



Home Book
for

6250 Lower Chippewa 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.



6250 Lower Chippewa Rd, Duncan

Perched in sought after Maple Bay, this level entry home offers stunning views, exceptional privacy, and a setting that feels truly magical. Backing onto protected government easement land, you'll enjoy a peaceful forest backdrop with no rear neighbours. Extensively updated for peace of mind, featuring a 2018 roof, 2026 Mitsubishi heat pump, 2025 PEX plumbing, 2024 hot water tank, and modern appliances. Outdoor living shines with multiple seating areas including a covered cedar deck, natural gas BBQ hookup, cedar outdoor kitchen, private Jacuzzi hot tub area, and an enchanting fire pit nestled in the trees. Established xeriscape gardens with berries, herbs, grapes, irrigation, and deer-proof fencing create a gardener's dream. The lower level includes premium commercial-grade office cabinetry, ideal for remote work or business use. A rare lifestyle property combining privacy, views, and thoughtful upgrades in one of East Duncan's most desirable neighbourhoods.

MLS #1034726
Fin Sq Ft 2,683
Bedrooms 3
Bathrooms 3
Taxes \$5,509 (2025)



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REALTOR®

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6250 Lower Chippewa Rd Duncan BC V9L 5P8
 MLS® No: **1034726** **\$997,000** **Active**



MLS® No: **1034726** List Price: **\$997,000**
 Status: **Active** Orig Price: **\$997,000**
 Area: **Duncan** Sub Area: **Du East**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached** Title: **Freehold**
 Pend Date:

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Room	Level	Dims/Pieces
Bathroom	Lower	3-Piece
Bedroom	Lower	12'8x12'1
Bedroom	Lower	11'9x12'1
Rec Room	Lower	18'2x12'1
Rec Room	Lower	19'0x20'7
Utility Room	Lower	7'7x13'10
(Unfinished) (Unfin)		
Bathroom	Main	3-Piece
Bedroom - Primary	Main	15'9x13'9
Dining Room	Main	13'8x12'1
Eating Nook	Main	13'1x7'5
Ensuite	Main	4-Piece
Entrance	Main	4'10x15'3
Kitchen	Main	13'1x12'6
Laundry	Main	6'10x13'8
Living Room	Main	13'11x21'0
Walk-in Closet	Main	6'11x5'2

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **2,683** UnFin SqFt: **105** Basement: **Yes** Addl Accom: Laundry: **In House**
 SqFt Total: **2,788** Layout: **Main Level Entry with Lower Level(s)** Appl Incl: **Dishwasher, Dryer, Hot Tub, Oven/Range Electric, Range Hood, Refrigerator, Washer**
 Heating: **Electric, Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs: **Workshop**

Exterior/Building

Built (Est): **1998** Front Faces: **Southeast** Storeys: Bldg Warranty:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Insulation: **Walls, Stucco**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Balcony/Patio, Fencing: Full, Garden, Outdoor Kitchen, Sprinkler System**

Lot

Lot SqFt: **9,975** Lot Acres: **0.22** Dimensions: Shape:
 Park Type: **Garage Double** Park Spcs: **2** View: **Mountain(s), Lake** Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **2** Services:
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Quiet Area, Recreation Nearby, Sloping**

Legal/Public Records

Assessed: **\$901,000** Assess Yr: **2026** Taxes: **\$5,509** Tax Year: **2025**
 PID: **023-013-168** Roll No: **8053284** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **LOT 284, SECTION 1, RANGE 3, COMIAKEN LAND DISTRICT, PLAN VIP60493**

Licensee/Agency Information

Licensee Name **Phone** **Brokerage** **Awd Split**
 List: **Dan Johnson*** **250-709-4987** **Pemberton Holmes Ltd. (Cow Vall)**
 CoList: **Amara Johnson** **778-838-8685** **Pemberton Holmes Ltd. (Cow Vall)**
 Appt Ph: Lckbx Loc: **back door - key for FD** Solicitation OK?: **No** Brok Fee: **3% 1st 100K/1.5% bal**

Licensee Notes: **Measurements and photos by Stellar Real Estate Marketing. LB on the back door down the path - key is for front door. Included and excluded items listed in information package.**

