

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

7976 Arthur St, Crofton

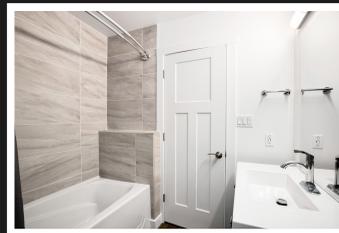
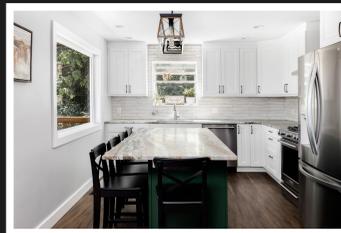


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

UPDATED TOP TO BOTTOM!



7976 Arthur St

COMPLETELY UPDATED 3 bed/3 bath home will impress with its modern aesthetic. New flooring throughout. New kitchen with stainless appliances, ample cabinets, gas stove with pot filler, and modern lighting anchored by an island seating 5! The spacious living room with natural gas fireplace & large front window has views of the sea. Out the sliders in the dining room is a lovely covered balcony, perfect for a quiet summer evening. The beautiful primary suite includes a new 4pc ensuite. A second bedroom, 3pc bath, and the laundry/pantry finish the main floor. Downstairs is the rec room, a bedroom, and 4pc bath. A heat pump has been installed for air conditioning and a high efficiency natural gas furnace keeps you warm in winter. Large garage for 2 cars + motorbikes, plenty of storage, & access to the utility room. Parking for an RV, boat & cars. The easy care yard has raised garden beds, ample patio space, and a hot tub & deck, natural gas hookup for bbq in back. So much more, come & see!



Priced at
\$799,000

Area	Crofton	Age	1980
Bedrooms	3	Taxes	4236
Bathrooms	3	Tax Year	2022
Lot Size	7405.2	MLS#	930861
Floor Space	1941	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)



7976 Arthur St Crofton BC V0R 1R0
 MLS® No: **930861 \$799,000 Active**



COMPLETELY UPDATED 3 bed/3 bath home will impress with its modern aesthetic. New flooring throughout. New kitchen with stainless appliances, ample cabinets, gas stove with pot filler, and modern lighting anchored by an island seating 5! The spacious living room with natural gas fireplace & large front window has views of the sea. Out the sliders in the dining room is a lovely covered balcony, perfect for a quiet summer evening. The beautiful primary suite includes a new 4pc ensuite. A second bedroom, 3pc bath, and the laundry/pantry finish the main floor. Downstairs is the rec room, a bedroom, and 4pc bath. A heat pump has been installed for air conditioning and a high efficiency natural gas furnace keeps you warm in winter. Large garage for 2 cars + motorbikes, plenty of storage, & access to the utility room. Parking for an RV, boat & cars. The easy care yard has raised garden beds, ample patio space, and a hot tub & deck, natural gas hookup for bbq in back. So much more, come & see!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	14'8x13'0
Rec Room	Lower	22'4x13'0
Utility Room (Unfinished) (Unfin)	Lower	7'2x9'2
Bathroom	Main	3-Piece
Bedroom	Main	9'5x9'10
Bedroom - Primary	Main	13'0x14'4
Dining Room	Main	10'10x11'6
Ensuite	Main	4-Piece
Entrance	Main	5'5x5'0
Kitchen	Main	13'5x11'6
Laundry	Main	11'8x7'2
Living Room	Main	14'7x13'5

MLS® No: **930861** List Price: **\$799,000**
 Status: **Active** Orig Price: **\$799,000**
 Area: **Duncan** Sub Area: **Du Crofton**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: 3	Baths: 3	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,941	UnFin SqFt: 0	SqFt Total: 1,941	Basement: Yes	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 3	Laundry: In House
Layout: Main Level Entry with Lower Level(s)				
Heating: Forced Air, Natural Gas				
Intr Ftrs:				

