

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package For ***2040 Ernest Lane, Duncan***

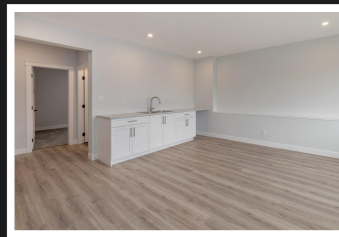
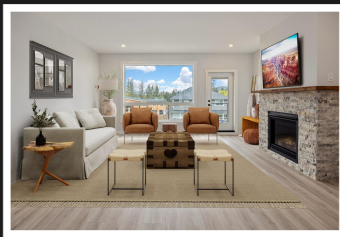
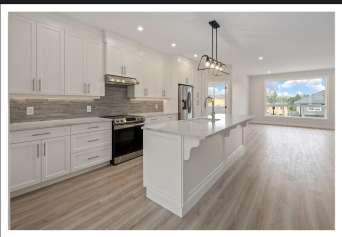


The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification by the Buyer.

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NEW BUILD IN THE PROPERTIES!



2040 Ernest Lane

Gorgeous brand new build in The Properties! This 4 bed/3 bath family home has such features as a heat pump for heating and cooling, fir accents, and beautiful laminate and tile flooring. Open, bright, and very spacious, the main floor is perfect for entertaining! The kitchen has custom cabinetry, quartz countertops, tile backsplash, and an island complete with seating. The living room features a mosaic stone natural gas fireplace and access to the deck. The main floor has three bedrooms including the master suite with spa-like 4pc ensuite and walk-in closet. A laundry room and 4pc bath complete the main floor. Downstairs you will find the 4th bedroom, 4pc bath and the family room with kitchen - great for the in-laws. Loads of fully accessible unfinished storage space in this home too! This home is the same as the recently sold 2036 Ernest Ln (which you can view) but this one has way more unfinished storage space. Call your realtor today!



Priced at
\$999,999

Area	East Duncan	Age	2022
Bedrooms	4	Taxes	1526
Bathrooms	3	Tax Year	2021
Lot Size	5662.8	MLS#	898234
Floor Space	2629	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
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
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 Pemberton Holmes Ltd. (Dun)



2040 Ernest Lane
Du East Duncan ~ V9L 0H1

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	14'1x11'2
Family Room	Lower	18'2x16'1
Bathroom	Main	4-Piece
Bedroom	Main	11'1x12'4
Bedroom	Main	11'1x12'7
Dining Room	Main	10'0x8'6
Ensuite	Main	4-Piece
Entrance	Main	7'6x11'4
Kitchen	Main	17'4x17'1
Laundry	Main	12'0x7'5
Living Room	Main	17'5x15'1
Primary Bedroom	Main	12'0x16'1
Walk-in Closet	Main	6'9x6'2

Listing Summary

MLS@: 898234
Status: Active
Sub Type: SF Det
DOM: 74
Taxes: \$1,526
2022 Asmt: \$392,000
List Price: \$999,999
Orig Price: \$1,125,000
Sold Price:
Pend Date:
Strata Fee:
Title: Freehold

Remarks

Gorgeous brand new build in The Properties! This 4 bed/3 bath family home has such features as a heat pump for heating and cooling, fir accents, and beautiful laminate and tile flooring. Open, bright, and very spacious, the main floor is perfect for entertaining! The kitchen has custom cabinetry, quartz countertops, tile backsplash, and an island complete with seating. The living room features a mosaic stone natural gas fireplace and access to the deck. The main floor has three bedrooms including the master suite with spa-like 4pc ensuite and walk-in closet. A laundry room and 4pc bath complete the main floor. Downstairs you will find the 4th bedroom, 4pc bath and the family room with kitchen - great for the in-laws. Loads of fully accessible unfinished storage space in this home too! Quick completion possible! Call your realtor today!

