

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

1176 Maple Bay Rd, Duncan

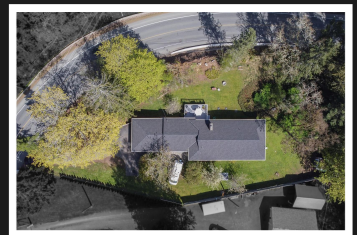
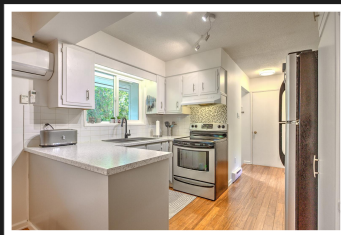


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

SHORT STROLL TO THE BEACH!



1176 Maple Bay Rd

Fantastic rancher in beautiful Maple Bay! This welcoming spacious 3 bed/3 bath home has generous living spaces including the living room with large picture windows and a stone fireplace with cozy wood stove insert. The kitchen has stainless appliances, plenty of cupboards & counter space and two dining areas. Gorgeous mid-tone flooring throughout, good-sized bedrooms including the primary suite with updated 3pc ensuite bath with a tiled walk-in shower, plenty of natural light, and large deck for family bbqs. Two more baths include the 4pc main bath with heated floor and the conveniently located 2pc off the laundry. Heat pump for heating and cooling too. The 1/2 acre lot offers green space for a garden, mature trees and a double garage and carport complete the property. Just a short walk down the hill and you're at the beach! Call your agent today to view this home as it won't last long!



Priced at
\$749,900

Area	East Duncan	Age	1976
Bedrooms	3	Taxes	4097
Bathrooms	3	Tax Year	2023
Lot Size	21780	MLS#	959807
Floor Space	1233	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)



1176 Maple Bay Rd Duncan BC V9L 5X1
 MLS® No: **959807** **\$749,900** **Active**



Fantastic rancher in beautiful Maple Bay! This welcoming spacious 3 bed/3 bath home has generous living spaces including the living room with large picture windows and a stone fireplace with cozy wood stove insert. The kitchen has stainless appliances, plenty of cupboards & counter space and two dining areas. Gorgeous mid-tone flooring throughout, good-sized bedrooms including the primary suite with updated 3pc ensuite bath with a tiled walk-in shower, plenty of natural light, and large deck for family bbqs. Two more baths include the 4pc main bath with heated floor and the conveniently located 2pc off the laundry. The 1/2 acre lot offers green space for a garden, mature trees and a double garage and carport complete the property. Just a short walk down the hill and you're at the beach! Call your agent today to view this home as it won't last long!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bathroom	Main	2-Piece
Bedroom	Main	8'2x10'5
Bedroom	Main	10'1x13'10
Bedroom - Primary	Main	13'8x10'10
Dining Room	Main	9'4x10'7
Dining Room	Main	9'0x10'10
Ensuite	Main	3-Piece
Entrance	Main	17'6x8'0
Kitchen	Main	15'4x10'7
Laundry	Main	6'6x4'11
Living Room	Main	18'4x12'5

MLS® No: **959807** List Price: **\$749,900**
 Status: **Active** Orig Price: **\$749,900**
 Area: **Duncan** Sub Area: **Du East**
Duncan
 DOM: **2** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **1,233** UnFin SqFt: **0** SqFt Total: **1,233** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **3** Laundry: **In House**
 Layout: **Rancher** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Baseboard, Electric, Heat Pump, Radiant Floor** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

