

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*  
· ESTABLISHED 1887 ·

Information Package  
For  
***2-5815 Banks 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 ·

## PERFECT FAMILY HOME!



### 2-5815 Banks Rd

LIVE HERE VIRTUALLY FREE! Amazing half duplex styled townhouse in a peaceful & friendly neighborhood close to schools, the hospital, grocery store and cafes. This 4 bedroom/2 bath home has a very welcoming floor plan. Upstairs is the spacious, light & bright living and dining room with soaring vaulted ceilings, access to the south facing deck, an updated kitchen with beautiful cabinets, countertops & new light fixtures, with gorgeous flooring throughout. Freshly painted living area & new hardware on the cabinets and all exterior & interior doors. The master bedroom, main 4pc bath, and 2 further bedrooms complete the main floor. Downstairs you find the 4th bed, 2nd bath & family room, which has been an excellent air B&B bringing in over 3,000/mnth! Nice fenced yard with a patio, garden, storage shed, and figs, grapes, apples & blueberries! Lots of storage space in the garage and crawl space. This home is close to trails and is perfect for a young family. Call your agent today!



**Priced at**  
**\$595,000**

|             |             |          |        |
|-------------|-------------|----------|--------|
| Area        | West Duncan | Age      | 1996   |
| Bedrooms    | 4           | Taxes    | 3055   |
| Bathrooms   | 2           | Tax Year | 2022   |
| Lot Size    |             | MLS#     | 911975 |
| Floor Space | 1692        | Parking  |        |

**DAN JOHNSON\***

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



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



**2 - 5815 Banks Rd  
 Du West Duncan ~ V9L 1L3**

| Rooms             |       |           |
|-------------------|-------|-----------|
| RoomType          | Level | Dim/Pcs   |
| Bathroom          | Lower | 3-Piece   |
| Bedroom           | Lower | 11'2x10'3 |
| Entrance          | Lower | 7'5x5'11  |
| Laundry           | Lower | 8'0x5'2   |
| Living Room       | Lower | 20'7x11'6 |
| Bathroom          | Main  | 4-Piece   |
| Bedroom           | Main  | 9'11x8'11 |
| Bedroom           | Main  | 9'11x8'11 |
| Bedroom - Primary | Main  | 12'10x10' |
| Dining Room       | Main  | 11'7x8'8  |
| Kitchen           | Main  | 9'10x9'5  |
| Living Room       | Main  | 15'10x11' |

| Listing Summary             |                              |
|-----------------------------|------------------------------|
| <b>MLS@:</b> 911975         | <b>List Price:</b> \$595,000 |
| <b>Status:</b> Active       | <b>Orig Price:</b> \$599,000 |
| <b>Sub Type:</b> Row/Twn    | <b>Sold Price:</b>           |
| <b>DOM:</b> 33              | <b>Pend Date:</b>            |
| <b>Taxes:</b> \$3,055       | <b>Strata Fee:</b> \$313     |
| <b>2022 Asmt:</b> \$504,000 | <b>Title:</b> Frhld/Str      |

| Rooms Summary   |       |      |        |       |       |
|-----------------|-------|------|--------|-------|-------|
|                 | Lower | Main | Second | Third | Other |
| <b>Fin SqFt</b> | 709   | 983  | 0      | 0     | 0     |
| <b>Beds</b>     | 1     | 3    | 0      | 0     | 0     |
| <b>Baths</b>    | 1     | 1    | 0      | 0     | 0     |
| <b>Kitchens</b> | 0     | 1    | 0      | 0     | 0     |

**Remarks**

LIVE HERE VIRTUALLY FREE! Amazing half duplex styled townhouse in a peaceful & friendly neighborhood close to schools, the hospital, grocery store and cafes. This 4 bedroom/2 bath home has a very welcoming floor plan. Upstairs is the spacious, light & bright living and dining room with soaring vaulted ceilings, access to the south facing deck, an updated kitchen with beautiful cabinets, countertops & new light fixtures, with gorgeous flooring throughout. Freshly painted living area & new hardware on the cabinets and all exterior & interior doors. The master bedroom, main 4pc bath, and 2 further bedrooms complete the main floor. Downstairs you find the 4th bed, 2nd bath & family room, which has been an excellent air B&B bringing in over 3,000/mnth! Nice fenced yard with a patio, garden, storage shed, and figs, grapes, apples & blueberries! Lots of storage space in the garage and crawl space. This home is close to trails and is perfect for a young family. Call your agent today!

