

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

1571 Escarpment Way, Duncan

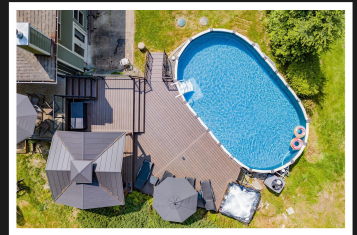
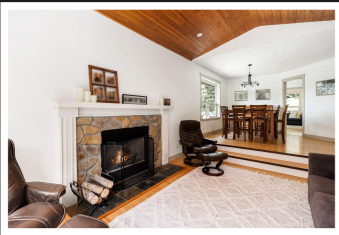


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

FANTASTIC FAMILY HOME ON A HILL!



1571 Escarpment Way

Gorgeous home on 2 private sunny acres minutes from town & Maple Bay Beach! Backing onto Maple Mountain with access to all the trails right out your back yard, this property is ideal for hikers & bike enthusiasts. Many upgrades include a fully renovated kitchen with custom cabinets, quartz counters, stainless appliances, an island to be envied, & contemporary lighting. Spacious living room with vaulted ceiling & fireplace, dining room, & family room. French doors in the kitchen lead to a large, tiered composite deck with above-ground pool with own heat pump, gazebo, & hot tub providing ample family fun space. 3 bedrooms including the primary bedroom with 4pc ensuite, & 4pc bath complete the main floor. Downstairs are 2 bedrooms, an office with separate entry, 2pc bath, laundry & storage space. Plenty of greenspace surrounds the home & mature trees provide all the privacy you may need. A dbl garage, large shop, & storage shed, too! This property needs to be seen to be fully appreciated!



Priced at
\$1,250,000

Area	East Duncan	Age	2003
Bedrooms	5	Taxes	5448
Bathrooms	3	Tax Year	2022
Lot Size	87120	MLS#	940614
Floor Space	2996	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



1571 Escarpment Way Duncan BC V9L 5W7

MLS® No: **940614** **\$1,250,000** **Active**



MLS® No: **940614** List Price: **\$1,250,000**
 Status: **Active** Orig Price: **\$1,250,000**
 Area: **Duncan** Sub Area: **Du East**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Gorgeous home on 2 private sunny acres minutes from town & Maple Bay Beach! Backing onto Maple Mountain with access to all the trails right out your back yard, this property is ideal for hikers & bike enthusiasts. Many upgrades include a fully renovated kitchen with custom cabinets, quartz counters, stainless appliances, an island to be envied, & contemporary lighting. Spacious living room with vaulted ceiling & fireplace, dining room, & family room. French doors in the kitchen lead to a large, tiered composite deck with above-ground pool with own heat pump, gazebo, & hot tub providing ample family fun space. 3 bedrooms including the primary bedroom with 4pc ensuite, & 4pc bath complete the main floor. Downstairs are 2 bedrooms, an office with separate entry, 2pc bath, laundry & storage space. Plenty of greenspace surrounds the home & mature trees provide all the privacy you may need. A dbl garage, large shop, & storage shed, too! This property needs to be seen to be fully appreciated!

Room	Level	Dims/Pieces
Bathroom	Lower	2-Piece
Bedroom	Lower	11'8x12'10
Bedroom	Lower	7'0x15'0
Laundry	Lower	11'0x5'6
Office	Lower	12'4x14'4
Rec Room	Lower	15'6x13'6
Storage	Lower	11'8x7'2
Bathroom	Main	4-Piece
Bedroom	Main	10'0x11'0
Bedroom	Main	10'9x10'4
Bedroom - Primary	Main	14'4x12'0
Dining Room	Main	12'0x11'5
Ensuite	Main	4-Piece
Entrance	Main	4'9x8'0
Family Room	Main	11'8x16'8
Kitchen	Main	11'8x21'8
Living Room	Main	12'0x14'0
Walk-in Closet	Main	7'0x7'0

Interior

Beds: 5	Baths: 3	Kitchens: 1	Fireplaces: 2	Storeys:
FinSqFt Total: 2,996	UnFin SqFt: 0	SqFt Total: 2,996	Basement: Yes	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 1	Beds or Dens: 5	Laundry: In House
Layout: Main Level Entry with Lower Level(s)				
Heating: Electric, Heat Pump				
Intr Ftrs:				
Appl Incl: Dishwasher, F/S/W/D				
Cooling: Air Conditioning				

