

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

205c-540 Al Wilson Grove, Duncan

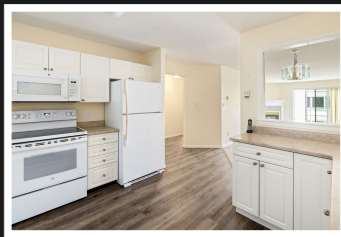
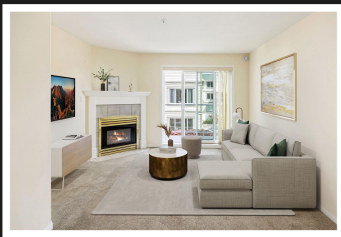


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PEMBERTON
HOLMES

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GREAT CONDO LIVING!



205c-540 Al Wilson Grove

Incredibly well cared for 2 bed, 2 bath condo in the popular 55+ Riverstone! Secure underground parking and conveniently located right in the heart of Duncan and beside the river of course! This light and bright unit has new (and great looking) vinyl plank flooring, and nice neutral carpets that are newer too. The living room with a cozy nat gas fireplace has sliders to a nice-sized deck with mountain views! The spacious kitchen has lots of counter space, and the large laundry offers plenty of storage. The primary bedroom is generous and has a 3pc ensuite, and there is a second bedroom and 4pc bath. A fantastic opportunity for those downsizing or looking for the ease of condo living. This home is move in ready. Check out this listing with your agent today and see if this one is your new home sweet home!



Priced at
\$429,900

| | | | |
|-------------|-------------|----------|--------|
| Area | East Duncan | Age | 1994 |
| Bedrooms | 2 | Taxes | 2318 |
| Bathrooms | 2 | Tax Year | 2022 |
| Lot Size | | MLS# | 965555 |
| Floor Space | 1280 | Parking | |

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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Duncan, V9L 2W1



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 Personal Real Estate Corporation
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 Pemberton Holmes Ltd. (Dun)



205c - 540 Al Wilson Grove Duncan BC V9L 5H3
 MLS® No: **965555** **\$429,900** **Active**



Incredibly well cared for 2 bed, 2 bath condo in the popular 55+ Riverstone! Secure underground parking and conveniently located right in the heart of Duncan and beside the river of course! This light and bright unit has new (and great looking) vinyl plank flooring, and nice neutral carpets that are newer too. The living room with a cozy nat gas fireplace has sliders to a nice-sized deck with mountain views! The spacious kitchen has lots of counter space, and the large laundry offers plenty of storage. The primary bedroom is generous and has a 3pc ensuite, and there is a second bedroom and 4pc bath. A fantastic opportunity for those downsizing or looking for the ease of condo living. This home is move in ready. Check out this listing with your agent today and see if this one is your new home sweet home!

| Room | Level | Dims/Pieces |
|-------------------|-------|-------------|
| Bathroom | Main | 4-Piece |
| Bedroom | Main | 9'10x13'0 |
| Bedroom - Primary | Main | 10'1x17'2 |
| Dining Room | Main | 9'10x13'1 |
| Ensuite | Main | 3-Piece |
| Entrance | Main | 5'5x8'5 |
| Kitchen | Main | 12'1x11'5 |
| Laundry | Main | 11'9x8'5 |
| Living Room | Main | 12'3x13'1 |

MLS® No: **965555** List Price: **\$429,900**
 Status: **Active** Orig Price: **\$429,900**
 Area: **Duncan** Sub Area: **Du East**
Duncan
 DOM: **2** Sold Price:
 Sub Type: **Condo Apartment**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys: **3**
 FinSqFt Total: **1,280** UnFin SqFt: **0** SqFt Total: **1,280** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **2** Laundry: **In Unit**
 Layout: **Condo** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Baseboard, Electric** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1994** Front Faces: **West** Storeys: **3** Bldg Warranty:
 Construction: **Insulation: Ceiling, Insulation: Walls** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle, Membrane**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs:

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Underground** Park Spcs: **1** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Adult-Oriented Neighbourhood, Central Location, Landscaped, Level, Recreation Nearby, Shopping Nearby, Sidewalk**

Legal/Public Records

Assessed: **\$372,900** Assess Yr: **2024** Taxes: **\$2,318** Tax Year: **2022**
 PID: **023-042-460** Roll No: **6330043** Zoning: **MDR** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot 43, Section 15, Range 7, Quamichan District, Plan VIS3090, 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**

