

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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Information Package

For

1565 Nimpkish Pl, Duncan

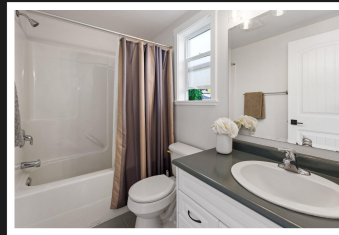
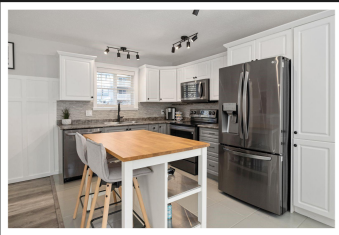


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PEMBERTON
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FANTASTIC UPDATED FAMILY HOME



1565 Nimpkish Pl

BEAUTIFULLY UPDATED family home in the popular neighbourhood of The Properties! This 3 bedroom/3 bathroom home has great curb appeal with a modern colour scheme & a new deck complete with a privacy screen. Lots of large windows allow loads of natural light. Wainscoting, vaulted ceiling & modern light fixtures throughout give it a modern country feel, along with the gorgeous light-toned vinyl plank flooring throughout the home. Stainless appliances, two-toned cabinets & a wood topped island in the kitchen is attractive and functional. A sunny deck is just perfect for entertaining. The primary bedroom has a walk-in closet & 4pc ensuite, and a 4pc main bath finishes the main floor. Down you will find the 2nd & 3rd bedrooms, another 4pc bath & the laundry room. A tiered back yard with lots of usable space includes storage sheds & a greenhouse. Nice clean dbl garage too! This home needs to be seen to truly appreciate. Call your agent today!



Priced at
\$849,000

Area	East Duncan	Age	2008
Bedrooms	3	Taxes	4567
Bathrooms	3	Tax Year	2022
Lot Size	7840.8	MLS#	922725
Floor Space	1819	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
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smart phone



(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

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Duncan, V9L 2W1



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



1565 Nimpkish Pl
Du East Duncan ~ V9L 0A6

Interior Details

Layout: Ground Level Entry With Main Up
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,819
Bth 4Pce: 2 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4Pce: 1 **FP Feat:**
App Incl: Dishwasher, F/S/W/D, Microwave
Intr Ftrs: Ceiling Fan(s), Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	11'8x8'10
Bedroom	Lower	10'1x9'4
Entrance	Lower	5'6x7'3
Laundry	Lower	8'8x5'6
Other	Lower	10'3x11'0
Bathroom	Main	4-Piece
Bedroom - Primary	Main	11'4x14'6
Dining Room	Main	11'10x11'5
Ensuite	Main	4-Piece
Kitchen	Main	12'3x11'6
Living Room	Main	15'10x14'4
Walk-in Closet	Main	7'8x5'4

Listing Summary

MLS®: 922725 **List Price:** \$849,000
Status: Active **Orig Price:** \$849,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,567 **Strata Fee:**
2023 Asmt: \$777,000 **Title:** Freehold

Remarks

BEAUTIFULLY UPDATED family home in the popular neighbourhood of The Properties! This 3 bedroom/3 bathroom home has great curb appeal with a modern colour scheme & a new deck complete with a privacy screen. Lots of large windows allow loads of natural light. Wainscoting, vaulted ceiling & modern light fixtures throughout give it a modern country feel, along with the gorgeous light-toned vinyl plank flooring throughout the home. Stainless appliances, two-toned cabinets & a wood topped island in the kitchen is attractive and functional. A sunny deck is just perfect for entertaining. The primary bedroom has a walk-in closet & 4pc ensuite, and a 4pc main bath finishes the main floor. Down you will find the 2nd & 3rd bedrooms, another 4pc bath & the laundry room. A tiered back yard with lots of usable space includes storage sheds & a greenhouse. Nice clean dbl garage too! This home needs to be seen to truly appreciate. Call your agent today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	705	1,114	0	0	0
Beds	2	1	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2008 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat: Fencing: Full

Frnt Faces: NW **Bldg Style:**

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: None

Heat: Baseboard, Electric

Roof: Asphalt Shingle

Fndn: Poured Concrete

Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Driveway **Lot Size:** 7,841sqft / 0.18ac
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Cul-de-sac, Family-Oriented Neighbourhood, Landscaped, Quiet Area, Recreation Nearby
Complex: **Prk Tota:** 2
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am:

Dims (w/d):

View:

Services:

Rent Alld?:

Yng Ag Alld?:

Pets Alld?:

BBQs Alld?:

Unit Incl:

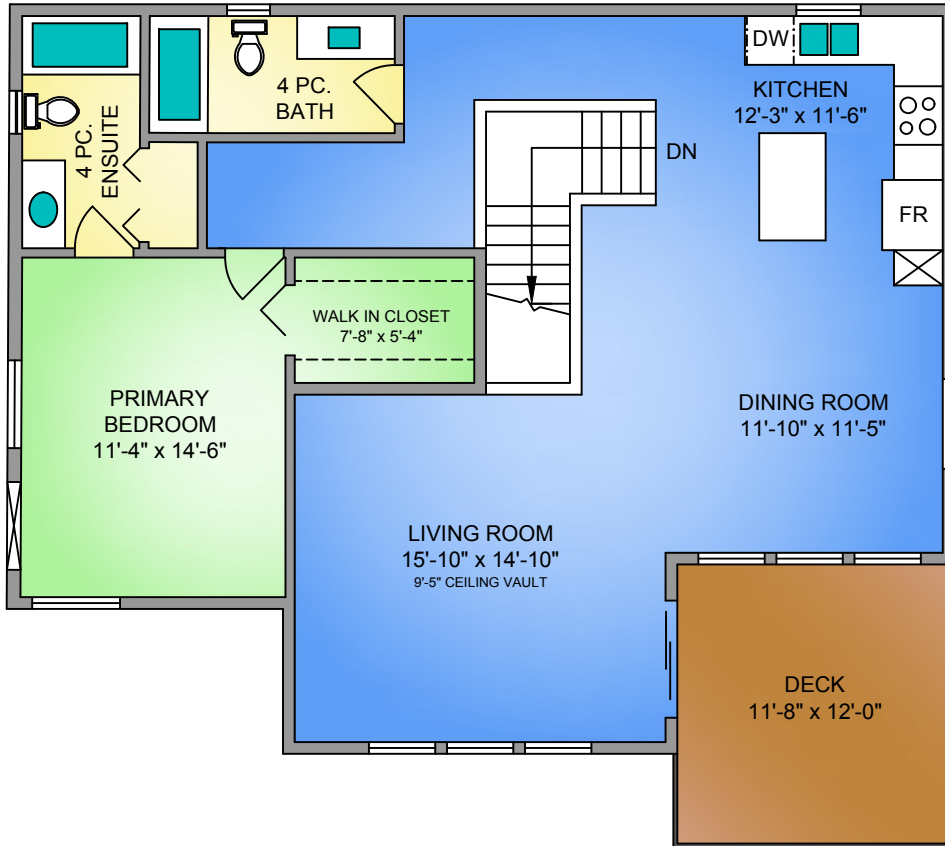
Waterfront:



MAIN FLOOR

1114 SQ. FT.

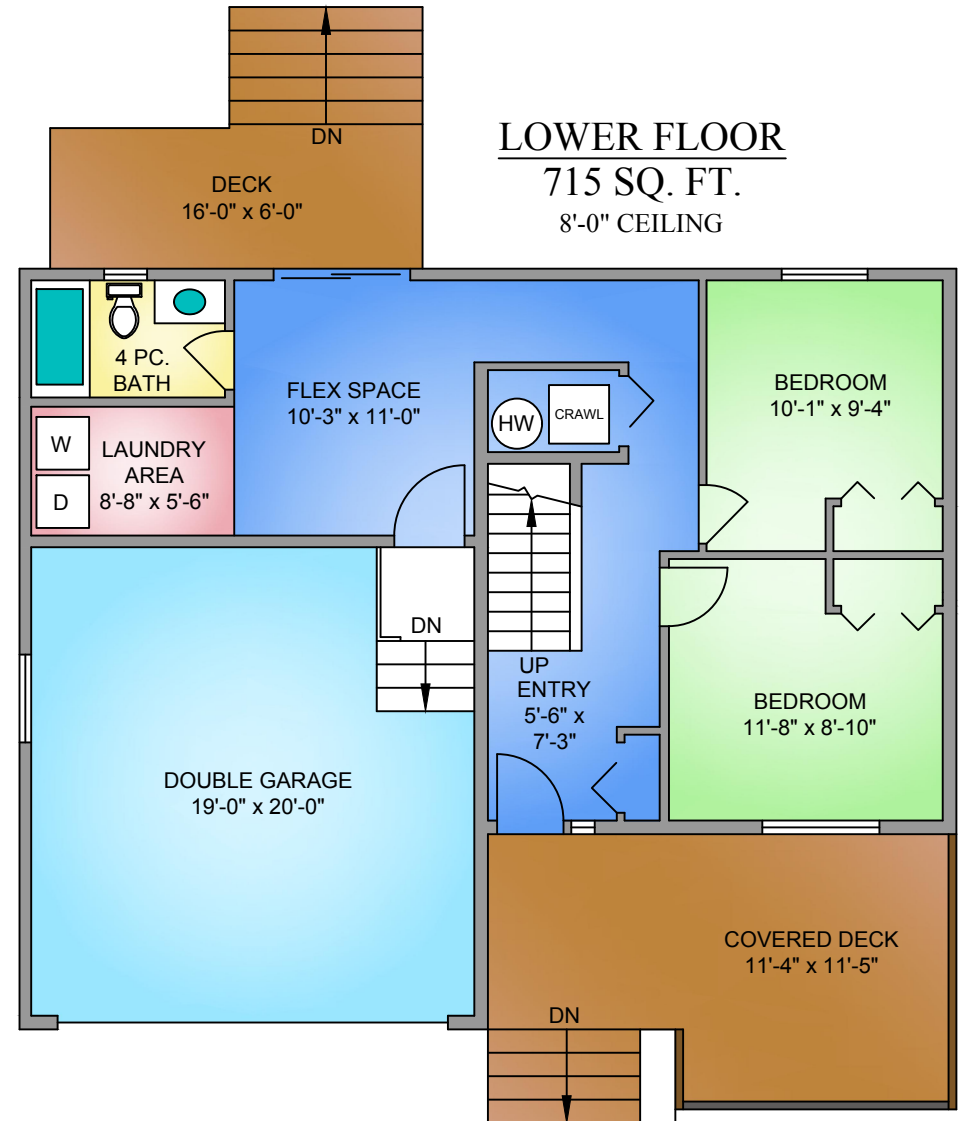
8'-0"-9'-5" CEILING



LOWER FLOOR

715 SQ. FT.

8'-0" CEILING



NORTH



1565 NIMPKISH PLACE

FEBRUARY 14, 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	GARAGE	DECK / PATIO
MAIN	1114	1114	-	140
LOWER	705	705	416	300
TOTAL	1819	1819	416	440

Identify

Identify

Results

Results found: 3

Clear

House 1: 1565

House 1:

Street Name: NIMPKISH PLC

PID: 026-987-872

Folio: 08037-195

Lot: 31

Plan: VIP82628

Non-Legal Description: L 31 PL
VIP82628

Approx. m2: 725.34

Approx Acre: 0.18

Approx Hectare: 0.07

Section: 2

Range: 3

Land District:

Zoning: R3

Split Zoned: NA

Map Grid: G-04

A2_LUC

1584

VIP82631

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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) [Repealed, BL3754]
 - (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) [Repealed, BL3758]
 - (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.

1565 NIMPKISH PL DUNCAN V9L 0A6

Area-Jurisdiction-Roll: 04-315-08037.195



04-315-08037.195 10/27/2015

Total value \$777,000

2023 assessment as of July 1, 2022

Land \$333,000

Buildings \$444,000

Previous year value \$692,000

Land \$316,000

Buildings \$376,000

Property information

Year built 2008

Description 1 STY house - Standard

Bedrooms 3

Baths 3

Carports

Garages C

Land size .179 Acres

First floor area 1,119

Second floor area

Basement finish area 651

Strata area

Building storeys 1

Gross leasable area**Net leasable area****No. of apartment units****Legal description and parcel ID**LOT 31, PLAN VIP82628, SECTION 2, RANGE 3, COMIAKEN
LAND DISTRICT

PID: 026-987-872

Sales history (last 3 full calendar years)

Jul 5, 2021 \$725,000

Manufactured home**Width****Length****Total area****Register with BC Assessment**

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valuesStore and access favourite properties across
devices

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PROPERTY INFORMATION

General Property Information

Civic Address: 1565 NIMPKISH PLC
Folio: 08037-195
LTO Number: CA9162473
PID: 026-987-872
MHR Number:
Status: Active
Property No: 117171
Legal: LOT 31 SECTION 2 RANGE 3 COMIAKEN PLAN VIP82628

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B 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
2023		Reg	0.00	1	333,000	444,000	777,000	777,000
2022	May 05, 2022	Reg	4,566.94	1	316,000	376,000	692,000	692,000
2021	May 19, 2021	Reg	4,332.81	1	224,000	286,000	510,000	510,000

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.

B.C. LAND SURVEYOR'S CERTIFICATE as to BUILDING LOCATION

Chris Everett Land Surveying Ltd.