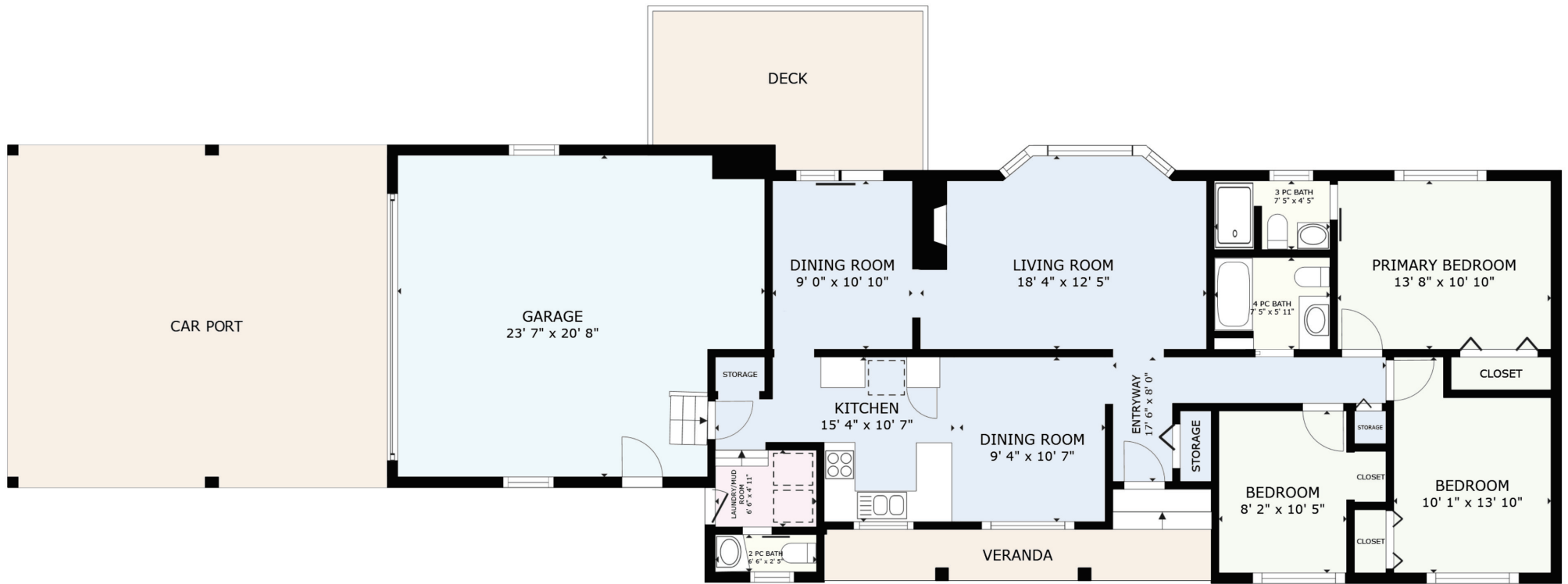
Built (Est): **1976** Front Faces: **North** Storeys:
 Construction: **Brick, Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**
Insulation: Walls, Wood
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Fenced, Low Maintenance Yard**

Lot

Lot SqFt: **21,780** Lot Acres: **0.50** Dimensions: Shape:
 Park Type: **Carport Double, Driveway, Garage Double,** Park Spcs: **6** View: Waterfront: Water: **Municipal**
RV Access/Parking
 Carport Spcs: **2** Garage Spcs: **2** Services:
 Sewer: **Septic System** Restrictions:
 Lot Ftrs: **Easy Access, Irregular Lot, Marina Nearby, Recreation Nearby**

Legal/Public Records

Assessed: **\$799,000** Assess Yr: **2024** Taxes: **\$4,097** Tax Year: **2023**
 PID: **002-934-949** Roll No: **9243000** Zoning: **R1** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Lot 4, Section 7, Range 4, Comiakien District, Plan VIP25591, Except Plan 29330**