**Interior Details**

**Layout:** Duplex Side/Side  
**Bedrms:** 4 **Kitchens:** 1  
**Baths Tot:** 2 **Fireplaces:** 0  
**Bth 2Pce:** 0 **Storeys:**  
**Bth 3Pce:** 1 **Fin SqFt:** 1,692  
**Bth 4Pce:** 1 **Unfin SqFt:** 0  
**Bth 5Pce:** 0 **Bed & Brk:**  
**Ens 2Pce:** 0 **Addnl Acc:**  
**Ens 3Pce:** 0 **Basement:** Crawl Space  
**Ens 4+Pce:** 0 **FP Feat:**  
**App Incl:** Dishwasher, F/S/W/D  
**Intr Ftrs:** Ceiling Fan(s), Vaulted Ceiling(s)

**Building Information**

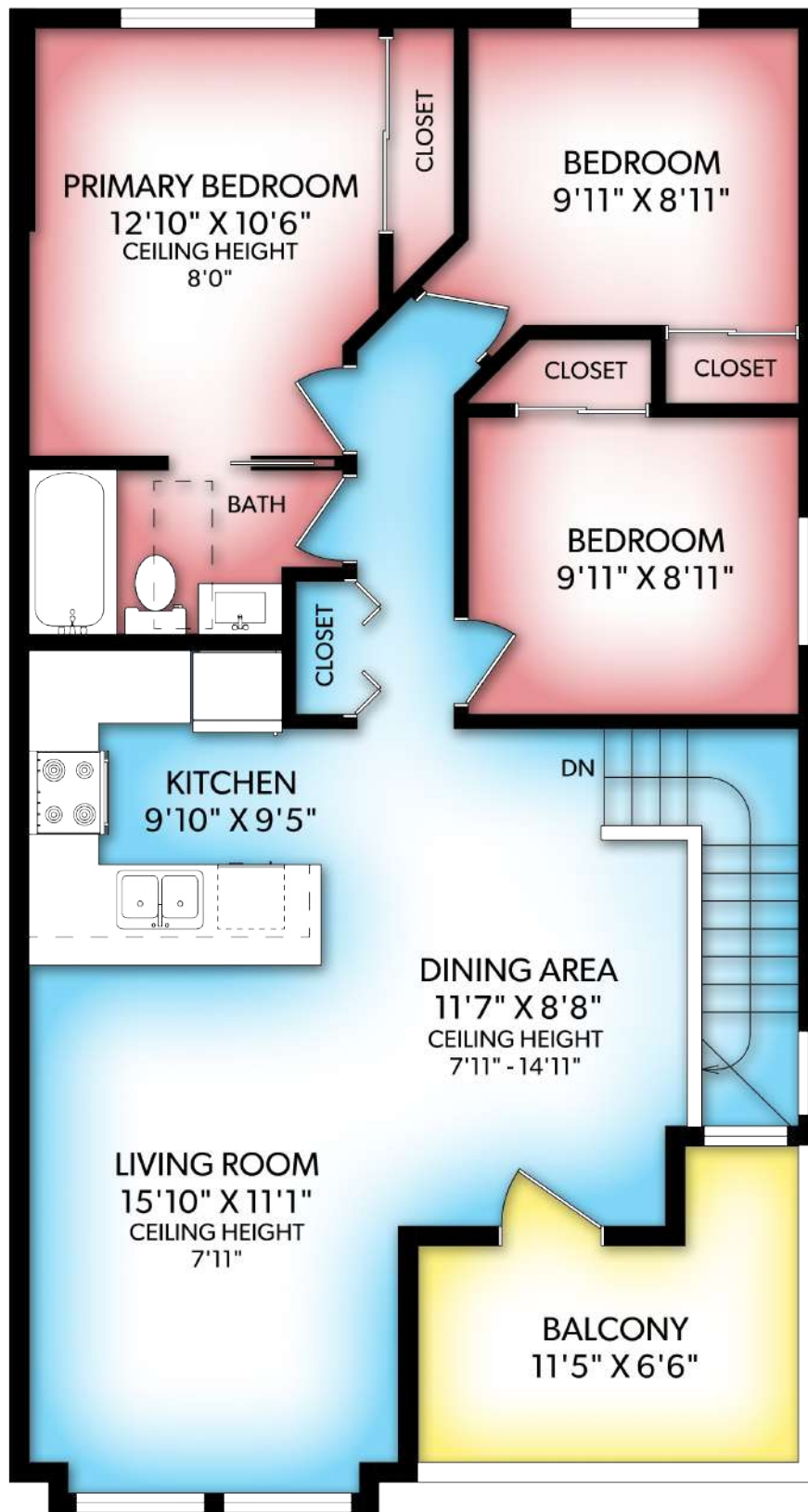
**Frnt Faces:** SW **Bldg Style:**  
**Built (est):** 1996 **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Balcony/Deck, Balcony/Patio, Fencing: Full, Garden, Low Maintenance Yard  
**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Fibreglass Shingle  
**Fndn:** Poured Concrete  
**Accss:** Primary Bedroom on Main