Interior Details

Layout: Ground Level Entry With Main Up
Bedrms: 4 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,629
Bth 4Pce: 2 **Unfin SqFt:** 769
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 9' / Crawl Space, Finished, Full
Ens 4+Pce: 1 **FP Feat:** Gas
App Incl:
Intr Ftrs

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,551	1,847	0	0	0
Beds	1	3	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2022 **Lgl NC Use:**
Oth Equ:
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Shingle-Wood
Ext Feat:

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

Cool: Air Conditioning
Heat: Heat Pump
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Garage Double
Water: Municipal
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Recreation Nearby, Rectangular Lot
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am:

Lot Size 5,663sqft / 0.13ac

Dims (w/d):

Waterfront:

View:

Services: Natural Gas Connected

Rent Alld?:

Yng Ag Alld?:

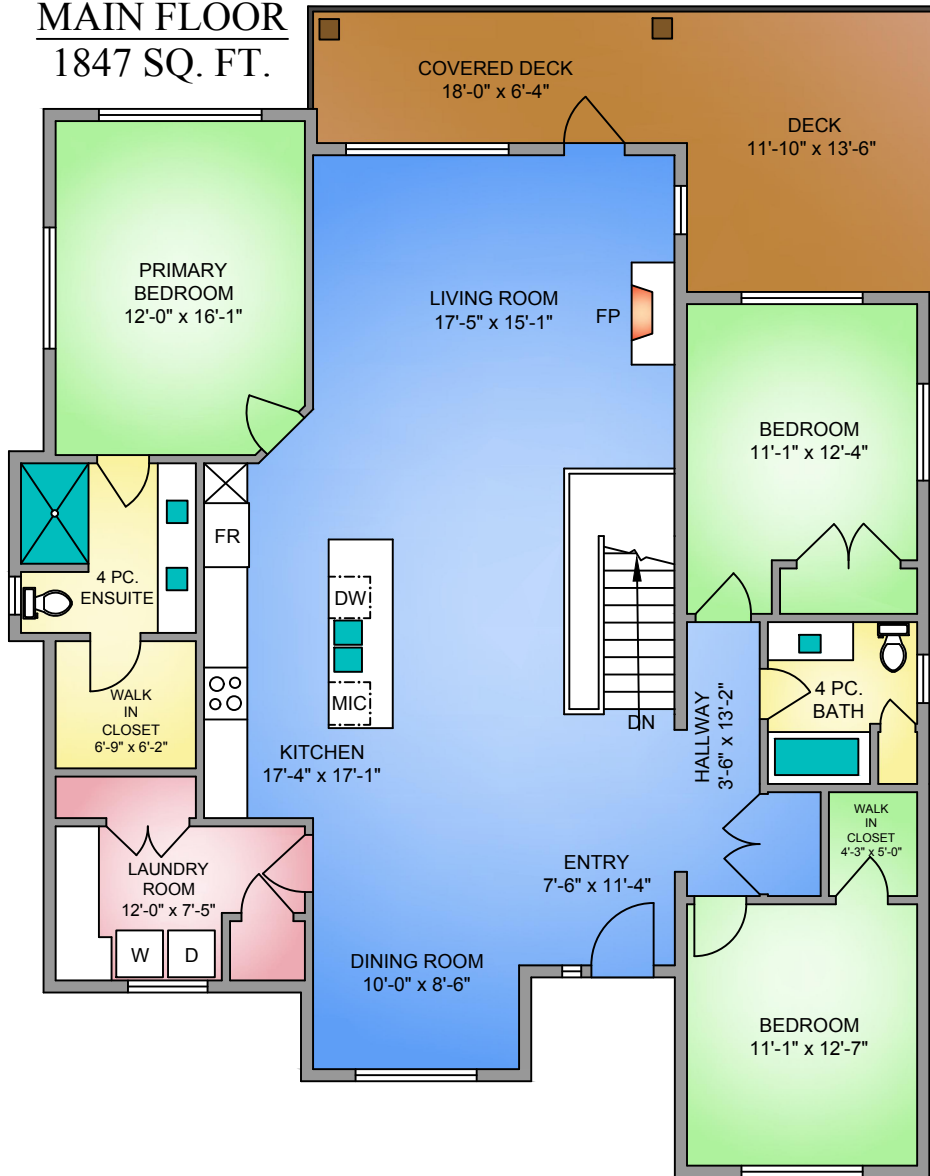
Pets Alld?:

BBQs Alld?:

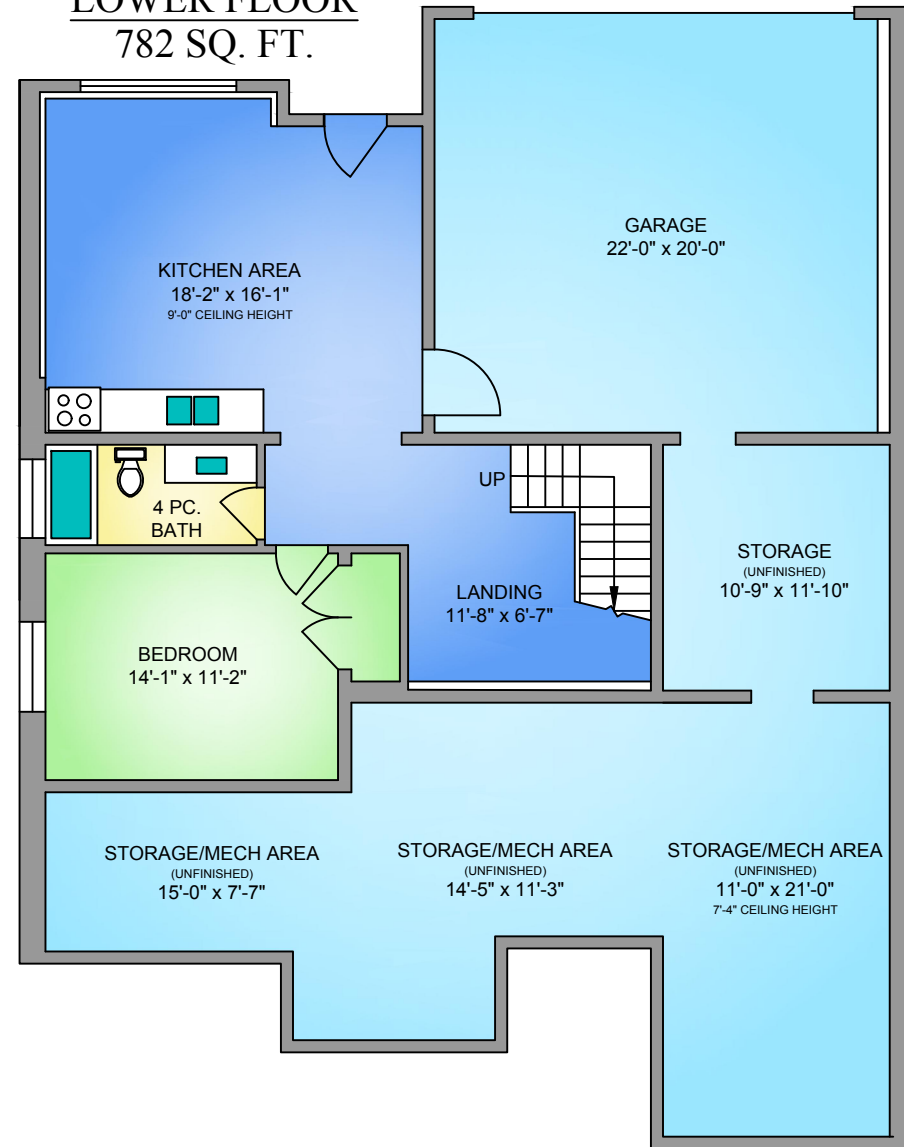
Unit Incl:



MAIN FLOOR
1847 SQ. FT.



LOWER FLOOR
782 SQ. FT.