Exterior/Building

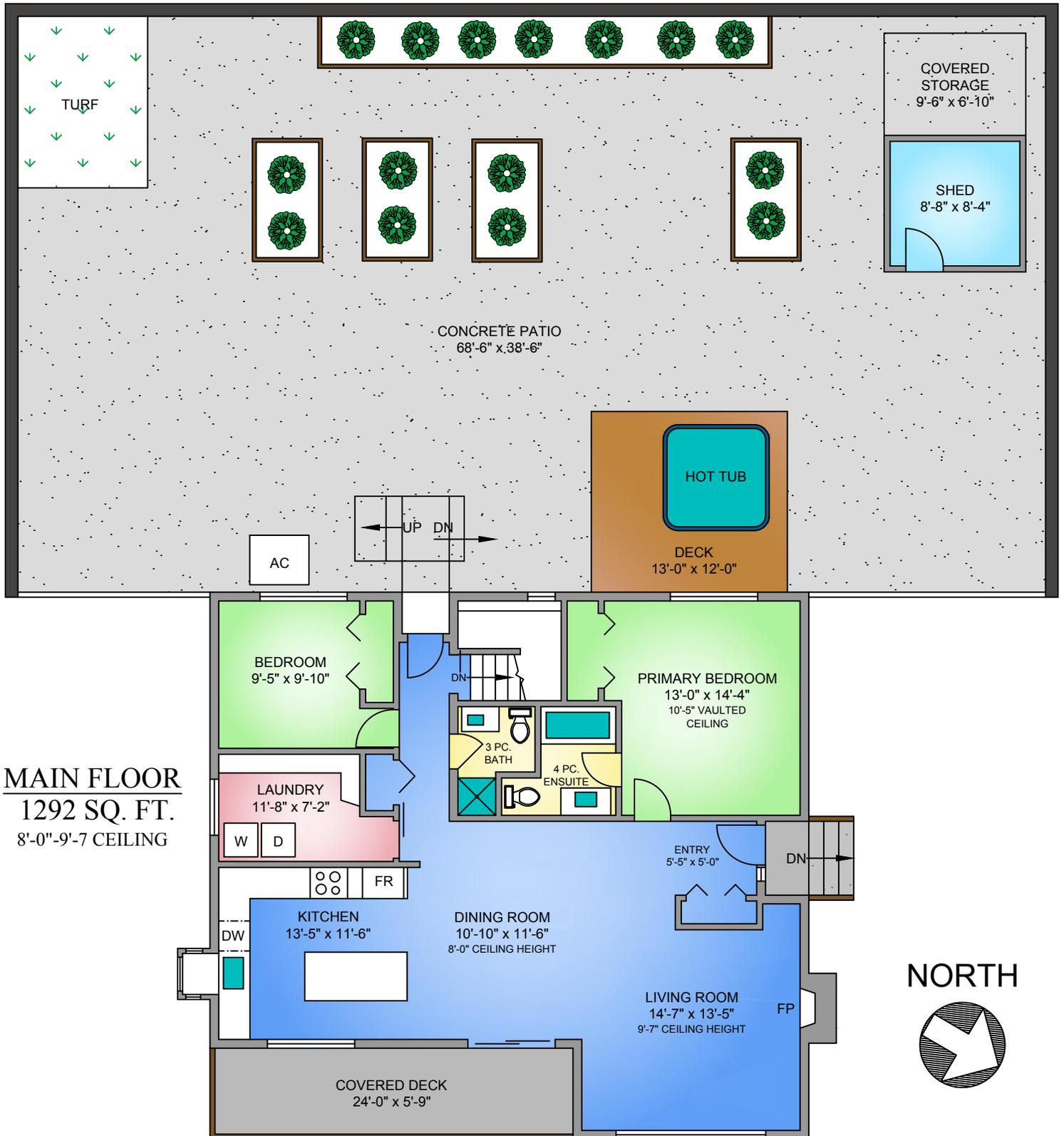
Built (Est): 1980	Front Faces: East	Storeys:	Bldg Warranty:
Construction: Brick, Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood		Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use:	Access: Road: Paved	Bldg Style:	
Exterior Ftrs: Balcony, Fenced, Low Maintenance Yard			

