

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

13-3050 Sherman Rd, Duncan

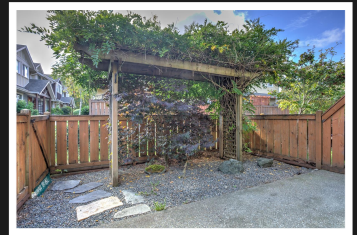
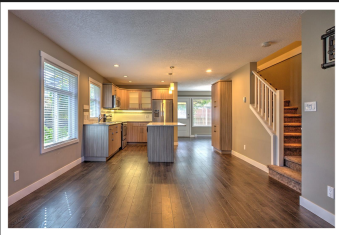


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

HOME IN THE SEQUOIA!



13-3050 Sherman Rd

Welcome to Sequoia! This quiet and centrally located 3-bedroom, 2-bathroom end-unit townhouse offers split-level living and is perfect for first-time buyers, families, or investors! You'll love the bright and modern interior that includes a sleek quartz island countertop, functional pull-out shelving, and elegant glass cabinets. This home also comes with a crawl space for additional in-suite storage. Outside you'll find a beautifully landscaped backyard, complete with trees and a charming pergola, providing privacy for outdoor relaxation. This well-maintained complex includes a communal gazebo with a picnic area, bike storage, and ample visitor parking. Sequoia is also within walking distance to schools, the shopping mall, pub recreation and the Trans Canada Trail. *Pet & Rental Friendly



Priced at
\$519,900

Area	West Duncan	Age	2014
Bedrooms	3	Taxes	2985
Bathrooms	2	Tax Year	2024
Lot Size		MLS#	976967
Floor Space	1234	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
ww.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)



13 - 3050 Sherman Rd Duncan BC V9L 0E4
 MLS® No: **976967** **\$519,900** **Active**



Welcome to Sequoia! This quiet and centrally located 3-bedroom, 2-bathroom end-unit townhouse offers split-level living and is perfect for first-time buyers, families, or investors! You'll love the bright and modern interior that includes a sleek quartz island countertop, functional pull-out shelving, and elegant glass cabinets. This home also comes with a crawl space for additional in-suite storage. Outside you'll find a beautifully landscaped backyard, complete with trees and a charming pergola, providing privacy for outdoor relaxation. This well-maintained complex includes a communal gazebo with a picnic area, bike storage, and ample visitor parking. Sequoia is also within walking distance to schools, the shopping mall, pub recreation and the Trans Canada Trail. *Pet & Rental Friendly

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Dining Room	Main	8'8x10'6
Entrance	Main	5'2x5'11
Kitchen	Main	13'4x10'7
Living Room	Main	12'3x15'4
Bathroom	Second	4-Piece
Bedroom	Second	7'10x12'5
Bedroom	Second	8'11x15'11
Bedroom - Primary	Second	11'7x15'1

MLS® No: **976967** List Price: **\$519,900**
 Status: **Active** Orig Price: **\$519,900**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 DOM: **1** Sold Price:
 Sub Type: **Row/Townhouse**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **3** Baths: **2** Kitchens: **1** Fireplaces: **0** Storeys: **2**
 FinSqFt Total: **1,234** UnFin SqFt: **0** SqFt Total: **1,234** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **In Unit**
 Layout: **Main Level Entry with Upper Level(s)**
 Heating: **Baseboard, Electric** Appl Incl: **Dishwasher, F/S/W/D**
 Intr Ftrs: Cooling: **None**

Exterior/Building

Built (Est): **2014** Front Faces: **North** Storeys: **2** Bldg Warranty:
 Construction: **Cement Fibre, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**
Insulation: Walls
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Low Maintenance Yard**

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Guest, Open** Park Spcs: **1** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Recreation Nearby, Shopping Nearby**

Legal/Public Records

Assessed: **\$516,000** Assess Yr: **2024** Taxes: **\$2,986** Tax Year: **2024**
 PID: **029-285-283** Roll No: **649113** Zoning: **R7-A** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot 13, Section 20, Range 5, Qwamichan District, Plan VIS7116, together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V**

Strata

Strata/Pad Fee: **\$342** Strata/Pad Fee Year: **2024** Prop Mgr: **Ardent Properties** Mgr Phone: **(250) 753-0881**
 Complex: Bldgs/Cmplx: **12** Str Lots/Cmplx: **46** Str Lots/Bldg: **4**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **0** Park Cmn Sp: **0** Park LCP Spc: **1**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvs in Unit: **2** Unit's Level:
 Subdivision Name: **The Sequoia**
 Rent Allwd?: **Unrestricted** see Bylaws
 Yngst Age: **0**
 Pets Allwd: **Cats, Dogs** see Bylaws
 BBQs Allwd: **Yes**
 Smoking Byl: **No**
 Unit Incl: **Deck/Patio, Parking Stall, Private Garden**
 Assmt Incl: **Garbage Removal, Maintenance Structure, Property Management, Sewer, Water**
 Shrd Am: **Bike Storage, Common Area**



