

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package For ***467 Beech Ave, 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 ·

ADORABLE RANCHER CLOSE TO EVERYTHING!



467 Beech Ave

ADORABLE RANCHER within walking distance to all amenities! This 2 bedroom + den home has a comfortable living room and a good sized primary bedroom, an updated 4 pc bath, stainless kitchen appliances including the microwave, a lovely, sunny and private back yard with room for a vegetable garden. It is fully fenced for pets and children. Vinyl windows, fresh paint, storage room, and a large garden shed. This home has loads of curb appeal and is located on a no-through road. Don't miss viewing this home, call your agent today!



Priced at
\$649,900

Area	East Duncan	Age	1951
Bedrooms	2	Taxes	2684
Bathrooms	1	Tax Year	2021
Lot Size	6098.4	MLS#	904156
Floor Space	1015	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)



467 Beech Ave
Du East Duncan ~ V9L 3J8

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,015
Bth 4Pce: 1 **Unfin SqFt:** 97
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, Microwave
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10'0x12'3
Den	Main	12'6x9'0
Kitchen	Main	13'6x12'3
Living Room	Main	15'6x12'1
Primary Bedroom	Main	13'4x12'1
Storage (Unfin)	Main	11'0x9'0

Listing Summary

MLS@: 904156 **List Price:** \$649,900
Status: Active **Orig Price:** \$649,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,684 **Strata Fee:**
2022 Asmt: \$395,000 **Title:** Freehold

Remarks

ADORABLE RANCHER within walking distance to all amenities! This 2 bedroom + den home has a comfortable living room and a good sized primary bedroom, an updated 4 pc bath, stainless kitchen appliances including the microwave, a lovely, sunny and private back yard with room for a vegetable garden. It is fully fenced for pets and children. Vinyl windows, fresh paint, storage room, and a large garden shed. This home has loads of curb appeal and is located on a no-through road. Don't miss viewing this home, call your agent today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,112	0	0	0
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1951 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood
Ext Feat: Fenced, Garden

Frnt Faces: E

Bldg Style:

Bldg Warr:

EnerGuide Rtg/Dt: 74 | 2012

Cool: None

Heat: Baseboard, Electric

Roof: Asphalt Shingle

Fndn: Poured Concrete

Accss:

Lot/Strata Information

Lot Size 6,098sqft / 0.14ac

Dims (w/d):

Waterfront:

Prk Type: Driveway

Water: Municipal

Waste: Sewer Connected

View:

Services:

Lot Feat: Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, No Through Road, Recreation Nearby, Rectangular Lot, Shop

Complex:

SqFt Balc:

StrLots/Cplx

SqFt Prk:

Bldgs/Cplx:

SqFt Pat:

Suites/Bldg:

SqFt Strg:

Floors/Bldg:

Gnd/Top?:

Lvl/Suite:

Shrd Am:

Prk Tota 2

Prk Cm Prp:

Prk LCP:

Prk Str Lot:

Str Lot Incl:

Rent Alld?:

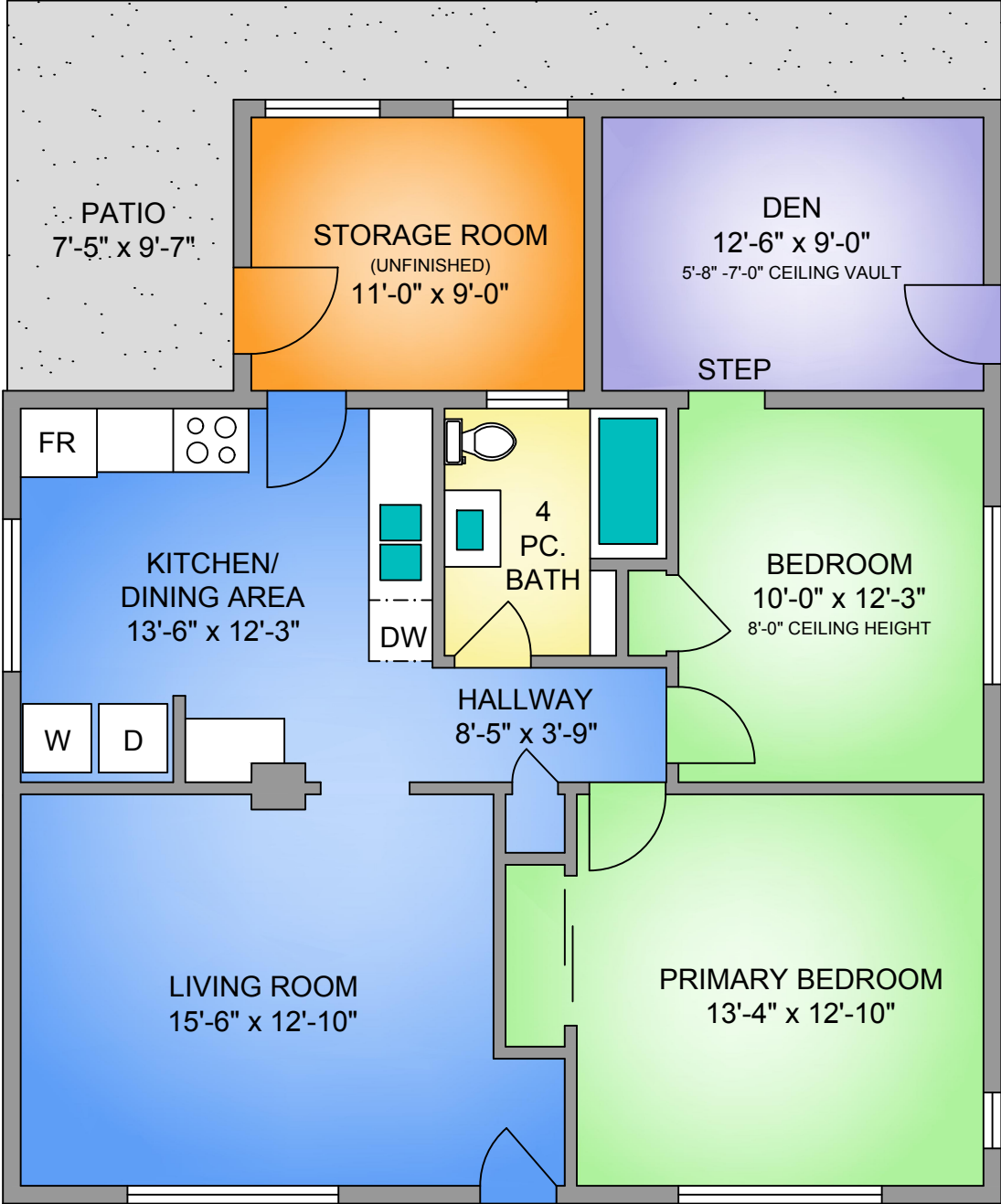
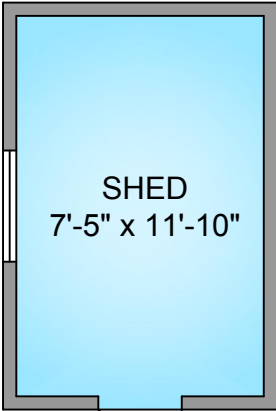
Yng Ag Alld?:

Pets Alld?:

BBQs Alld?:

Unit Incl:



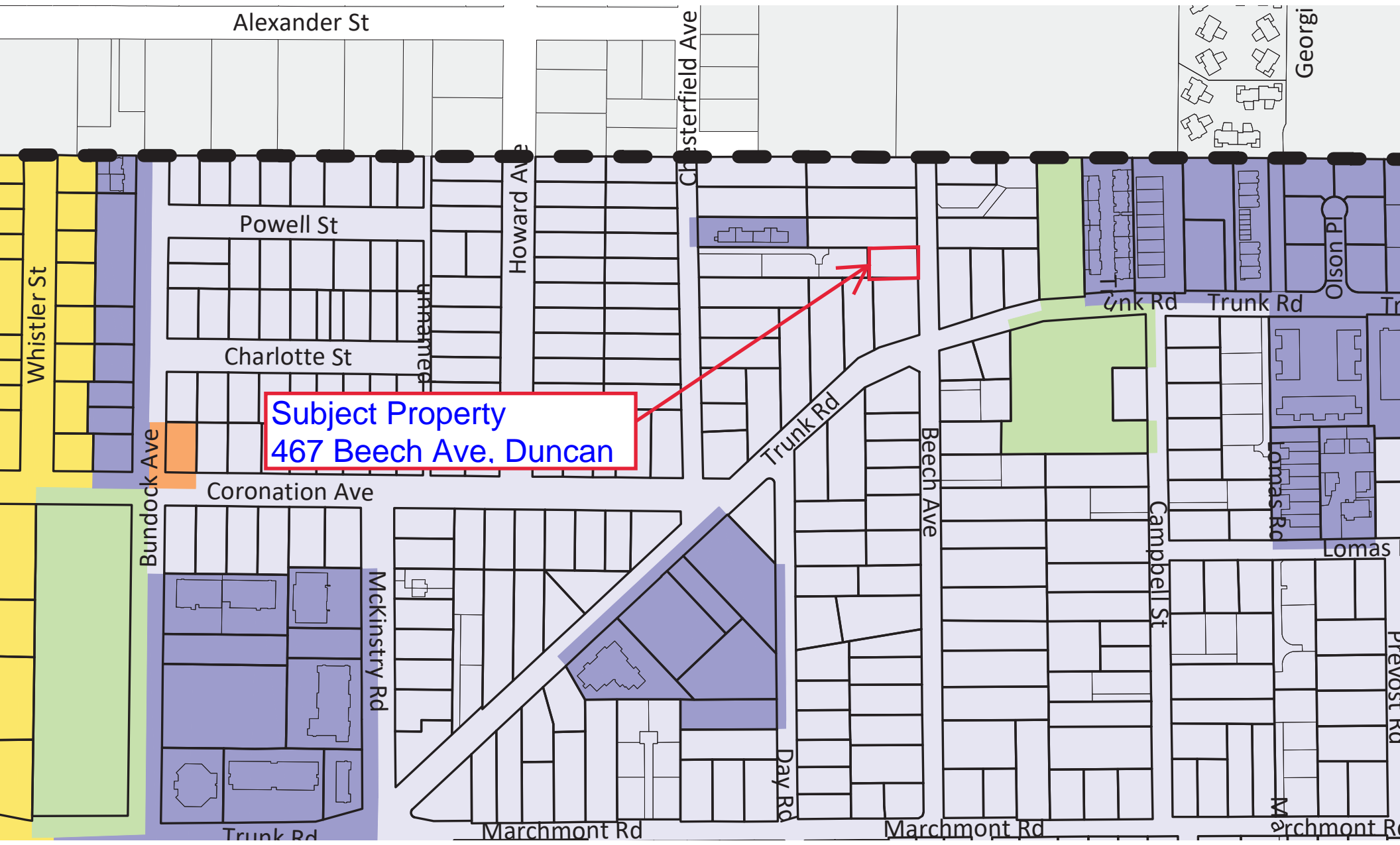


MAIN FLOOR
1015 SQ. FT.
8'-0" CEILING HEIGHT



467 BEECH AVENUE
MAY 24, 2022
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	UNFINISHED	DECK / PATIO
MAIN	1112	1015	97	176
TOTAL	1112	1015	97	176



Subject Property
467 Beech Ave. Duncan

PART 4 – RESIDENTIAL ZONES

Low Density Residential Zone

LDR

4.1 Intent

- 4.1.1 The intent of the Low Density Residential (LDR) zone is to permit *single-unit dwellings, two-unit dwellings, attached secondary suites and detached secondary suites* on a variety of *parcel sizes*.