**Lot/Strata Information**

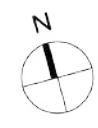
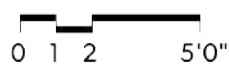
**Lot Size:** 0sqft / 0.00ac  
**Prk Type:** Additional, Driveway, Garage  
**Water:** Municipal **Waste:** Sewer Connected  
**Lot Feat:** Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Quiet Area, Recreation Nearby, Shopping Nearby  
**Complex:**  
**SqFt Balc:** **StrLots/Cplx:** 10 **Prk Tota:** 1 **Rent Alld?:** Some Rentals: see Bylaws  
**SqFt Prk:** **Bldgs/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:** 0  
**SqFt Pat:** **Suites/Bldg:** **Prk LCP:** **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**SqFt Strg:** **Floors/Bldg:** **Prk Str Lot:** 1 **BBQs Alld?:** Yes  
**Gnd/Top?:** **Lvl/Suite:** **Str Lot Incl:** Parking Stall, Private Garden  
**Shrd Am:** **Unit Incl:** Garbage Removal, Maintenance Grounds, Property M



# MAIN FLOOR



| FLOOR  | FINISHED | UNFINISHED | TOTAL | OTHER AREAS |
|--------|----------|------------|-------|-------------|
| MAIN   | 983      | 0          | 983   | GARAGE 265  |
| GROUND | 709      | 0          | 709   | SHED 53     |
| TOTAL  | 1692     | 0          | 1692  | BALCONY 97  |
|        |          |            |       | PATIO 145   |



**REAL FOTO**  
250-388-6998  
ORDERS@REALFOTO.CA

**2-5815 BANKS ROAD**  
DOCUMENT PREPARED FOR THE EXCLUSIVE USE OF  
**DAN JOHNSON\***  
\*PERSONAL REAL ESTATE CORPORATION  
MEASURED 08/23/2022 BY IAN BERTRAM

**PEMBERTON HOLMES**  
ESTABLISHED 1887

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

# GROUND FLOOR



| FLOOR  | FINISHED | UNFINISHED | TOTAL       | OTHER AREAS |     |
|--------|----------|------------|-------------|-------------|-----|
| MAIN   | 983      | 0          | 983         | GARAGE      | 265 |
| GROUND | 709      | 0          | 709         | SHED        | 53  |
| TOTAL  | 1692     | 0          | <b>1692</b> | BALCONY     | 97  |
|        |          |            |             | PATIO       | 145 |



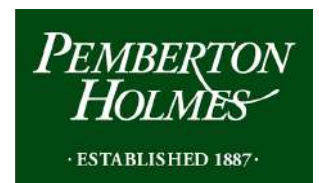
## 2-5815 BANKS ROAD

DOCUMENT PREPARED FOR THE EXCLUSIVE USE OF

### DAN JOHNSON\*

250-388-6998  
ORDERS@REALFOTO.CA

\*PERSONAL REAL ESTATE CORPORATION  
MEASURED 08/23/2022 BY IAN BERTRAM



All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

## **Property Notes – 2-5815 Banks Rd, Duncan**

Newly painted living/dining/kitchen including trim

New hardware on the kitchen cupboards and all interior and exterior doors

New kitchen light fixtures

New ceiling fan in master bedroom

Vaulted ceilings

All windows screened

Sunny, south facing upper deck

Storage in the crawl space and garage

Within walking distance to all amenities including the hospital,  
Schools, and the Trans Canada Trail system