Agent Info: **Information Package Available**

Showing Instructions: **Appts by Showing Service, Lockbox**

*Personal Real Estate Corporation

Home Feature Sheet

6250 Lower Chippewa Rd | Maple Bay, BC

Property Highlights

- Level-entry home in desirable Maple Bay
- Stunning views
- Backs onto protected government easement land
- Exceptional privacy with forested rear setting
- Multiple outdoor entertaining spaces
- Lower patio and fire pit retreat in natural setting

Major Upgrades & Systems

- Asphalt shingle roof by Coastal Roofing (2018)
- Mitsubishi heat pump by Westisle Plumbing (2026)
- PEX plumbing upgrades (2025)
- Interior main water shut-off (2024)
- Hot water tank (2024)
- Copper wiring (1998)

Outdoor Living

- Covered cedar deck (2020)
- Jacuzzi hot tub by Sun Valley Pools (2020)
- Cedar outdoor kitchen / BBQ station
- Natural gas BBQ hookup on upper deck
- Natural gas service access for stove
- Deer-proof fencing
- Micro-spray irrigation in 4 zones

Gardens & Landscaping

- Professionally established landscaping (since 2015)
- Xeriscape low-maintenance design
- Raspberries, table grapes, herbs
- Mature gardens and curated outdoor spaces

Interior Features

- Commercial-grade built-in home office
- Premium lower-level office cabinetry
- Bright functional layout
- Ideal for work-from-home lifestyle

Included Chattels

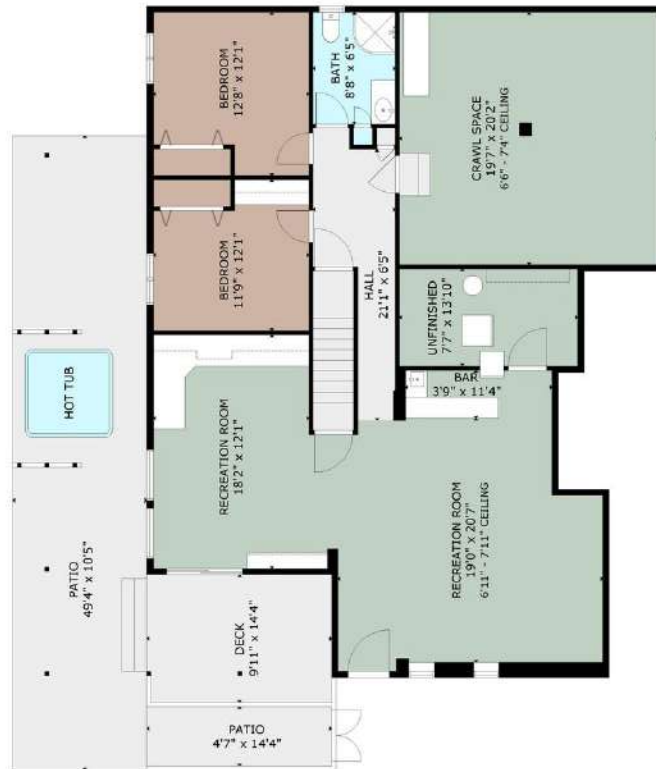
- Hot tub
- Outdoor kitchen
- Two outbuildings
- Compost shed with metal roof
- Large mirror in primary bedroom
- Window coverings where visible
- Fridge (2020)
- Stove (2025)
- Hood fan (2025)
- Dishwasher (2024)
- Washer (2025)
- Dryer (2022)
- Mirrors in two lower bedrooms
- Rolling work table in garage

Excluded Items

- Wood mirror in bathroom by front door

- Three parquetry artworks in dining room
- Existing garden crops: garlic, lettuce, kale, arugula
- Wooden pegs in hot tub area

LOWER FLOOR 1,372 SQ. FT.



MAIN FLOOR 1,416 SQ. FT.