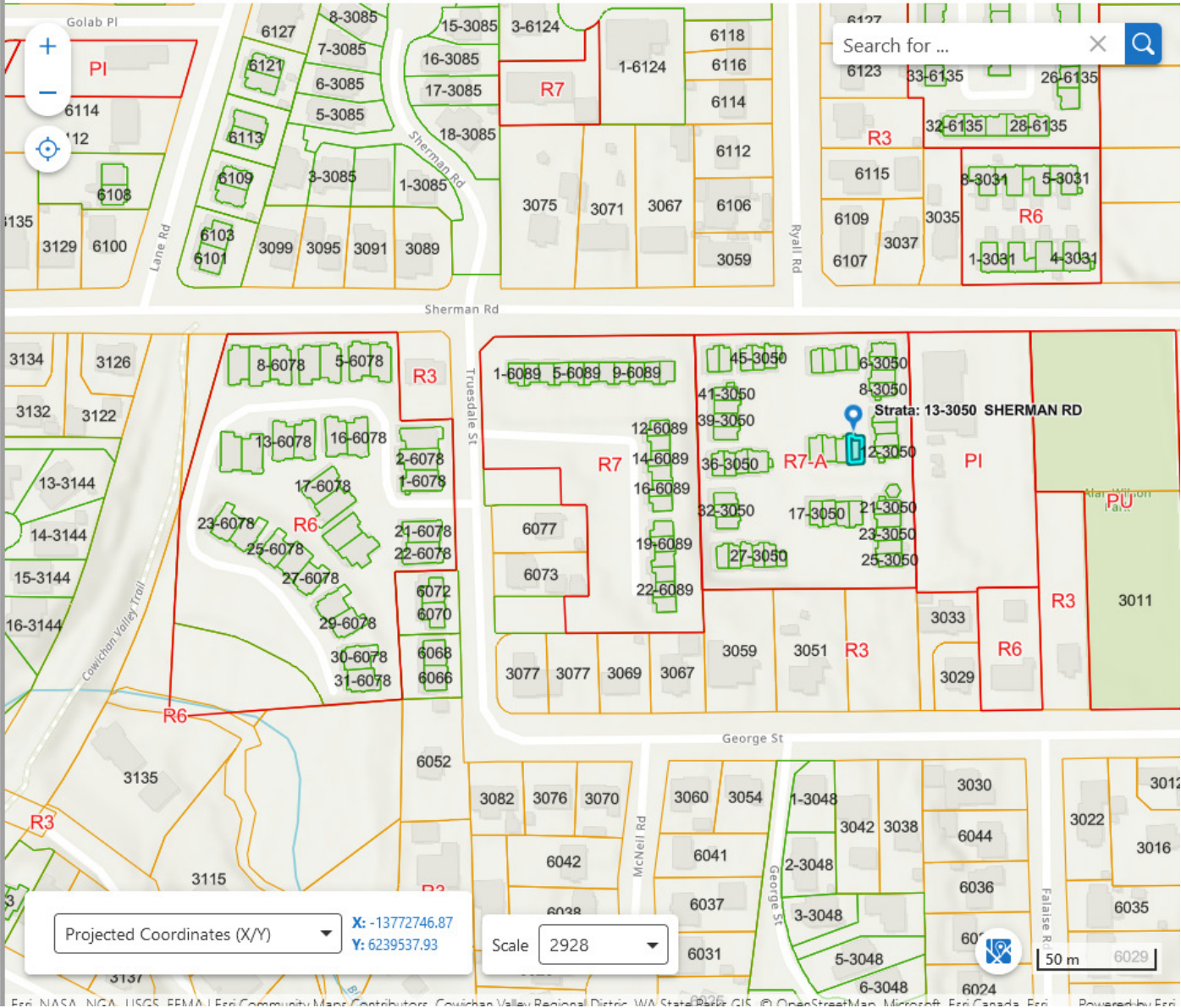
FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 605 sq. ft, FLOOR 2: 629 sq. ft
 TOTAL: 1,234 sq. ft
 EXCLUDED AREA: PATIO: 327 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Strata: 13-3050 SHERMAN RD

House 1: 13-3050
House 2:
Street Name: SHERMAN RD
Strata Level:
Approx. m2:
Approx. Acre: 0.013913
Approx. Hectare: 0.005630
PID: 029-285-283
Folio: 00649-113
Lot: 13
Plan: VIS7116
Non-Legal Descript: SL 13 PL VIS7116
Section: 20
Range: 5
Land District: Quamichan
Zoning: R7-A
Split Zoned: NA
Accuracy: 5m[removed]10m
Method: DIGITIZED FROM TIF IMAGE
GIS Link ID: 14189
Comments:
[Zoning PDF](#)
[Property Report](#)