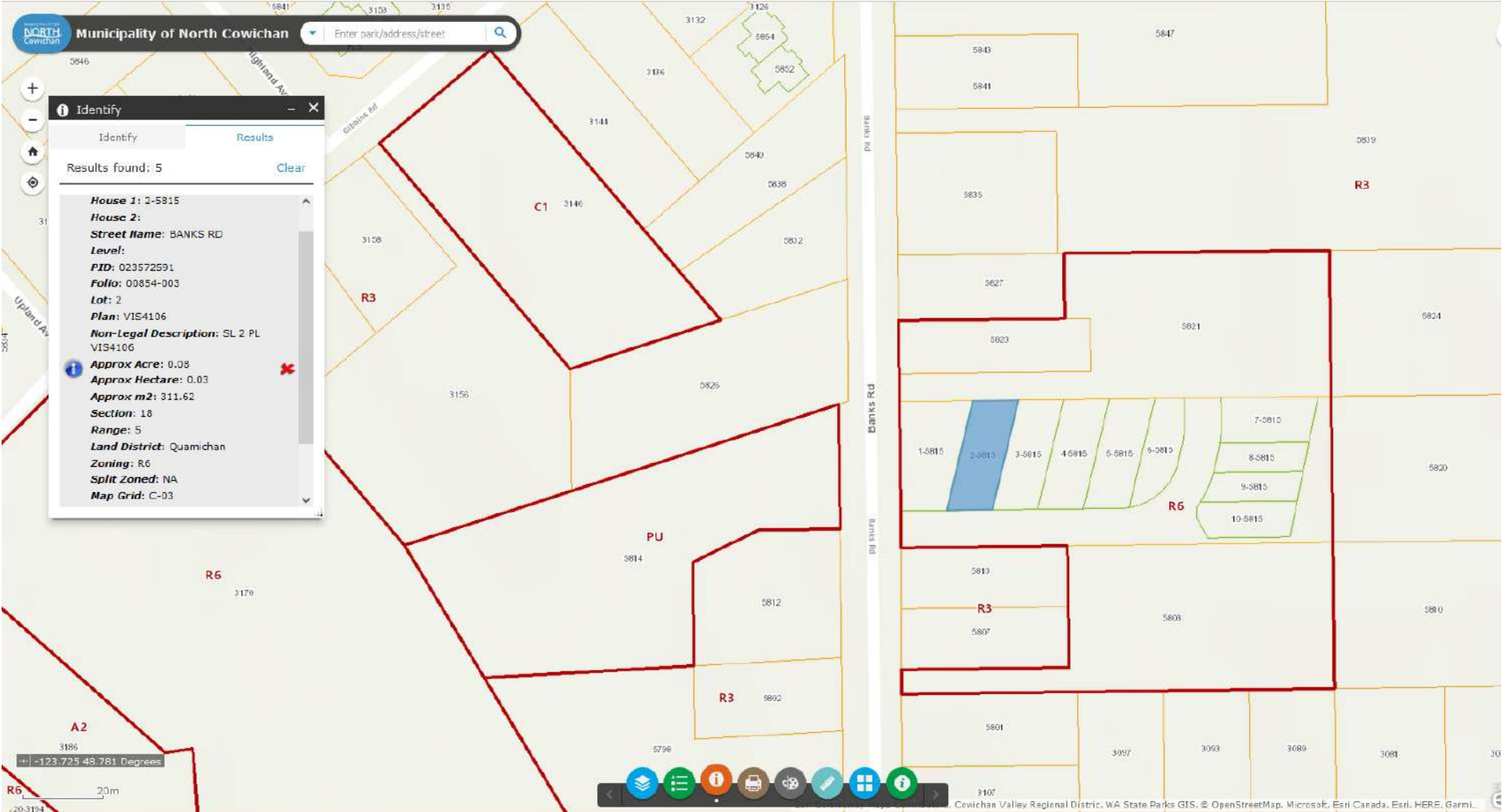
Friendly and quiet neighbourhood

Prompt and professional Strata Council

Excellent income producing short term rental downstairs

Backyard has a patio, garden space, a storage shed, and fruit bearing trees and shrubs  
including figs, grapes, apples, and blueberries





## Residential Townhouse Zone (R6)

### Permitted Uses

- 61 (1) The permitted uses for the R6 zone are as follows:
- Home-based Business
  - Single-Family Dwelling (subject to the provisions of the R3 zone)
  - Townhouse
  - Two-Family Dwelling [BL3383]

### Minimum Lot Size

- (2) The minimum lot size for the R6 zone is 1,170 m<sup>2</sup> (12,594 sq. ft.). [BL3083]

### Minimum Frontage

- (3) The minimum permitted frontage for the R6 zone is 30 m (98.43').