Exterior/Building

Built (Est): 2003	Front Faces: Southeast	Storeys:	Bldg Warranty:
Construction: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls	Foundation: Poured Concrete	Roof: Asphalt Shingle	
Lgl NC Use:	Access: Road: Paved	Bldg Style:	
Exterior Ftrs: Balcony/Deck, Swimming Pool			

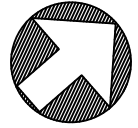
Lot

Lot SqFt: 87,120	Lot Acres: 2.00	Dimensions:	Shape:
Park Type: Detached, Driveway, Garage, Garage Double, RV Access/Parking	Park Spcs: 5	View:	Waterfront:
Carport Spcs: 0	Garage Spcs: 3		Water: Well: Drilled
Sewer: Septic System	Restrictions:	Services:	
Lot Ftrs: Acreage, Family-Oriented Neighbourhood, Irregular Lot, No Through Road, Private, Quiet Area, Recreation Nearby, Rural Setting, In Wooded Area, Wooded Lot			

Legal/Public Records

Assessed: \$1,248,000	Assess Yr: 2023	Taxes: \$5,448	Tax Year: 2022
PID: 018-937-004	Roll No: 9705003	Zoning: A3	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot A, Section 12, Range 3, Comiaken Land District, Plan VIP59398			

NORTH



COWICHAN VALLEY

PROPERMEASURE™



250-415-0041

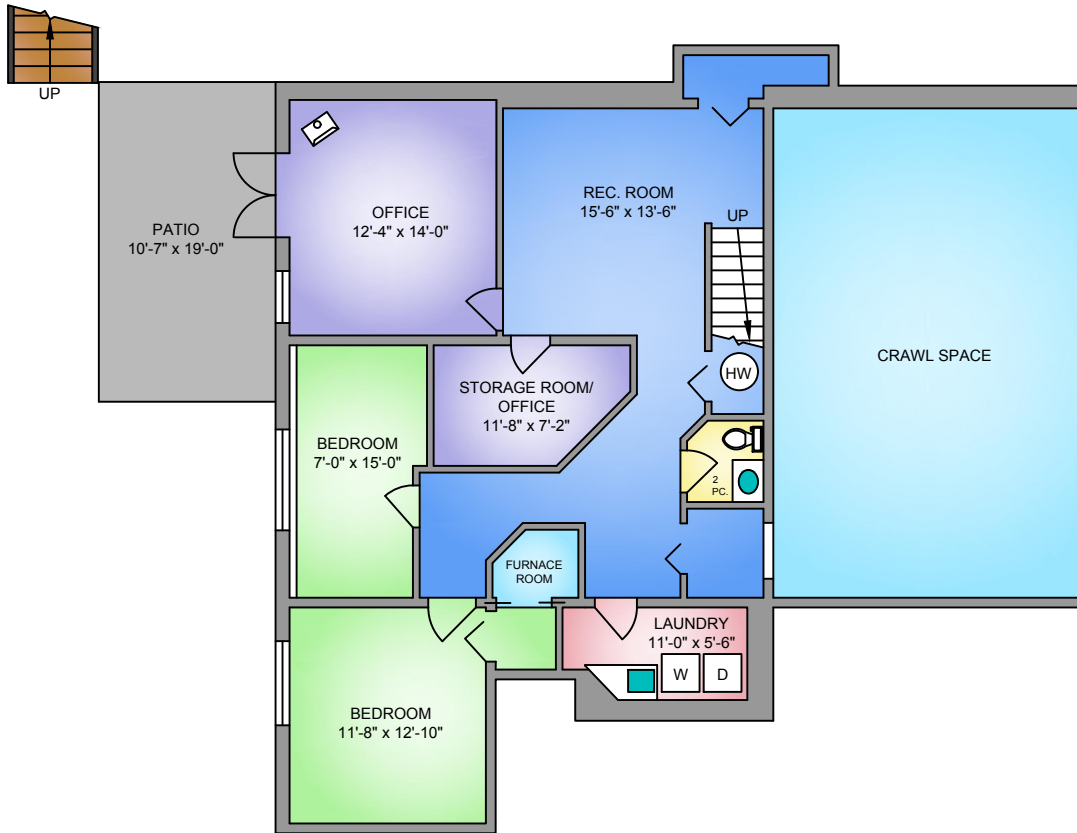
karyn@propermeasure.com
 www.propermeasure.com