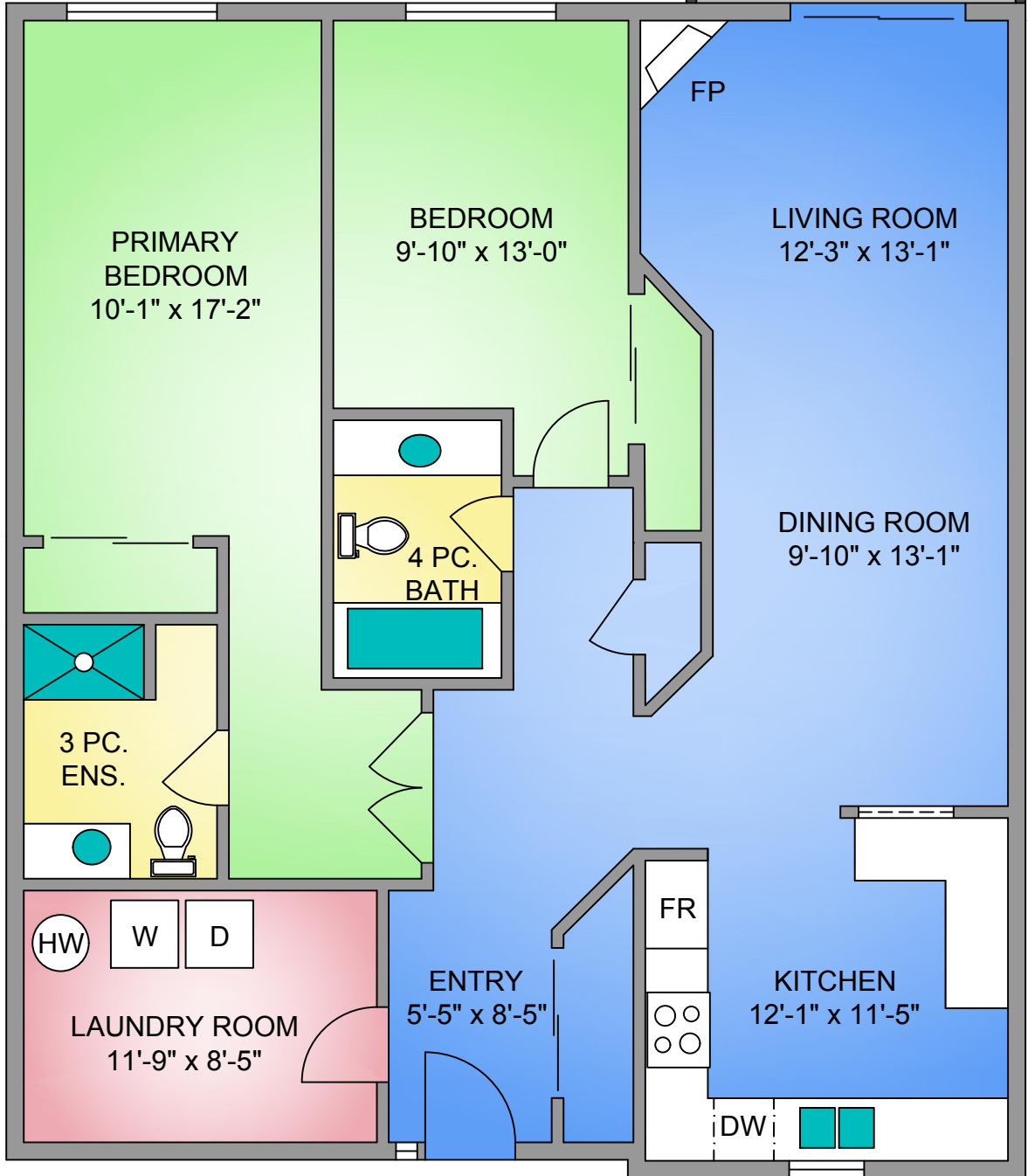
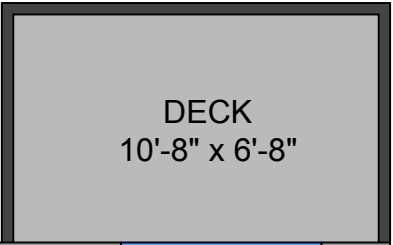
Strata

Strata/Pad Fee: **\$389** Strata/Pad Fee Year: **2024** Prop Mgr: **Proline Strata Management** Mgr Phone: **(250) 754-6440**
 Complex: Bldgs/Cmplx: **1** Str Lots/Cmplx: **54** Str Lots/Bldg: **54**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **0** Park Cmn Sp: **1** Park LCP Spc: **0**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **1** Unit's Level: **Other Level**
 Subdivision Name: **The Riverstone**
 Rent Allwd?: **Some Rentals** no short term rentals - See Bylaws
 Yngst Age: **55**
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit** See Bylaws
 BBQs Allwd: **No**
 Smoking Byl: **Yes** See Bylaws
 Unit Incl: **Balcony**
 Assmt Incl:
 Shrd Am:

NORTH

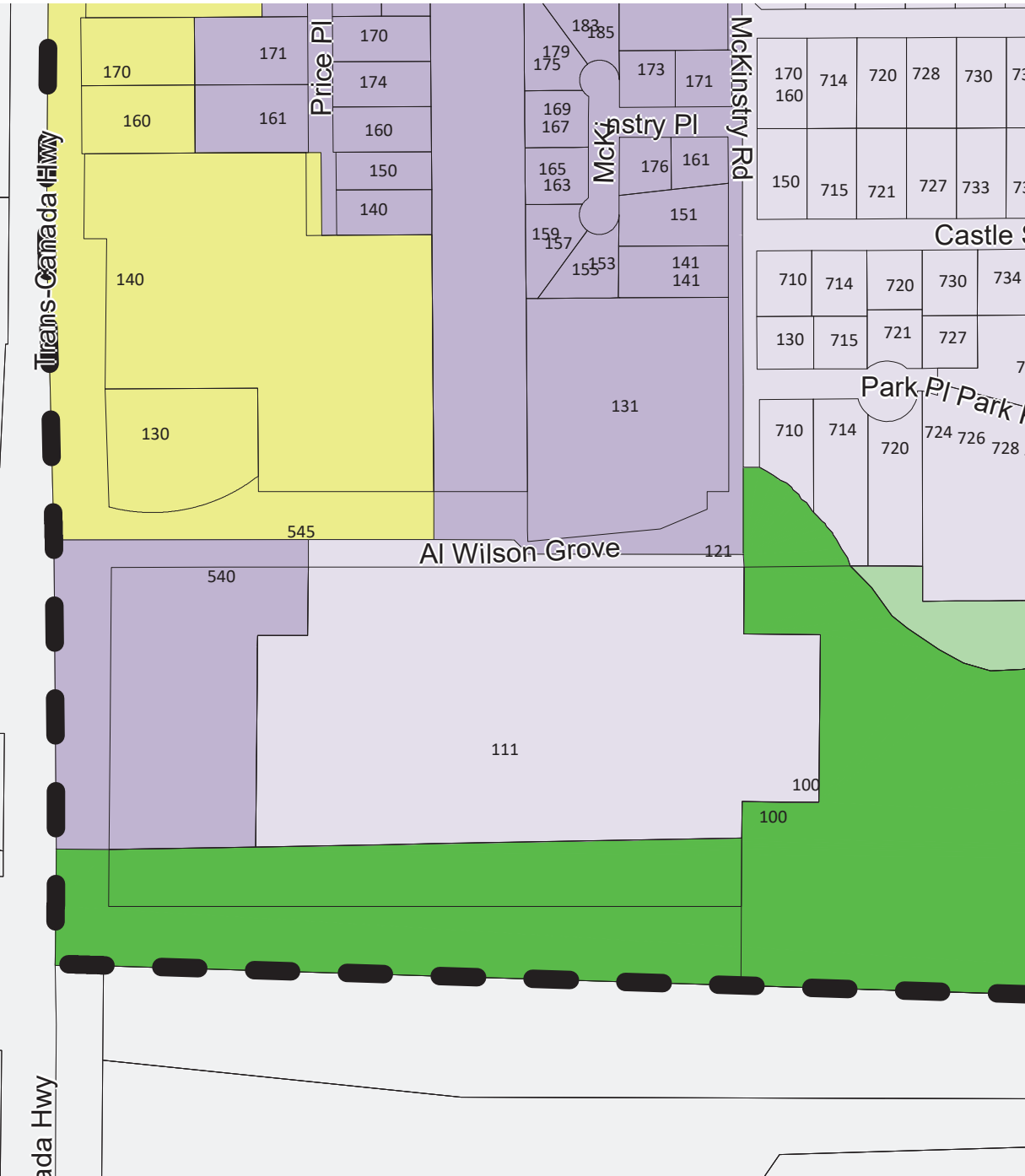


MAIN FLOOR
1280 SQ. FT.
 8'-0" CEILING HEIGHT



205C-540 AL WILSON GROVE
 MAY 31, 2024
 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 | DECK / PATIO |
| MAIN | 1280 | 1280 | 70 |
| TOTAL | 1280 | 1280 | 70 |



| | |
|--|------------|
| Medium Density Residential Zone | MDR |
|--|------------|

4.5 Intent

4.5.1 The intent of the Medium Density Residential (MDR) zone is to permit a mix of housing types and provide for *multi-unit rowhouse dwellings* and *multi-unit dwellings* that accommodate a variety of *building forms* up to four (4) *storeys in height*.