### Density

- (4) The maximum permitted density for the R6 zone is as follows:
- (a) One dwelling unit per 390 m<sup>2</sup> (4,197.93 sq. ft.) of lot area (25 units per hectare). [BL3383]
  - (b) The maximum permitted floor space ratio for the R6 zone is 0.5:1.

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R6 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R6 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m ( 9.84')
    - 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, 1.5 m ( 4.92')
- (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 R6 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### Minimum Separation Between Buildings on the Same Lot

- (8) The minimum permitted separations between buildings on the same lot for the R6 zone are as follows:
- (a) From windows to habitable rooms, 12.0 m (39.37')
  - (b) Between walls and all other windows, 6.0 m (19.69')
  - (c) Between walls, 4.0 m (13.12')

### Landscaped Open Space

- (9) In the R6 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

### Recreation Area



- (10) In the R6 zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:
- (a) have a minimum area of 40 m<sup>2</sup> (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.

**Conditions of Use**

- (11) The conditions of use for the R6 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, or rear.
  - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
  - (d) Common garbage receptacles/bins must be enclosed by walls or decorative fencing for the purposes of screening.
  - (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) 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]

## 2-5815 BANKS RD DUNCAN V9L 1L3

Area-Jurisdiction-Roll: 04-315-00854.003



**Total value**                 **\$504,000**

2022 assessment as of July 1, 2021

Previous year value                 \$362,700

### Property information

|                        |                  |
|------------------------|------------------|
| Year built             | 1996             |
| Description            | Strata Townhouse |
| Bedrooms               | 3                |
| Baths                  | 1                |
| Carports               |                  |
| Garages                | G                |
| Land size              |                  |
| First floor area       |                  |
| Second floor area      |                  |
| Basement finish area   |                  |
| Strata area            | 1,615            |
| Building storeys       | 1                |
| Gross leasable area    |                  |
| Net leasable area      |                  |
| No. of apartment units |                  |

### Legal description and parcel ID

Strata Lot 2 Plan VIS4106 Section 18 Range 5 Land District 45 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 023-572-591

### 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

# PROPERTY INFORMATION

## General Property Information

**Civic Address:** 2-5815 BANKS RD  
**Folio:** 00854-003  
**LTO Number:** CA336116  
**PID:** 023-572-591  
**MHR Number:**  
**Status:** Active  
**Property No:** 101677  
**Legal:** LOT 2 SECTION 18 RANGE 5 QUAMICHAN PLAN VIS4106

## Property Attributes

| Title            | Value     | Description                    |
|------------------|-----------|--------------------------------|
| BCAA             |           |                                |
| MANUAL CLASS     | D701      | Strata Townhouse               |
| ACTUAL USE       | 039       | ROW HOUSING(SINGLE UNIT OWNER) |
| FIRE AREA        | SOUTH END |                                |
| CURBSIDE PICKUP  |           |                                |
| GARBAGE SCHEDULE |           |                                |
| ZONING           |           |                                |

## Property Tax Levies and Assessments Summary

| Year Notice Date  | Type | Total Levy | Class | Gross Land | Gross Improvements | Gross Assessment | Net Assessment |
|-------------------|------|------------|-------|------------|--------------------|------------------|----------------|
| 2022 May 05, 2022 | Reg  | 3,055.44   | 1     | 371,000    | 133,000            | 504,000          | 504,000        |
| 2021 May 19, 2021 | Reg  | 2,841.54   | 1     | 267,000    | 95,700             | 362,700          | 362,700        |
| 2020 May 25, 2020 | Reg  | 2,892.25   | 1     | 259,000    | 95,700             | 354,700          | 354,700        |

## 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.





# 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](http://www.duncanbcrealestate.ca)