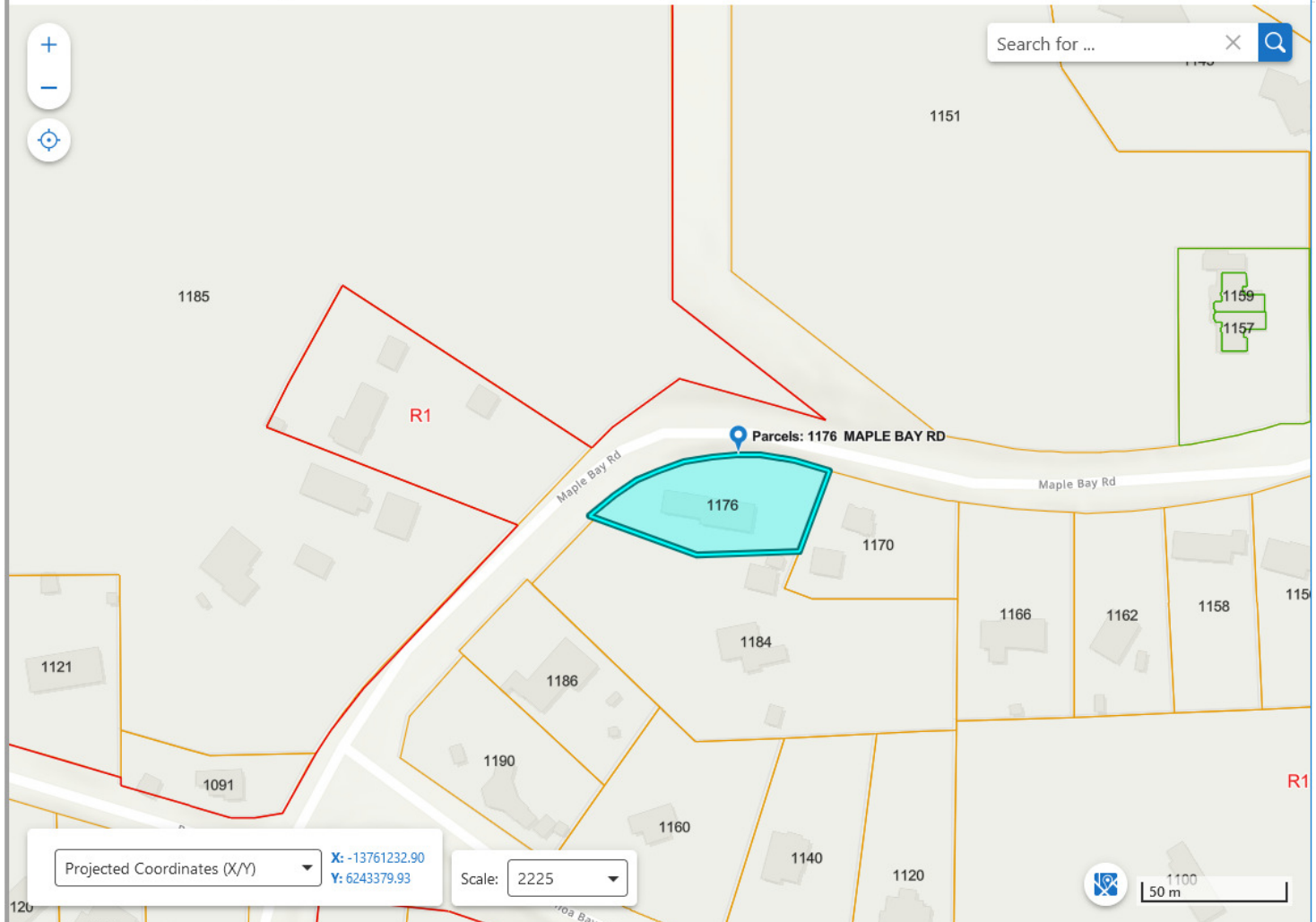
FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 1,233 sq.ft.
 EXCLUDED AREAS : GARAGE 456 sq.ft. STORAGE 7 sq.ft. VERANDA 98 sq.ft. CAR PORT 489
 sq.ft. DECK 164 sq.ft.
 TOTAL : 1,233 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Parcels: 1176 MAPLE BAY RD

House 1: 1176
House 2:
Street Name: MAPLE BAY RD
Approx. m2:
Approx. Acre: 0.491642
Approx. Hectare: 0.198967
PID: 002-934-949
Folio: 09243-000
Lot: 4
Plan: VIP25591
Non-Legal Descript: L 4 PL 25591 EXC PL 29330
Section: 7
Range: 4
Land District: Comiakien
Zoning: R1
Split Zoned: NA
Accuracy:
Method:
GIS Link ID: 03541
Comments:
[Zoning Bylaw PDF](#)
[Property Report](#)