4.6 Permitted Uses

4.6.1 The *uses* permitted in the MDR zone are as follows:

| Principal Uses | Accessory Uses |
|--|---------------------|
| Community Care Facility Assisted Living Residential Facility Dwelling, Multi-Unit Dwelling, Multi-Unit Rowhouse | Home-Based Business |

4.7 Development Regulations

4.7.1 Development in the MDR zone is subject to the following:

| Development Criteria | Regulations | | |
|--|--|---------------------------------|----------------------------------|
| Maximum <i>Parcel Coverage</i> | 50% for all <i>buildings</i> and <i>structures</i> combined | | |
| Minimum <i>Floor Area Ratio</i> | 0.5:1 | | |
| Maximum <i>Floor Area Ratio</i> | Base Density 1.2:1 | Bonus Density I 1.4:1 | Bonus Density II 1.6:1 |
| Amenities Required for Bonus Density I | A density bonus of up to 0.2 above the base density is permitted if the developer enters a <i>housing agreement</i> with the <i>City</i> , to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are rental or <i>affordable housing units</i> . | | |

| | |
|---|--|
| Amenities Required for Bonus Density II | <p>A density bonus of up to 0.4 above the base density is permitted if at least one of the following conditions are met:</p> <ul style="list-style-type: none"> (i) The developer enters a <i>housing agreement</i> with the City to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are rental units or <i>affordable housing</i> units; (ii) 100 % of the required parking spaces for the entire development are located underground or within a parking <i>structure</i> incorporated into the design of the <i>building</i>; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements. |
| Parcel Access | Where a <i>parcel</i> abuts a <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> . |

| Principal Building | | Regulations |
|------------------------------------|----------------|---|
| Maximum Height | | 14 m (4 habitable storeys) |
| Minimum Height | | 2 habitable storeys |
| Minimum Parcel Line Setback | Front | 3 m |
| | Rear | 10 m where driveway access and parking is located behind the <i>principal building</i> . 4 m where 100% of parking is provided beneath a <i>principal building</i> . |
| | Side, Interior | 1.5 m |
| | Side, Exterior | 3 m |
| Maximum Parcel Line Setback | Front | 6 m |
| | Side, Exterior | 4 m |
| Minimum Garage Setback | | 6 m where the garage door is facing a <i>highway</i> . |
| Accessory Buildings and Structures | | Regulations |
| Maximum Height | | 5 m |
| Minimum Parcel Line Setback | Front | 4 m |
| | Rear | 1.2 m |
| | Side, Interior | 1.2 m |
| | Side, Exterior | 4 m |

4.7.2 A single unit or two unit dwelling to which this section applies may be rebuilt for a residential use if it is damaged to the extent of 75% or more of its value above the foundation, despite any rule in the *Local Government Act* that would limit the use of the building if rebuilt, provided that its *floor area* is not increased and the number of *dwelling units* in the building is not increased.

4.8 Conditions of Use and Subdivision Regulations

4.8.1 Permitted uses within the MDR zone are subject to the following conditions of use:

| Parcel Area and Frontage by Use | Conditions | |
|--|--------------------|--|
| Minimum Parcel Area for Multi-Unit Dwellings | 600 m ² | |
| Minimum Parcel Frontage for Multi-Unit Dwellings | 15 m | |
| Minimum Parcel Area for Rowhouse Dwelling | 250 m ² | for a dwelling unit which shares a party wall with one (1) other dwelling unit and has one (1) exterior side yard. |
| | 200 m ² | for a dwelling unit which shares a party wall with one (1) other dwelling unit and has one (1) interior side yard. |
| | 150 m ² | for a dwelling unit which shares a party wall with two (2) other dwelling units. |
| Minimum Parcel Frontage for Rowhouse Dwelling | 9 m | for a dwelling unit which shares a party wall with one (1) other dwelling unit and has one (1) exterior side yard. |
| | 7.5 m | for a dwelling unit which shares a party wall with one (1) other dwelling unit and has one (1) Interior side yard. |
| | 5 m | for a dwelling unit which shares a party wall with two (2) other dwelling units. |

4.8.2 Despite Subsection 4.8.1, where the proposed use is a multi-unit rowhouse dwelling, subdivision shall only be permitted once the building is substantially commenced in accordance with an approved Development Permit and subsequent Building Permit.

205C-540 AL WILSON GROVE DUNCAN V9L 5H3

Area-Jurisdiction-Roll: 04-207-0633-00-43



Total value **\$372,900**

2024 assessment as of July 1, 2023

Previous year value \$406,000

Property information

| | |
|------------------------|--------------------------|
| Year built | 1994 |
| Description | Strata Apartment - Frame |
| Bedrooms | 2 |
| Baths | 2 |
| Carports | |
| Garages | |
| Land size | |
| First floor area | |
| Second floor area | |
| Basement finish area | |
| Strata area | 1,270 |
| Building storeys | 1 |
| Gross leasable area | |
| Net leasable area | |
| No. of apartment units | |

Legal description and parcel ID

STRATA LOT 43, PLAN VIS3090, SECTION 15, RANGE 7, QUAMICHAN LAND DISTRICT, 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: 023-042-460

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



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