Lot

Lot SqFt: 7,405	Lot Acres: 0.17	Dimensions:	Shape:	Waterfront:	Water: Municipal
Park Type: Driveway, Garage Double, RV Access/Parking	Park Spcs: 5	View: Mountain(s), Ocean			
Carport Spcs: 0	Garage Spcs: 2	Restrictions:	Services:		
Sewer: Sewer Connected	Lot Ftrs: Easy Access, Family-Oriented Neighbourhood, Private, Quiet Area, Recreation Nearby				

Legal/Public Records

Assessed: \$609,000	Assess Yr: 2023	Taxes: \$4,236	Tax Year: 2022
PID: 004-788-559	Roll No: 8971000	Zoning: R3	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 7, Section 19, Range 2, Comiakén District, Plan VIP12599			



MAIN FLOOR
1292 SQ. FT.
 8'-0"-9'-7" CEILING

NORTH



7976 ARTHUR STREET				
MAY 15, 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	1292	1292	-	2780
LOWER	649	649	814	-
TOTAL	1941	1941	814	2780

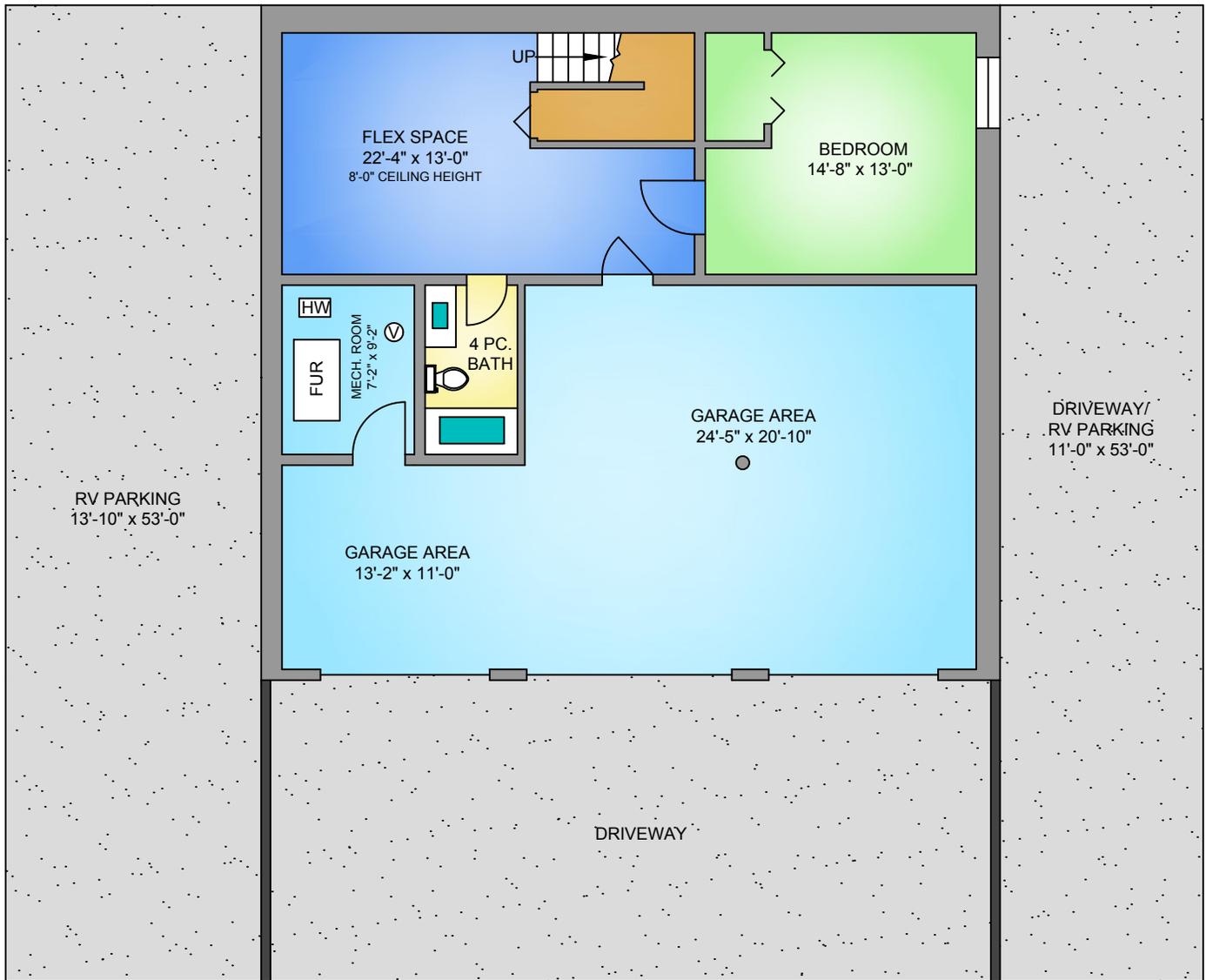
NORTH



LOWER FLOOR

649 SQ. FT.

8'-0" CEILING



7976 ARTHUR STREET

MAY 15, 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	1292	1292	-	2780
LOWER	649	649	814	-
TOTAL	1941	1941	814	2780

Property Notes and Upgrades – 7976 Arthur St, Crofton

All new windows

Natural gas fireplace

New heat pump for air conditioning only (2021)

New high efficiency natural gas furnace (fall 2019)

Navien instant hot water (2020)

Whole kitchen renovation including granite counter tops (2020)

Attic re-insulation (May 2023)

Hot tub & deck (2019)

Raised garden beds (2021)

New roof & gutters with gutter guards (2022)

Bathrooms renovated (2022-2023)

2 New garage door openers

Vinyl decks front & back entrances (2023)

New bathroom added in the basement (March 2022)

All new flooring (2022-2023)