Residential Rural Zone (R1)

Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw)
 - Two-Family Dwelling [BL3302, BL3367, BL3754]

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (18,029 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted on lots 0.81 ha (two acres), or larger, subject to the Temporary Mobile Home Permit Bylaw. [BL3754]
 - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
 - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
 - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]
 - (f) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6343 Wicks Road (PID: 003-145-603). [BL3731]
 - (g) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 10097 Chemainus Road (PID: 018-858-651). [BL3732]
 - (h) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 2372 Regina Drive (PID 000-368-393). [BL3760]
 - (i) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1038 Herd Road (PID: 023-168-501). [BL3766]
 - (j) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on Lot 7 Wellburn Place (PID: 031-028-314). [BL3809]
 - (k) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9376 Cottonwood Road (PID: 004-156-676). [BL3815]

- (l) Despite section 56 (4)(a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 6353 Genoa Bay Road (PID: 001-165-283) [BL3847]
- (m) Despite section 56 (4)(a) a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 8921 Chemainus Road (PID: 029-612-829) [BL3852]
- (n) Despite section 56(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 1211 Barnes Road (PID: 000-006-793) [BL3911]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 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, 3.0 m (9.84')
 - Yard, Rear, 3.0 m (9.84')
- (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 R1 zone are as follows:
 - (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R1 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than six sleeping units.
 - (e) [Repealed. 3758]
 - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only,
 - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
 - (g) 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]
 - (h) [Repealed. BL3367]

1176 MAPLE BAY RD DUNCAN V9L 5X1

Area-Jurisdiction-Roll: 04-315-09243.000



Total value **\$799,000**

2024 assessment as of July 1, 2023

Land \$465,000

Buildings \$334,000

Previous year value \$791,000

Land \$443,000

Buildings \$348,000

Property information

Year built	1976
Description	1 STY SFD - After 1960 - Standard
Bedrooms	3
Baths	1
Carports	C
Garages	G
Land size	.5 Acres
First floor area	1,204
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 4, PLAN VIP25591, SECTION 7, RANGE 4, COMIAKEN LAND DISTRICT, EXCEPT PLAN 29330

PID: 002-934-949

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:	1176 MAPLE BAY RD
Folio:	09243-000
LTO Number:	CA1462642
PID:	002-934-949
MHR Number:	
Status:	Active
Property No:	108191
Legal:	LOT 4 SECTION 7 RANGE 4 COMIAKEN PLAN VIP25591 EXCEPT PLAN 29330.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0140	1 STY SFD-AFTER 1960-MOD. STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN A	GREEN A SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024		Reg	0.00	1	465,000	334,000	799,000	799,000
2023	May 10, 2023	Reg	4,097.10	1	443,000	348,000	791,000	791,000
2022	May 05, 2022	Reg	4,016.39	1	394,000	268,000	662,000	662,000

Licensing Information

There is no licensing account information for this property.