1571 ESCARPMENT WAY

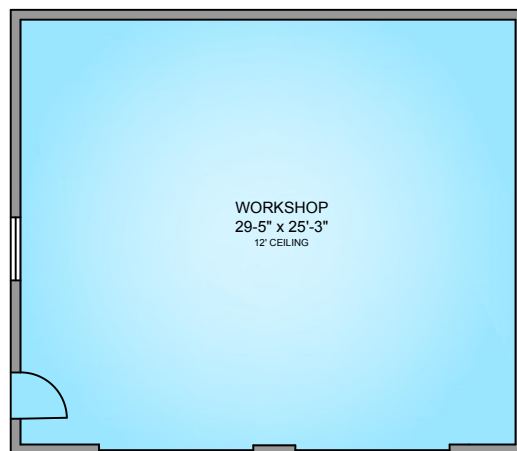
MAY 18, 2023

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON PREC*.
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1785	1785	463	975
LOWER	1211	1211	-	202
TOTAL	2996	2996	463	1177
WORKSHOP			807	

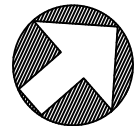


LOWER FLOOR
1211 SQ. FT.
 8'-8" CEILING HEIGHT



**DETACHED
 WORKSHOP**
807 SQ. FT.
 12'-0" CEILING HEIGHT

NORTH



1571 ESCARPMENT WAY				
MAY 18, 2023				
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON PREC*. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
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MAIN	1785	1785	463	975
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TOTAL	2996	2996	463	1177
WORKSHOP			807	

1571 Escarpment Way

Home Features/Improvements List

Our home is nestled on Maple Mountain and situated on a quiet street with friendly neighbours. The property stretches over two serene acres of land.

The property includes:

- Private trail access to Maple Mountain. Our trail is called “Gold Member” and can be accessed just behind the zipline platform. There are many trails for hiking and biking on Maple Mountain.
- Two fire pit areas
- Large, heated, above-ground swimming pool (18x33)
- Hot tub
- Large, tiered deck (900 square feet) with aluminum and glass railings
- Large, detached shop with high ceilings
- 4 outbuildings (wood shed, garden shed, storage shed and small workshop/she/he shed)

We have lived in this home for 5 years and have completed the following updates:

- New custom kitchen installed in 2023 (cabinetry done by SouthShore, Quartz countertops, ceramic tile backsplash, all new stainless steel appliances, coffee bar, hot water on demand, filtered drinking water etc.)
- Added swimming pool (2020)
- Added composite decking (2021/2022)
- Installed recessed lighting throughout the home, complete with Lutron Caseta Smart dimmers and switches and a Caseta Smart Hub for automation.
- New washer & dryer (2019)
- Installed Celebright permanent holiday lighting
- Installed a Generator Panel
- Electric Car Charger outlet in garage
- Created a large home office with exterior access
- Installed a Samsung high-efficiency heat pump with air handler and wi-fi connected thermostat (2022)

Parcels: 1571 ESCARPMENT WAY

House 1: 1571

House 2:

Street Name: ESCARPMENT WAY

Approx. m2:

Approx. Acre: 1.999272

Approx. Hectare: 0.809105

PID: 018-937-004

Folio: 09705-003

Lot: A

Plan: VIP59398

Non-Legal Descript: L A PL VIP59398

Section: 12

Range: 3

Land District: Comiaken

Zoning: A3

Split Zoned: NA

Accuracy:

Method:

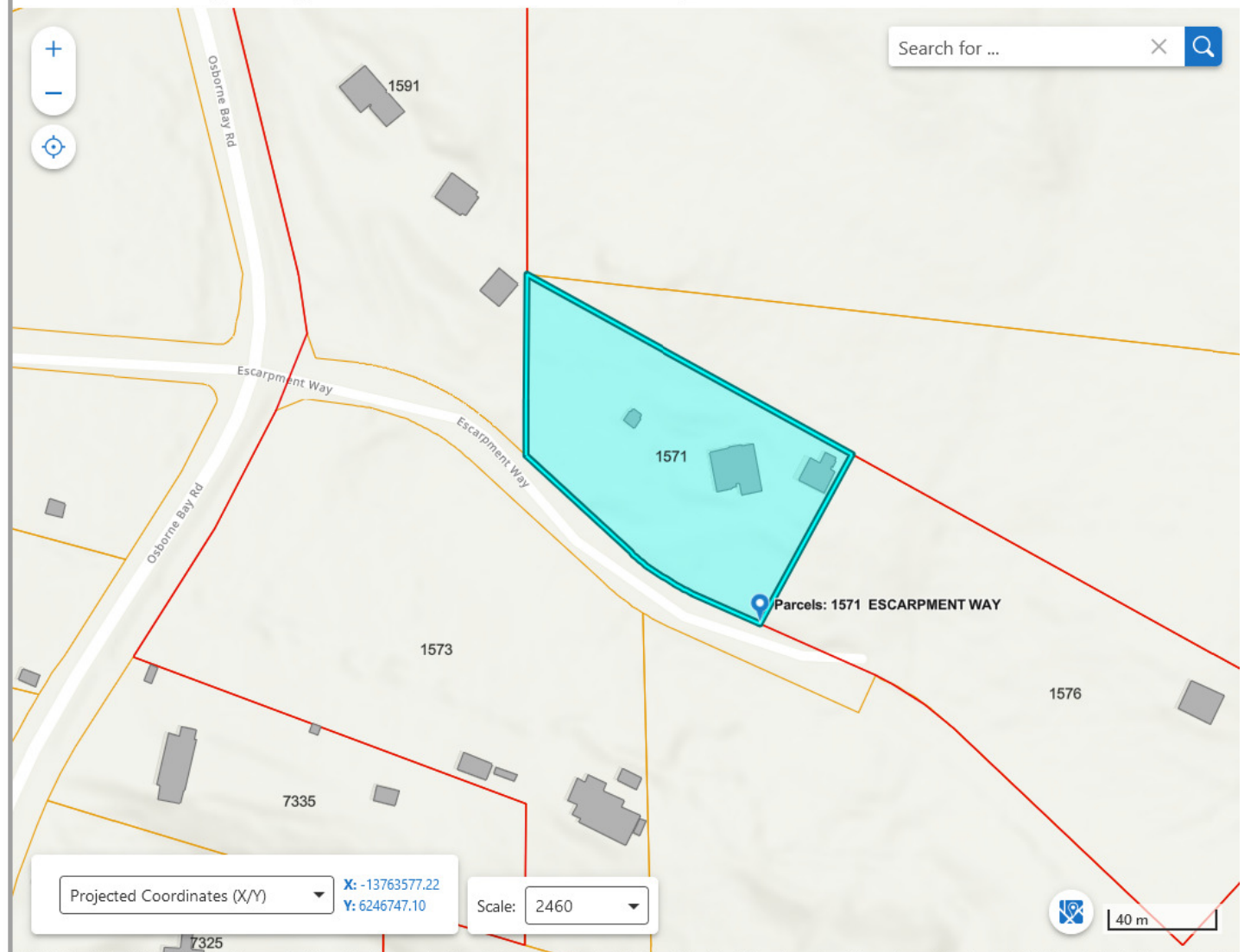
GIS Link ID: 00712

Comments:

[Cadastral PDF Grid Map.](#)

[Zoning Bylaw PDF.](#)

[Property Report.](#)



Rural Restricted Zone (A3)

Permitted Uses

- 53 (1) The permitted uses for the A3 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Greenhouse
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw) [BL3754]
 - Two-Family Dwelling [BL3302, BL3367]

Minimum Lot Size

- (2) The minimum permitted lot size for the A3 zone is 8,000 m² (1.98 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A3 zone is 60.0 m (196.85').