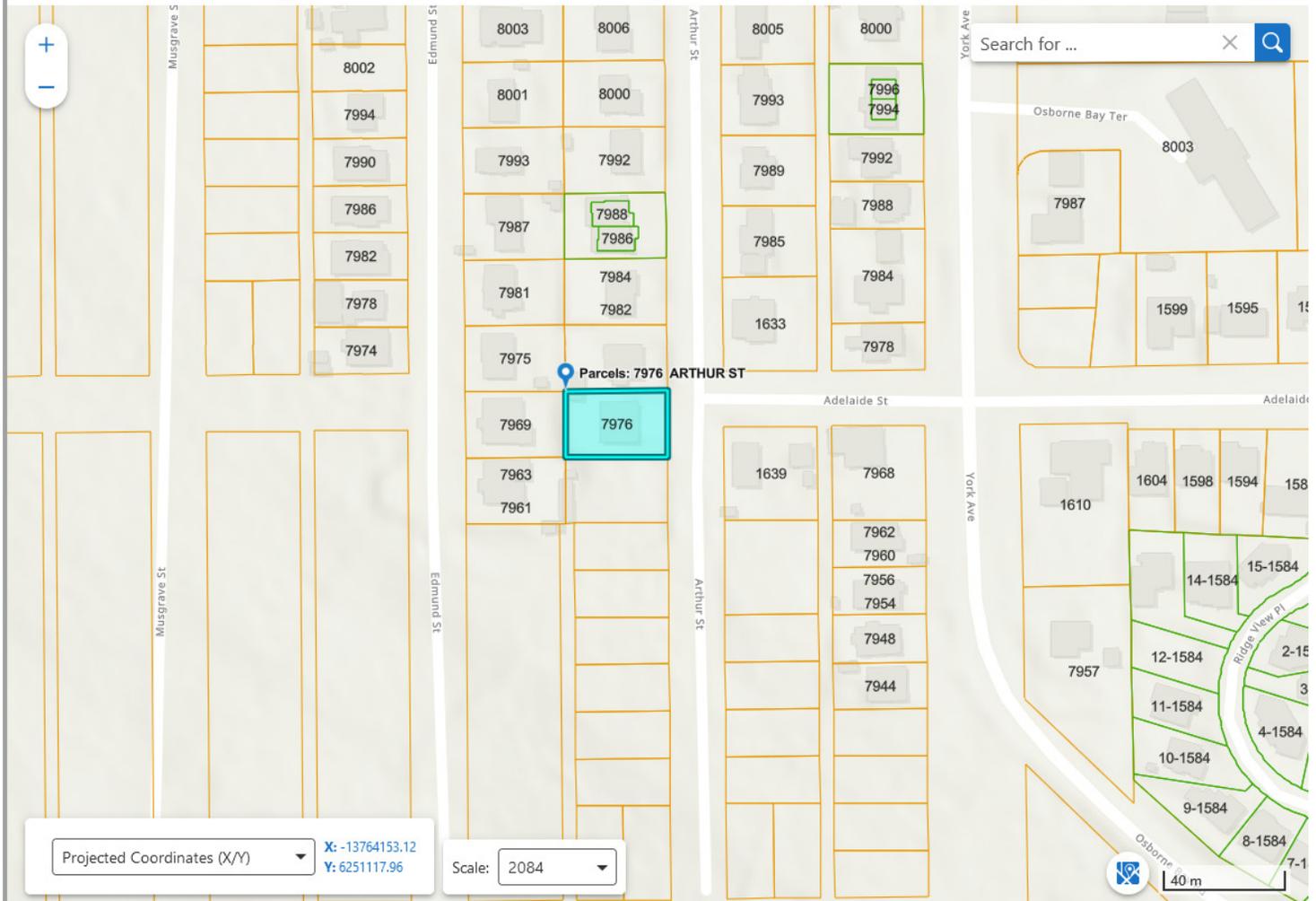
Fresh interior paint

Water filtration system

New backyard gates

Parcels: 7976 ARTHUR ST

House 1: 7976
 House 2:
 Street Name: ARTHUR ST
 Approx. m2:
 Approx. Acre: 0.173871
 Approx. Hectare: 0.070365
 PID: 004-788-559
 Folio: 08971-000
 Lot: 7
 Plan: VIP12599
 Non-Legal Descript: L 7 PL 12599
 Section: 19
 Range: 2
 Land District: Comiaken
 Zoning: R3
 Split Zoned: NA
 Accuracy:
 Method:
 GIS Link ID: 02626
 Comments:
[Cadastral PDF Grid Map](#)
[Zoning Bylaw PDF](#)
[Property Report](#)



Projected Coordinates (X/Y) X: -13764153.12
 Y: 6251117.96

Scale: 2084

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) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (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.

7976 ARTHUR ST CROFTON V0R 1R0

Area-Jurisdiction-Roll: 04-315-08971.000



04-315-08971000 10/30/2015

Total value \$609,000

2023 assessment as of July 1, 2022

Land	\$253,000
Buildings	\$356,000
Previous year value	\$539,000
Land	\$231,000
Buildings	\$308,000

Property information

Year built	1980
Description	1 STY house - Standard
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	70 x 107.5 Ft
First floor area	1,312
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 7, PLAN VIP12599, SECTION 19, RANGE 2, COMIAKEN LAND DISTRICT
 PID: 004-788-559

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

See below for the budget estimate from living stone for concrete removal, etc

----- Forwarded message -----

From: **Deen Krol** <sales@livingstonesinc.com>

Date: Tue, May 16, 2023, 6:22 p.m.

Subject: Re: Back yard estimate

To: Jonathan Broadway

Hi Jonathan

Here is the budget for removing concrete and installing soil and lawn seed in the backyard.

32x37 foot area \$8,500 + GST

18x37 foot area \$5,500 + GST

This includes:

Removal of up to 4 inches of concrete + 4 inches under concrete slab.

Installation of up to 8 inches of lawn soil and lawn seed.

No irrigation or warranty on seeded lawn.