Community Development

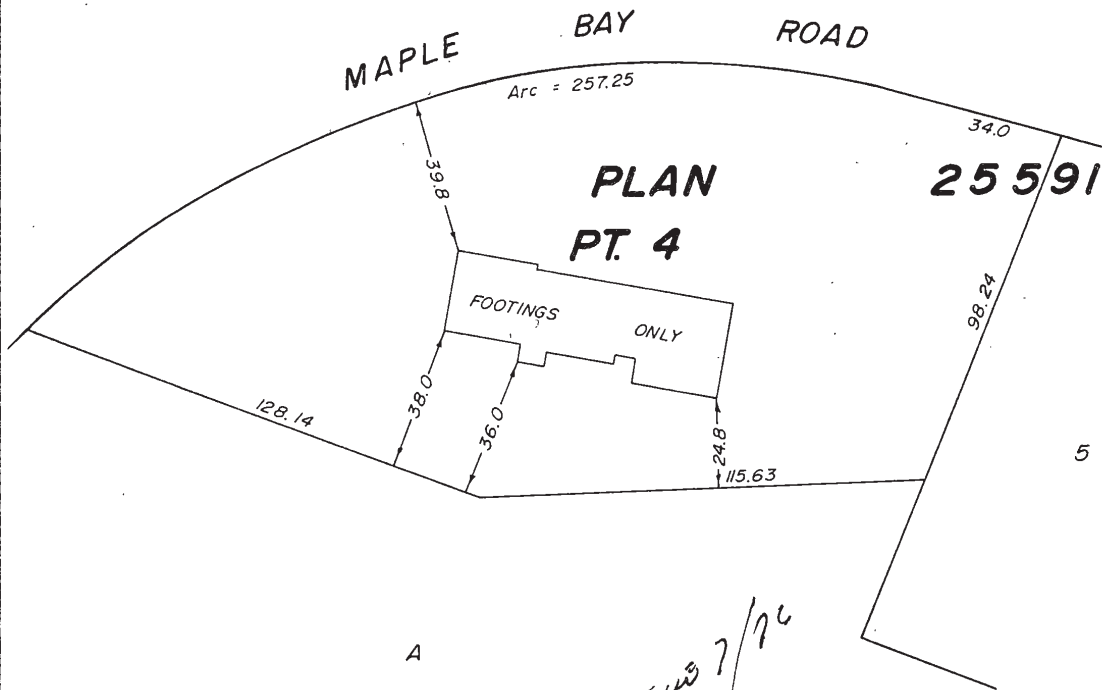
There is no community development information for this property.

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.

**SITE SURVEY PLAN OF BUILDING LOCATED
ON PART OF LOT 4, PLAN 25591, SECTION 7,
RANGE 4, COMIAKEN DISTRICT.**

Scale : 1 inch = 40 feet.

This information has been provided
subject to the federal Copyright Act
and in accordance with the provincial
Freedom of Information and
Protection of Privacy Act.



*Received June 7/76
Van der Berg Road
Maple Bay Road
colored must be 25'*

I hereby certify that the above sketch shows the registered dimensions of the above described property and the relative location of the improvements thereon.

June 4th. 1976.
[Signature]
B.C.L.S.

White Hanson & Wright
B.C. Land Surveyors
Canada Avenue, Duncan B.C.

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

Duncan, B.C.
Folio No. 9243

BUILDING PERMIT

DEPT. FILE COPY

5987
VALIDATION

APPLICANT R EVANS DATE SEPT 15 19 80 PERMIT NO. 388
ADDRESS RR # 5
(NO.) (STREET)
PERMIT TO ALTER (TYPE OF IMPROVEMENT) () STORY ENCLOSE CARPORT NUMBER OF DWELLING UNITS _____
(PROPOSED USE)
AT (LOCATION) 1176 MAPLE BAY RD FOR REC ROOM ZONING DISTRICT _____
(NO.) (STREET)

SUBDIVISION COM 25591 RS7 LOT 4 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 _____ ESTIMATED VALUE \$ 1300 PERMIT FEE \$ 10⁰⁰
(SQUARE FEET)

OWNER _____ BUILDING DEPT. BY My
ADDRESS _____

CERTIFICATE ISSUED

DATE _____

The Corporation of the District of North Cowichan

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

Duncan, B.C.
Folio No. 9243

BUILDING PERMIT CERTIFICATE OF OCCUPANCY

APPLICANT R. EVANS DATE SEPT 15 19 80 PERMIT NO. 388
ADDRESS RR # 5
(NO.) (STREET)

PERMIT TO ALTER (TYPE OF IMPROVEMENT) () STORY ENCLOSE CARPORT (PROPOSED USE) NUMBER OF DWELLING UNITS _____

AT (LOCATION) 1176 MAPLE BAY (NO.) (STREET) ZONING DISTRICT _____
RD 15/80
4 Built within 100m

