2021

Land	\$266,000
Buildings	\$271,000
Previous year value	\$405,000
Land	\$224,000
Buildings	\$181,000

Property information

Year built	1937
Description	1 STY house - Standard
Bedrooms	3
Baths	1
Carports	
Garages	
Land size	.41 Acres
First floor area	1,508
Second floor area	
Basement finish area	866
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot A Plan VIP46250 Section 19 Range 5 Land District 45 & SEC 20
 PID: 009-927-735

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

PROPERTY INFORMATION

General Property Information

Civic Address: 3055 CAEN RD
Folio: 01623-100
LTO Number: FB29302
PID: 009-927-735
MHR Number:
Status: Active
Property No: 102661
Legal: LOT A SECTION 19 RANGE 5 QUAMICHAN PLAN VIP46250 & SECTION 20.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0090	1 STY SFD-AFTER 1930-STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN A	BROWN A SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022	May 05, 2022	Reg	2,963.83	1	266,000	271,000	537,000	537,000
2021	May 19, 2021	Reg	2,858.50	1	224,000	181,000	405,000	405,000
2020	May 25, 2020	Reg	2,825.49	1	215,000	168,000	383,000	383,000

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.

SITE SURVEY PLAN OF BUILDING LOCATED ON;
**REMAINDER LOT 2, SECTION 19
 AND 20, RANGE 5, QUAMICHAN
 DISTRICT, PLAN 17465.**

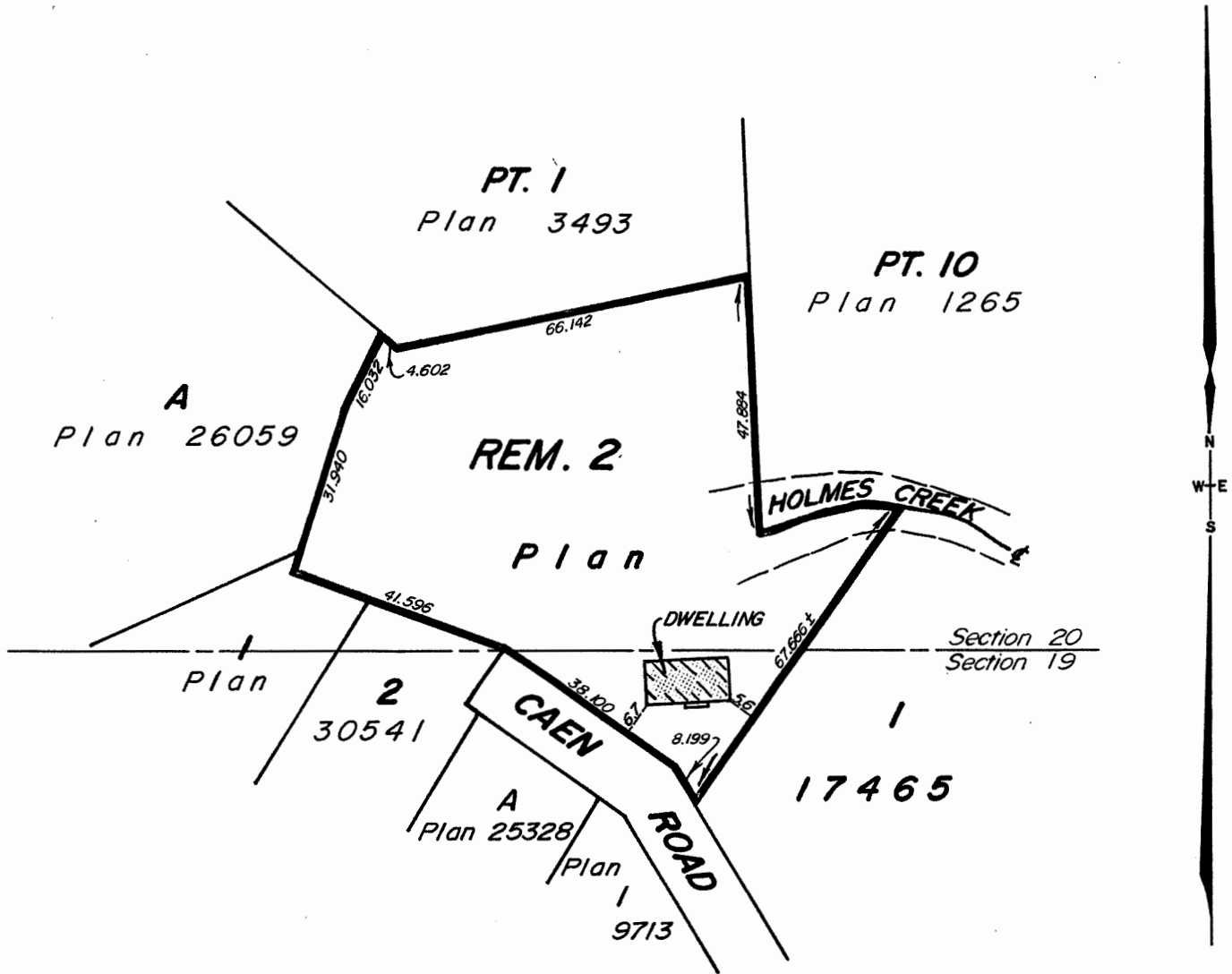
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Scale = 1:1250

LEGEND

All distances are in metres.
 † denotes centreline.



**WRIGHT
 HILLYARD
 PARRY
 & FULLER**

B.C. LAND SURVEYORS
 CONSULTING ENGINEERS

Certified correct this 30th day of September, 1985.

715 Canada Avenue Duncan, B.C. V9L 1V1 (604) 748-5883
 Nanaimo: 753-8831 Parksville: 248-2001

Michael A. Taylor
 Michael James Taylor B.C.L.S.

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