Density

- (4) The maximum permitted density for the A3 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (iii) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted, subject to the Temporary Mobile Home Permit Bylaw.
 - (b) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
 - (c) Despite section 53(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
 - (d) Despite section 53(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022 or where a Temporary Mobile Home is permitted under section 53(4)(a)(ii)
 - (e) Despite section 53(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on the following properties:
 - (i) 5404 Gore Langton Road (PID: 005-177-740)

- (ii) 3368 Henry Road (PID: 006-660-819)
- (iii) 3788 Winget Place (PID: 018-498-451)
- (iv) 5353 Gore Langton Road (PID: 004-756-517)
- (v) 3248 Gibbins Road (PID: 028-738-071)
- (vi) 3325 Henry Road (PID: 023-516-305)
- (vii) 934 Khenipsen Road (PID: 027-581-578)
- (f) Despite section 53(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 4011 Cambrai Road (PID: 016-212-169) provided that one of the residential buildings does not exceed 145 m² (1,560 sq. ft.) in gross floor area.
[BL3644, BL3680, BL3692, BL3703, BL3754, BL3757, BL3811, BL3798, BL3876]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the A3 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A3 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21') [BL3767]
 - (c) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (d) Temporary Mobile Homes
 - To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A3 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A3 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) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) 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]
 - (f) [Repealed. BL3367]
 - (g) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted

provided that

- (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve, and
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained. [BL3302]
- (h) Despite section 53 (1) "accessory dwelling unit, coach house" is a permitted use on 3331 Henry Road. [BL3535]

1571 ESCARPMENT WAY DUNCAN V9L 5W7

Area-Jurisdiction-Roll: 04-315-09705.003



04-315-09705003 11/02/2015

Total value \$1,248,000

2023 assessment as of July 1, 2022

Land	\$457,000
Buildings	\$791,000
Previous year value	\$1,007,000
Land	\$370,000
Buildings	\$637,000

Property information

Year built	2003
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	C
Garages	C
Land size	2 Acres
First floor area	1,767
Second floor area	
Basement finish area	1,019
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel IDLOT A, PLAN VIP59398, SECTION 12, RANGE 3, COMIAKEN
LAND DISTRICT

PID: 018-937-004

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
valuesStore and access favourite properties across
devices

View recently viewed properties

WELL WATER.

The Corporation of the District of North Cowichan

R.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

Folio No.

9705-03

CERTIFICATE ISSUED
DATE

ACCESS APPROVED
JUL 1 30/04
Aug. 14/04 *Ed*

**BUILDING PERMIT -
CERTIFICATE OF OCCUPANCY**

DATE MAY 16 2003

PERMIT NO. 102-03

APPLICANT G. TAYLOR

ADDRESS

PERMIT TO Construct (1) NO. STORY SINGLE FAMILY RES. NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) (PROPOSED USE)

AT (LOCATION) 1571 ESCARPMENT Way ZONING DISTRICT A2
(NO.) (STREET)

SUBDIVISION 512 R 3
Vip. 59398, COMIAKES LOT A BLOCK LOT SIZE 2-00 AC

This permit is granted on the express condition that the said construction shall in all respects conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS:

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.

BUILDING AREA

(SQUARE

OWNER / AGENT X

ADDRESS

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

BUILDING
PERMIT

DEPT. FILE COPY

Folio No. 9105038621

VALIDATION

DATE MAY 16 2003 PERMIT NO. 102-03APPLICANT C. TAYLOR ADDRESS PERMIT TO Construct (1) STORY SINGLE FAMILY RES. NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)AT (LOCATION) 1571 ESCARPMENT Way ZONING DISTRICT A2
(NO.) (STREET)SUBDIVISION 512 R3
Vip. 59398, COMIAKEN LOT A BLOCK LOT SIZE 2-00 AC

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REMARKS: INCLUDES 26'x30' WORKSHOPBUILDING AREA 1800 ESTIMATED VALUE \$ 130,000 PERMIT FEE \$ 740
(SQUARE FEET)OWNER / AGENT X ADDRESS  BUILDING DEPT. BY E. J. BAKER

FOLIO No. 9705-003						THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN		ADDRESS 1571 ESCARPMENT WAY				
LEGAL DESCRIPTION												
LOT	BLK	RGE	SEC	PLAN	DIST.							
A	-	3	12	59398	COM							
		MUNICIPAL SERVICES				RECORD						
METER SERIAL No.	WATER		SEWER		DRAIN		CULVERT		GAS		HYDRO/TEL	
INSTALLATION DATE												
SIZE OF SERVICE												
TYPE OF PIPE												
CONNECTION LENGTH												
METER SIZE AND TYPE												
DEPTH AT P.L.												
DEPTH OF MAIN												
LOCATION AT P.L.												
LOCATION AT MAIN												
REVISION / DATE												
COMMENTS												