Residential Ground-Oriented Multi-Family Zone (R7-A) [BL3262]

Permitted Uses

- 62.1 (1) The permitted uses for the R7-A zone are as follows:
- Townhouse
 - Limited Home-based Business
 - Single-Family Dwelling (subject to the provisions of the R3 zone)
 - Two-Family Dwelling [BL3383]

Minimum Lot Size

- (2) The minimum permitted lot size for the R7-A zone is 1,120 m² (12,056 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R7-A zone is 30 m (98.43').

Density

- (4) The maximum permitted density for the R7-A zone is as follows:
- (a) One dwelling unit per 200 m² (2,152.78 sq. ft.) of lot area (50 units per hectare).
 - (b) The maximum permitted floor space ratio for the R7-A zone is 0.5:1. [BL3383]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage, including covered parking, for the R7-A zone is 30% of the lot area. Despite the foregoing, where at least 2/3 of the required off-street parking spaces are provided as covered parking, the maximum permitted lot coverage, including covered parking is 35%.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R7-A zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 5.0 m (16.4')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 8.0 m (26.25')

Maximum Building Height

- (7) The maximum permitted building heights for the R7-A zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.4')

Minimum Separation between Buildings on the Same Lot

- (8) The minimum permitted separation between buildings on the same lot for the R7-A zone are as follows:
- (a) Between walls with windows, 6.0 m (19.68')
 - (b) Between walls without windows, 4.0 m (13.12')

Landscaped Open Space

- (9) In the R7-A zone, 30% of the lot area shall be provided and maintained as landscaped open space.

Recreation Area

- (10) In the R7-A zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:
 - (a) have a minimum lot area of 40 m² (430.60 sq. ft.);
 - (b) be located in the rear of the front line of the building(s); and
 - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.

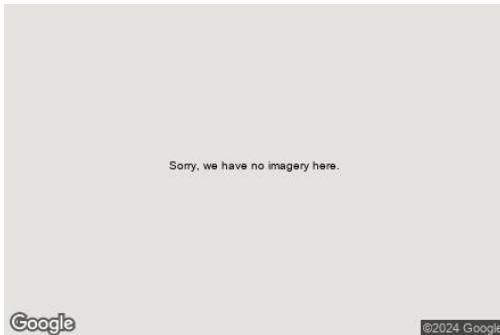
- (10.1) Variances to the on-site recreation area requirement will be considered where an equivalent contribution is provided as public park.

Conditions of Use

- (11) The conditions of use for the R7-A zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) [Deleted. BL3958]
 - (e) Parking spaces must be separated from any walls of the building(s) which contain windows by a minimum of 4.0 m (13.12').
 - (f) All dwelling units must have a private, at-grade exterior entrance.
 - (g) The total number of dwelling units in the form of two-family dwellings shall not exceed 15% of the total number of dwelling units for the whole development. [BL3383]

13-3050 SHERMAN RD DUNCAN V9L 0E4

Area-Jurisdiction-Roll: 04-315-00649.113



Total value **\$516,000**

2024 assessment as of July 1, 2023

Previous year value \$560,000

Property information

Year built	2014
Description	Strata Apartment - Frame
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,179
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 13, PLAN VIS7116, SECTION 20, RANGE 5, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 029-285-283

Sales history (last 3 full calendar years)

Jul 5, 2021 \$435,000

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: 13-3050 SHERMAN RD
Folio: 00649-113
LTO Number: CA9161091
PID: 029-285-283
MHR Number:
Status: Active
Property No: 119503
Legal: LOT 13 SECTION 20 RANGE 5 QUAMICHAN PLAN VIS7116 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	D702	Strata Apartment - Frame
ACTUAL USE	039	ROW HOUSING(SINGLE UNIT OWNER)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING	R7-A	RESIDENTIAL GROUND-ORIENTED MULTI-FAMILY ZONE

Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024 May 15, 2024	Reg	2,985.55	1	386,000	130,000	516,000	516,000
2023 May 10, 2023	Reg	2,978.37	1	419,000	141,000	560,000	560,000
2022 May 05, 2022	Reg	2,844.05	1	318,000	146,000	464,000	464,000

Licensing Information

There is no licensing account information for this property.

Community Development Folder PL000169

Project No.: PRJ-000108 **Folder Manager:** KYLE YOUNG
Status: COMPLETED **Applied Date:** Nov 03, 2011 **Completed Date:** Oct 05, 2016
Type: SUBDIVISION - PH STRATA
Purpose: Phase I and II, III Sequoia XREF 3320-20 11.27

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.



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