NORTH



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

2040 ERNEST LANE
MARCH 29, 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	GARAGE	DECK / PATIO
MAIN	1847	1847	-	485	272
LOWER	1551	782	769	-	-
TOTAL	3398	2629	769	485	272



Identify [Close]

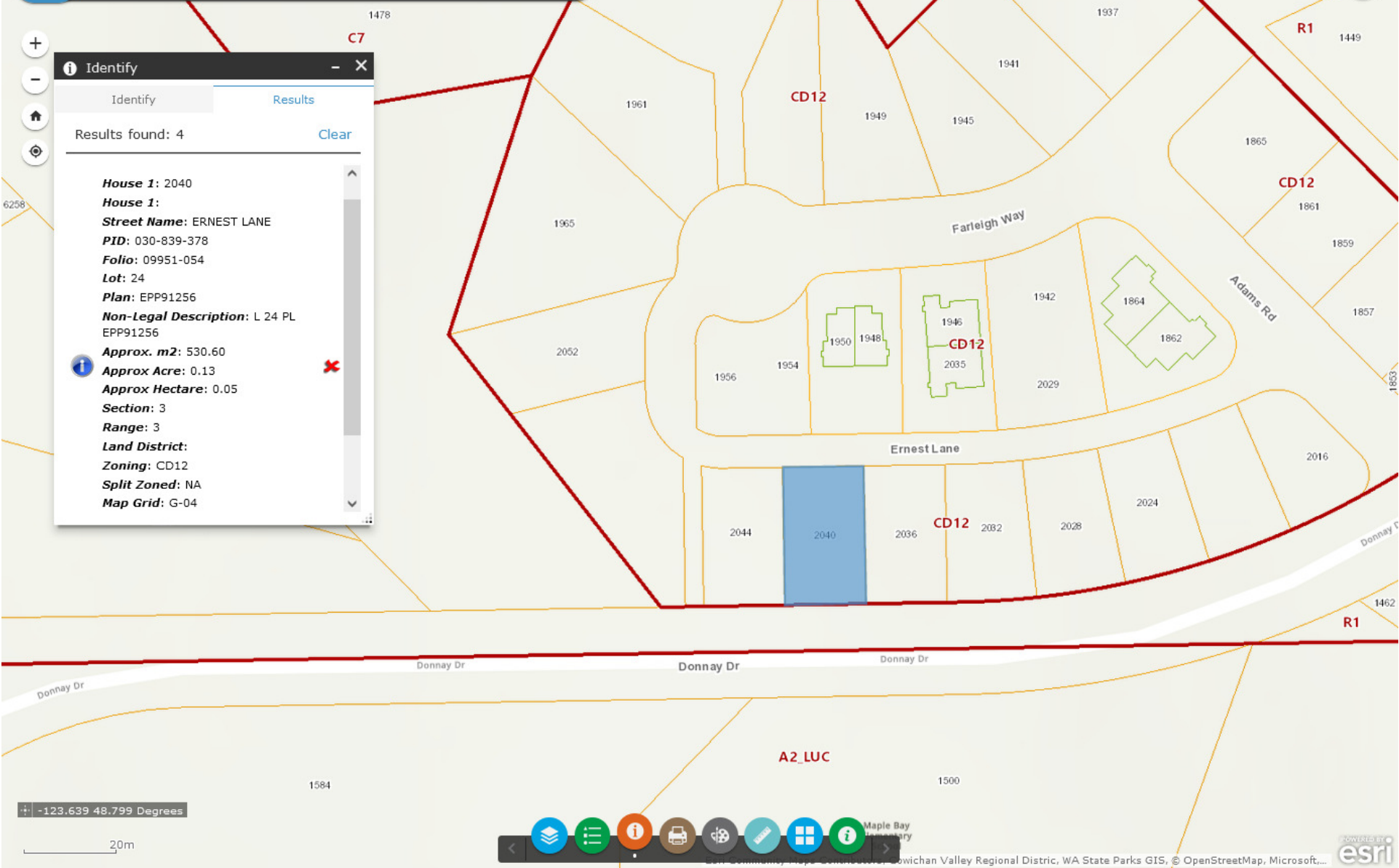
Identify Results

Results found: 4 [Clear](#)

House 1: 2040
House 1:
Street Name: ERNEST LANE
PID: 030-839-378
Folio: 09951-054
Lot: 24
Plan: EPP91256
Non-Legal Description: L 24 PL EPP91256