05MAY03

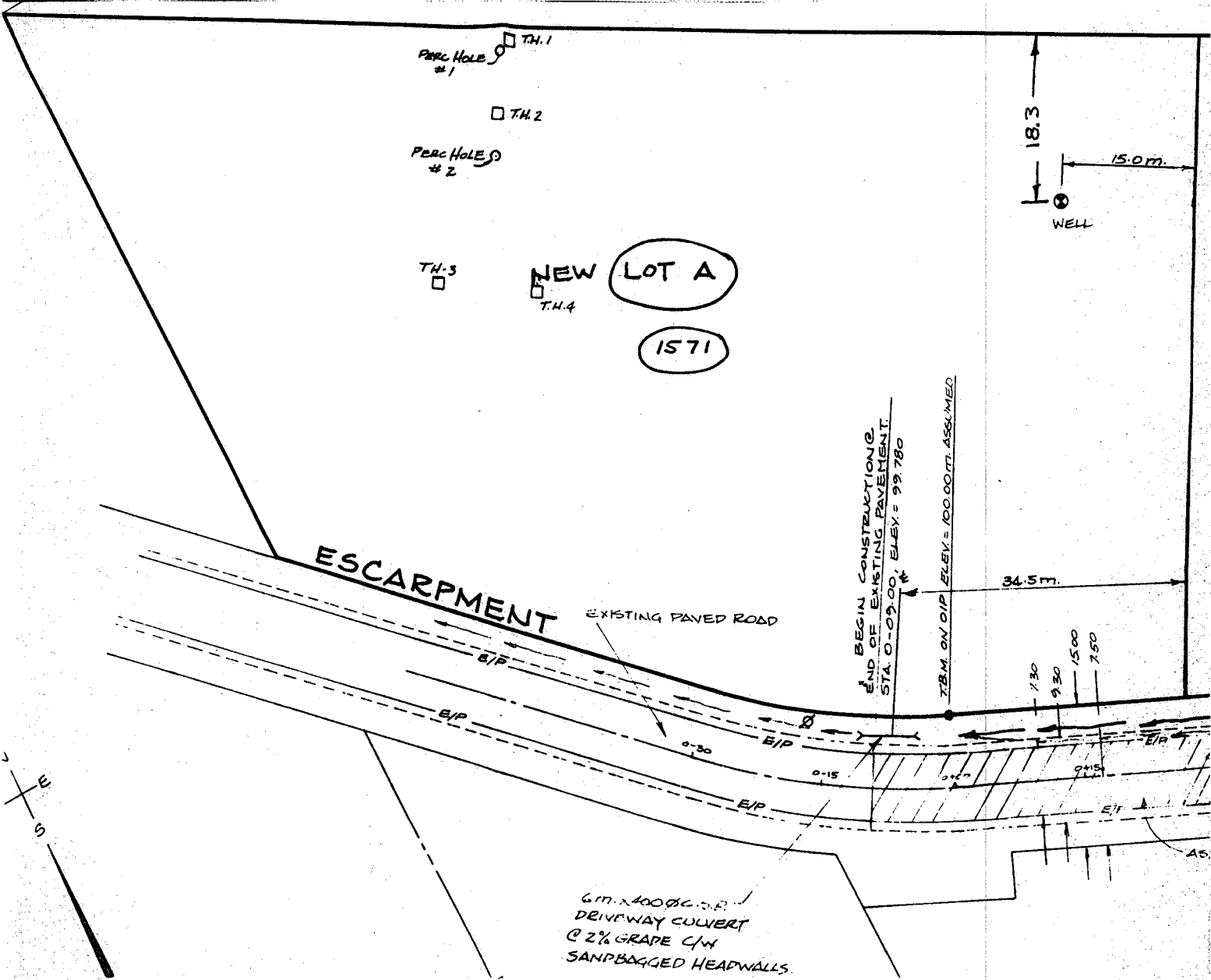
SEE REVERSE FOR SKETCH

COLOR CODE — W-BLUE, S-RED, D-GREEN

PRIOR TO EXCAVATING CONTACT GAS, HYDRO, TELEPHONE AND CABLE TO CONFIRM LOCATIONS.