SUBDIVISION Com 25591 R37 LOT _____ 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)

OWNER _____

ADDRESS _____



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

Duncan, B.C. 9243
Folio No. _____

BUILDING PERMIT

DEPT. FILE COPY

2523

VALIDATION

APPLICANT S+B CONSTRUCTION DATE APRIL 27 1988 PERMIT NO. 165
ADDRESS 1475 FAIRVIEW RD COBBLE HILL BC
(NO.) (STREET) VORILO
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) () STORY Garage (PROPOSED USE) NUMBER OF DWELLING UNITS _____
AT (LOCATION) 1176 MAPLE BAY RD (NO.) (STREET) ZONING DISTRICT _____

Exc Plan 20330

SUBDIVISION COM. 25591 R4S7 LOT 4 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 24 FT. WIDE BY 21 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 _____ ESTIMATED VALUE \$ 4800 PERMIT FEE \$ 15
(SQUARE FEET)

OWNER _____ ADDRESS _____ BUILDING DEPT. BY MBMurd

CERTIFICATE ISSUED

DATE _____

The Corporation of the District of North Cowichan

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

Duncan, B.C. 243
Folio No. _____

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT S+B CONSTRUCTION DATE APRIL 27 1988 PERMIT NO. 165
ADDRESS 1475 FAIRVIEW RD COBBLE HILL BC
(NO.) (STREET) VORILO

PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) () STORY CARPORT (PROPOSED USE) NUMBER OF DWELLING UNITS _____

AT (LOCATION) 1176 MAPLE BAY RD (NO.) (STREET) ZONING DISTRICT _____

SUBDIVISION COM. 25591 RAS7 EXC PLAN 20330 LOT 4 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 24 FT. WIDE BY 21 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]

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA _____ (SQUARE FEET) [REDACTED]

OWNER _____
ADDRESS _____ [Signature]

DEPT. FILE COPY

BUILDING PERMIT

The Corporation of the District of North Cowichan
P.O. Box 278, Duncan, B.C.
Building Dept. Folio No. 9243
Phone 746-7101

2380

VALIDATION

APPLICANT K. VANDEN BERG DATE MAY 25 ADDRESS [REDACTED] (NO.) [REDACTED] (STREET) [REDACTED] PERMIT NO. 183

PERMIT TO REN (TYPE OF IMPROVEMENT) () 1 STORY SINGLE FAMILY DWELLING (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 1176 (NO.) MAPLE BAY RD (STREET) ZONING DISTRICT R2

SUBDIVISION com 2559 R4 S7 LOT 4 BLOCK REM LOT SIZE

BUILDING IS TO BE 26 FT. WIDE BY 74 FT. LONG BY 2 story FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

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

REMARKS: _____

AREA 1183 (SQUARE FEET) ESTIMATED VALUE \$ 35,000 PERMIT FEE \$ 70.00

OWNER SAME ADDRESS _____ BUILDING DEPT. BY [Signature]

Mar. 1 1977

CERTIFICATE ISSUED

DATE 3-1-77

The Corporation of the District of North Cowichan
P.O. Box 278, Duncan, B.C.
Building Dept. Folio No. 9283
Phone 746-7101

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

APPLICANT R. SANDER B.C.C. ADDRESS [REDACTED] (NO. [REDACTED]) STREET [REDACTED]
DATE MAY 25 19 76 PERMIT NO. 183

PERMIT TO ALTER (TYPE OF IMPROVEMENT) () STORY SINGLE FAMILY DWELLING (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 1176 MAPLE BOY RD (NO. 1176) (STREET) ZONING DISTRICT R2

SUBDIVISION COAST 2559 R4 S9 LOT 4 BLOCK 4 LOT SIZE REM

BUILDING IS TO BE 2 1/2 FT. WIDE BY 76 FT. LONG BY 2 STORY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

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

REMARKS: 

AREA 1123 (SQUARE FEET)
OWNER [REDACTED]
ADDRESS [REDACTED]

[Handwritten 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