Approx. m2: 530.60
Approx Acre: 0.13
Approx Hectare: 0.05

Section: 3
Range: 3
Land District:
Zoning: CD12
Split Zoned: NA
Map Grid: G-04



Residential Two-Family Comprehensive Development Zone (CD12) [BL3614]

Permitted Uses

- 80.12** (1) The Permitted Uses for the CD12 zone are as follows:
- Accessory Dwelling Unit, Coach House
 - Accessory Dwelling Unit, Garden Suite
 - Assisted Living
 - Community Care Facility
 - Limited Home-Based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling

Minimum Lot Size

- (2) The minimum permitted lot size for a two-family dwelling or a single-family dwelling with an accessory dwelling unit in the CD12 zone is 600 m² (6,458 sq. ft.).
- (3) The minimum permitted lot size for a single-family dwelling or a single-family dwelling with a secondary suite in the CD12 zone is 500 m² (5,382 sq. ft.).

Minimum Frontage

- (4) The minimum permitted frontage in the CD12 zone is as follows:
 - (a) with public lane access, 13.5 m (44.29');
 - (b) without public lane access, 15.0 m (49.21')

Density

- (5) The permitted density for the CD12 zone is as follows:
 - (a) The total maximum combined number of dwelling units for Lots 2 to 4, Plan VIP89429 is 38.
 - (b) The number of dwelling units per lot must not exceed two;
 - (c) The maximum permitted floor space ratio is
 - (i) 0.5:1 for one residential building; or
 - (ii) 0.65:1 for two residential buildings;
 - (d) The size of an accessory dwelling unit must not exceed 90 m² (968.75 sq. ft.)

Maximum Lot Coverage

- (6) The maximum permitted lot coverage for the CD12 zone is as follows:
 - (a) 35% for principal buildings,
 - (b) 40% for all buildings and structures combined, except where an accessory building contains a dwelling unit, the maximum permitted lot coverage may be increased to 45%.

Minimum Useable Exterior Amenity Space

- (7) The useable exterior at-grade amenity space for the accessory dwelling unit must not be less than 40 m² (430.56 sq. ft.) and must be immediately adjacent to and accessible from the entry of the dwelling unit.

Minimum Setbacks

- (8) The minimum permitted setbacks for the CD12 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 highway, 3.0 m (9.84')

- Yard, Rear, 7.5 m (24.61')
- (b) Accessory Buildings and Structures, excluding fences:
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Rear, 1.5 m (4.92')
- (9) Despite section 80.12 (8), the minimum permitted setback for principal and accessory buildings and structures from any lot line shared with Strata Lot 2, Strata Plan VIS1791 is 10 m (32.8').
- (10) The minimum permitted setback for any garage door or carport for a principal or accessory building facing a public road other than a lane is 5.8 m (19.03').

Maximum Building Height

- (11) The maximum permitted building heights for the CD12 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53');
 - (b) Accessory Building with Coach House over parking garage, 7.5 m (24.61');
 - (c) Accessory Dwelling Unit, Garden Suite, 5.0 m (16.40');
 - (d) Accessory Building with no Coach House, 5.0 m (16.40').

Maximum Eaveline Height

- (12) The maximum permitted eaveline height for a building containing an accessory dwelling unit, coach house is 5.5 m (18.04').

Conditions of Use

- (13) The conditions of use for the CD12 zone are as follows:
 - (a) Accessory Dwelling Unit, Coach House or Garden Suite, Secondary Suite, and Two-Family Dwelling are not permitted on any parcel within 25 m (82') of Strata Lot 2, Strata Plan VIS1791;
 - (b) 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 the principal building only;
 - (c) No fences are permitted over:
 - (i) 1.2 m (3.94') in height in the required yard, front;
 - (ii) 1.8 m (5.91') in height in the required yard, side or yard, rear;
 - (d) Driveway access must be shared by both the principal building and accessory building;
 - (e) If a lane exists, all site parking must be accessed from the lane and not from the street.
 - (f) If a lane exists, all lanes must consist of a 6.0 m (19.68') wide, centre-crown, paved surface, with concrete curb and gutter on both sides of the lane, despite Schedule "B" of Bylaw 1851 [*Subdivision and Control Bylaw, 1979*].



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