THE MUNICIPALITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED ON THIS SERVICE RECORD.

PrintCraft 746-6191



B. C. Land Surveyor's Location Certificate covering:-
Lot A, Section 12, Range 3,
Comiaken District, Plan VIP59398.

Scale 1:750 - distances in metres

THIS IS
NOT A CERTIFIED COPY
PROVIDED FOR
CONVENIENCE USE ONLY

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.



66.307

136.597

Lot A

PID 018-937-004

Plan VIP59398

DWELLING

Garage

Escarpment Way

52.400

15.25

9.15

3.30

3.25

23.4

1571. Escarpment Way,
Duncan, BC

37.95

70.647

27.329

26.942

**Mortimer
Surveying**

ENGINEERING & LAND SURVEYING

4386, Riverside Road,
Duncan, B.C. - V9L 6M8

- Telephone : 748-5246 -

- EMAIL ~ surveyor@telus.net -

File:2003/EscarpmentLC.dwg

I hereby certify that the structures located on the above lot lie wholly within the said lot and do not encroach on adjoining lots or roads.

The purpose of this plan is for the protection of the original client or mortgagee only and it is not intended for the re-establishment of boundaries and/or property lines.

CERTIFIED CORRECT :

Dated this 27th day of August, 2003

© - RICHARD A. H. MORTIMER, B. C. Land Surveyor

- THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED -



Report 1 - Detailed Well Record

Well Tag Number: 48664	Construction Date: 1981-07-25 00:00:00
Owner: TAYLOR / MCADAM	Driller: Drillwell Enterprises
Address: 1571 ESCARPMENT WAY	Well Identification Plate Number:
Area: DUNCAN	Plate Attached By:
	Where Plate Attached:
WELL LOCATION:	PRODUCTION DATA AT TIME OF DRILLING:
COMTAKEN Land District	Well Yield: 5 (Driller's Estimate) Gallons per Min
District Lot: Plan: Lot: 3	Development Method:
Township: Section: 13 Range: 2	Pump Test Info Flag: N
Indian Reserve: Meridian: Block:	Artesian Flow:
Quarter:	Artesian Pressure (ft):
Island:	Static Level: 50 feet
BCGS Number (NAD 83): 092B082232 Well: 24	WATER QUALITY:
Class of Well: Water supply	Character:
Subclass of Well: Domestic	Colour:
Orientation of Well: Vertical	Odour:
Status of Well: Alteration	Well Disinfected: N
Licence General Status: UNLICENSED	FMS ID:
Well Use: Private Domestic	Water Chemistry Info Flag:
Observation Well Number:	Field Chemistry Info Flag:
Observation Well Status:	Site Info (SEAM):
Construction Method: Drilled	Water Utility:
Diameter: 6.0 inches	Water Supply System Name:
Casing drive shoe:	Water Supply System Well Name:
Well depth: 550 feet	SURFACE SEAL:
Elevation: 0 feet (ASL)	Flag: N
Final Casing Stick Up: inches	Material:
Well Cap Type:	Method:
Bedrock Depth: 2 feet	Depth (ft):
Lithology Info Flag: Y	Thickness (in):
File Info Flag: N	WELL CLOSURE INFORMATION:
Sieve Info Flag: N	Reason For Closure:
Screen Info Flag: N	Method of Closure:
Site Info Details:	Closure Sealant Material:
Other Info Flag:	Closure Backfill Material:
Other Info Details:	Details of Closure:
Screen from to feet	Type
Casing from to feet	Diameter
GENERAL REMARKS:	
BEFORE HYDROFRACTURE YIELD WAS .66 GPM. ALTERATION BY CALVIN SLADE OF DRILLWELL ENTERPRISES ON MARCH 05, 2003. WELL ORIGINALLY DRILLED	
LITHOLOGY INFORMATION:	
From 0 to 2 Ft. Overburden	
From 2 to 550 Ft. Bedrock, shale	

- Return to MDN
- Return to Ground Control
- Return to Surface Control

Information Disclaimer

The Province disclaims all responsibility for the accuracy of information provided. Information provided should not be used as a basis for making financial or any other commitments.



Dan Johnson

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*PEMBERTON
HOLMES*

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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