6250 LOWER CHIPPEWA ROAD

	FINISHED	UNFINISHED	GARAGE	DECK / PATIO	CRAWL SPACE
MAIN	1416	-	385	584	-
LOWER	1267	105	-	723	395
TOTAL	2683	105	385	1307	395

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
PREPARED FOR THE EXCLUSIVE USE OF

ETHOS REAL ESTATE GROUP

MEASURED ON 05/05/26, BY STELLAR REAL ESTATE MARKETING
www.stellar.ca | +1 (250) 929 1888 | info@stellar.ca



Parcels: 6250 LOWER CHIPPEWA RD

House 1: 6250

House 2:

Street Name: LOWER CHIPPEWA RD

Approx. m2: 928.48

Approx. Acre: 0.229433

Approx. Hectare: 0.092852

PID: 023-013-168

Folio: 08053-284

Lot: 284

Plan: VIP60493

Non-Legal Descript: L 284 PL VIP60493

Section: 1

Range: 3

Land District: Comliaken

Zoning: R3

Split Zoned: NA

Accuracy:

Method:

GIS Link ID: 05289

Comments:

[Zoning Bylaw PDF](#)

[Property Report](#)

Residential One and Two-Family Zone (R3)

[BL3150, BL3302, BL3323, BL3418, BL3674, BL3758, BL3891]

Permitted Uses

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

Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
 - (b) The number of dwelling units shall not exceed:
 - (i) Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in 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.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 4.5 m (14.76')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')

- Yard, Rear, 7 m (22.97')
- (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]
 - (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]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m² (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
- (a) 6077 Mary Street (PID: 000-328-332)
 - (b) 3056 Gibbins Road (PID: 005-667-909)
 - (c) Lot 1 Sophia Road (PID: 029-263-123)
 - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
 - (e) 7978 Tidemark Way (PID: 028-795-261)
 - (f) 6125 Lakeview Drive (PID: 003-760-251)
 - (g) 9921 Echo Heights (PID: 027-633-250)
 - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
 - (i) 1578 Adelaide Street (PID: 003-247-988)
 - (j) 3192 Sherman Road (PID: 002-748-851)
 - (k) 5951 Highland Avenue (PID: 000-392-651)

Driveway Width

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



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

6250 LOWER CHIPPEWA RD NORTH COWICHAN V9L 5P8

Area-Jurisdiction-Roll: 04-315-08053.284



04-315-08053284 10/27/2015

Total value \$901,000

2026 assessment as of July 1, 2025

Land	\$357,000
Buildings	\$544,000

Previous year value	\$890,000
Land	\$350,000
Buildings	\$540,000

Property value history

2026	+1%	\$901,000
2025	+4%	\$890,000
2024	-7%	\$863,000
2023	+12%	\$916,000
2022	+35%	\$818,000

Property value and District of North Cowichan jurisdiction change



Property information

Year built	1998
Description	1 STY house - Standard
Bedrooms	3
Baths	3
Carpports	
Garages	G
Land size	.229 Acres
First floor area	1,384
Second floor area	
Basement finish area	1,246
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT 284, PLAN VIP60493, SECTION 1, RANGE 3, COMIAKEN LAND DISTRICT
PID: 023-013-168

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY INFORMATION

General Property Information	
Civic Address:	6250 LOWER CHIPPEWA RD
Folio:	08053-284
LTO Number:	CA2628530
PID:	023-013-168
MHR Number:	
Status:	Active
Property No:	106624
Legal:	LOT 284 SECTION 1 RANGE 3 COMIAKEN PLAN VIP60493

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0145	1 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
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
2026	Reg	0.00	1	357,000	544,000	901,000	901,000
2025 May 02, 2025	Reg	5,508.87	1	350,000	540,000	890,000	890,000
2024 May 15, 2024	Reg	5,004.77	1	327,000	526,000	853,000	853,000

Licensing Account 12437					
Category:	BUSINESS LICENCES	Licencee Name(s):	MULBERRY LANE MUSIC STUDIO		
Trade - MULBERRY LANE MUSIC STUDIO					
Trade Status:	OPEN	Home Based:	No	Inter Municipal:	No
Trade Location(s):	6250 LOWER CHIPPEWA RD DUNCAN BC				
Licence		Type(s)	Covers From	Covers To	Status
105599		MUSIC TEACHER	Jan 01, 2026	Dec 31, 2026	APPROVED
PRIVATE MUSIC INSTRUCTION					

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.

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