FOLIO NO. 8971

THE CORPORATION OF THE

ADDRESS

LEGAL DESCRIPTION

DISTRICT OF NORTH COWICHAN

7976 - ARTHUR ST.
Backlot, lot 6

Lot, Blk, Rge, Sec, Plan, District
7 2 / 19 / 12599 Comaker

MUNICIPAL SERVICES RECORD

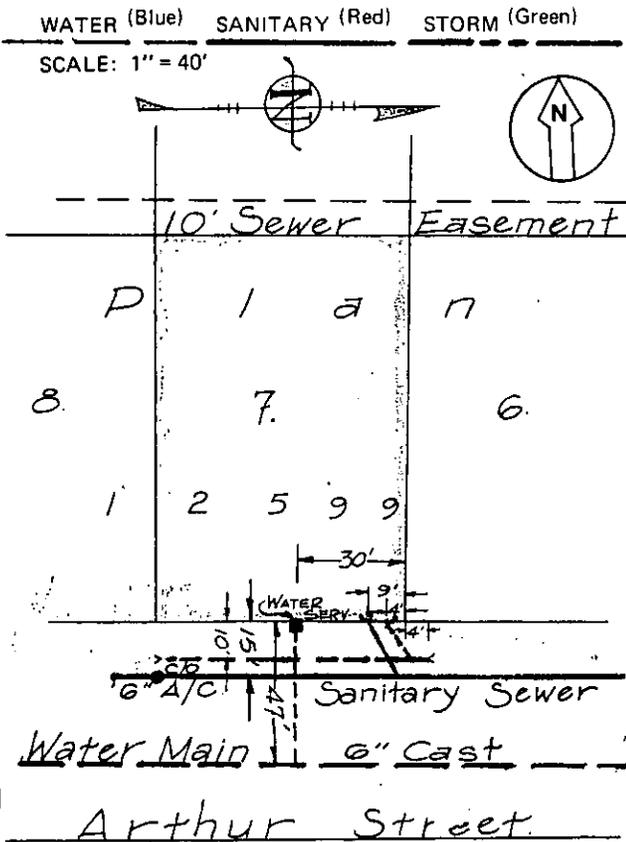
	WATER	SAN. SEWER	STORM DRAIN
APPLICATION DATE	JULY 3/80	JULY 3/80	
INSTALLATION DATE	JULY 15/80	JULY 15/80	
SIZE OF SERVICE	3/4"	4"	
TYPE OF PIPE	PLASTIC	P.V.C.	
CONNECTION LENGTH	47'	18"	
METER SIZE & TYPE			
METER SERIAL NO.			
DEPTH AT P.L.	2'-6"	3'-0"	
DEPTH OF MAIN			
LOCATION AT P.L.	30'S of NE P.N.	9'S of NE P.N.	
LOCATION AT MAIN	SAME	4'S of NE P.N.	

1 Full Frontage Culvert installed July 15/80
2 4' Extension on North End Culvert Aug 24/82

CULVERT INSTALLATIONS

APPLICATION DATE	INSTALLATION DATE	SIZE & TYPE	LENGTH
		12" CMP	74'

SKETCH



Subject to Automatic door opener
on door between garage + basement installed
Revolving put on side stairs.

July 9/81
81-07-09

CERTIFICATE ISSUED
DATE 7/9/81

The Corporation of the District of North Cowichan

P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 271

BUILDING PERMIT CERTIFICATE OF OCCUPANCY

APPLICANT A. DESROSIERS DATE 26 June 1980 PERMIT NO. 234
ADDRESS [REDACTED] (NO.) (STREET)

PERMIT TO NEW (TYPE OF IMPROVEMENT) (2) STORY NO. 1209 (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 7976 (NO.) RAVINE ST (STREET) ZONING DISTRICT _____

SUBDIVISION LOT 12599 LOT 7 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: [REDACTED]

AREA _____ (SQUARE FEET)

OWNER DE ROSIERS
ADDRESS [Signature]

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 8971

BUILDING PERMIT

DEPT. FILE COPY

9007

VALIDATION

DATE 26 JUN 19 80 PERMIT NO. 234
APPLICANT A. DESBOISIEAS ADDRESS [REDACTED]

PERMIT TO NEW (TYPE OF IMPROVEMENT) (2) STORY NO. ONE (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 7976 (NO.) MATHIA ST. (STREET) ZONING DISTRICT _____

SUBDIVISION CON. 12599 02319 LOT 7 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA _____ (SQUARE FEET) ESTIMATED VALUE \$ 43 000 PERMIT FEE \$ 86.00

OWNER DESBOISIEAS

ADDRESS _____

BUILDING DEPT. BY [Signature]



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