111-55 Victoria Road, Nanaimo B.C. V9R 5N9

Phone: (250)716-0086 ~ Fax: (250)716-0043

LEGAL DESCRIPTION: Lot 31, Section 2, Range 3, Comiaken District, Plan VIP82628
CIVIC ADDRESS: Lot 31 Nimpkish Place, Maple Bay, British Columbia
PID: 026-987-872

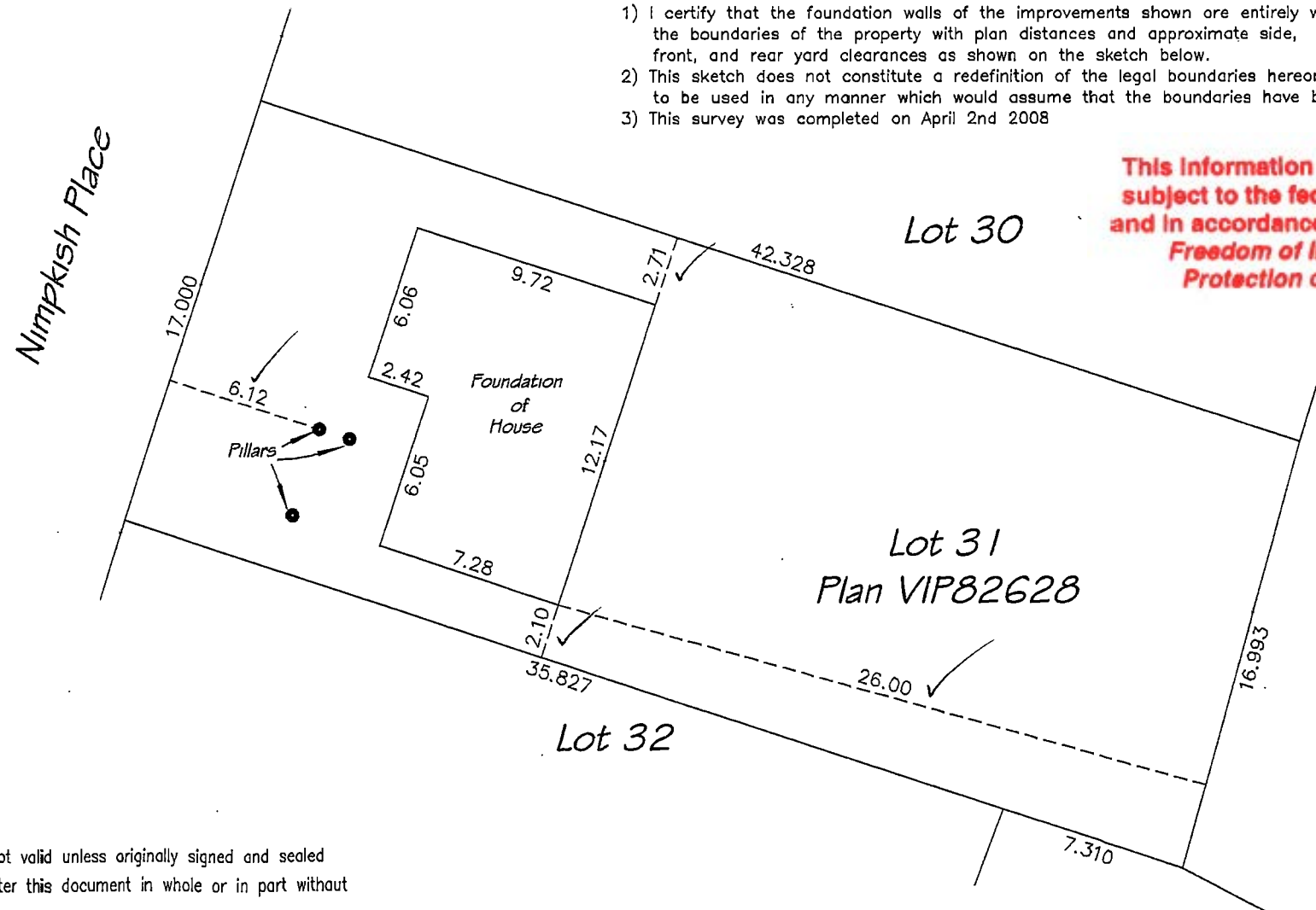
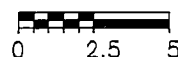
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Measurements are in metres and decimals.

Measurements to exterior of concrete foundation.

Lot dimensions derived from Plan VIP82628

Scale 1:250



**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.**

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 16 day of April 2008

[Signature] BCLS

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FILE NO. L3-2790-310



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Pemberton Holmes Ltd

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250-709-4987

www.duncanbcrealestate.ca