4.2 Permitted Uses

- 4.2.1 Subject to the specified *conditions of use*, the *uses* permitted in the LDR zone are as follows:

Principal Uses	Accessory Uses
<i>Dwelling, Single-Unit</i> <i>Dwelling, Two-Unit</i> <i>Dwelling, Two-Unit Rowhouse</i>	<i>Bed and Breakfast</i> <i>Home-Based Business</i> <i>Residential Daycare</i> <i>Secondary Suite, Attached</i> <i>Secondary Suite, Detached</i>

4.3 Development Regulations

- 4.3.1 Development in the LDR zone is subject to the following:

Development Criteria		Regulations	
Maximum <i>Parcel Coverage</i>		35% for the <i>principal building</i> 40% for all <i>buildings and structures</i> combined	
Maximum <i>Floor Area Ratio</i>		0.5:1	
Driveway Access		Where a <i>parcel</i> abuts a dedicated <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 <i>Height</i>		7.5 m	For <i>buildings</i> with a roof pitch less than 6:12
		8.25 m	For <i>buildings</i> with a roof pitch 6:12 to 8:12
		9 m	For <i>buildings</i> with a roof pitch 8:12 or greater
Minimum <i>Parcel Line Setback</i>	Front	4 m	
	Rear	6 m	
	Side, Interior	1.5 m, except where the <i>dwelling units</i> in a <i>two-unit rowhouse</i> are separated by a <i>party wall</i> .	

	Side, Exterior	3 m
Minimum Garage Setback		6 m where the garage door attached to a <i>single-unit</i> or <i>two-unit dwelling</i> is facing a <i>highway</i> .
Accessory Buildings and Structures		Regulations
Maximum Height		5 m
		6 m for <i>buildings</i> with a flat roof where a <i>detached secondary suite</i> is located in the second storey.
		7.5 m for <i>buildings</i> with a roof pitch 8:12 or greater, if a <i>detached secondary suite</i> is located in the second storey.
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Interior	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Exterior	3 m

4.4 Conditions of Use and Subdivision Regulations

4.4.1 Permitted uses within the LDR zone are subject to the following:

Parcel Area and Frontage by Use	Conditions	
Minimum Parcel Area – <i>Single-Unit Dwelling</i>	400 m ²	
Minimum Parcel Frontage – <i>Single-Unit Dwelling</i>	15 m	
Average Parcel Area – <i>Single-Unit Dwelling</i>	The minimum <i>parcel area</i> is reduced by 30% if the average <i>parcel area</i> in the <i>subdivision</i> is at least 400 m ² .	
Average Parcel Frontage – <i>Single Unit Dwelling</i>	The minimum <i>parcel frontage</i> is reduced by 30% if the average <i>parcel frontage</i> in the <i>subdivision</i> is at least 15 m.	
Minimum Panhandle Parcel Frontage – <i>Single-Unit Dwelling</i>	4 m	
Minimum Panhandle Parcel Area – <i>Single-Unit Dwelling</i>	Same as minimum area for <i>Single-Unit Dwelling</i> ; however, the area of the panhandle shall not be included within the calculation of lot area.	
Minimum Parcel Area – <i>Two-Unit dwelling</i> or a <i>Single-Unit Dwelling</i> with a <i>Detached Secondary Suite</i>	600 m ²	
Minimum Parcel Area – two <i>Single-Unit Dwellings</i>	800 m ²	
Minimum Parcel Area – <i>Two-Unit Rowhouse Dwelling</i>	350 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .

	300 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Frontage</i> – <i>Two-Unit Rowhouse Dwelling</i>	9 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .
	7.5m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Depth</i>	25 m	

- 4.4.2 Despite subsection 4.4.1, where a *two-unit dwelling* is proposed on a *corner parcel*, one entrance must face the *front parcel line* and the other must face the *exterior side parcel line*.
- 4.4.3 Where a *panhandle parcel* is created, a reciprocal access easement agreement is required over the panhandle for purposes of a shared driveway and one consolidated single access for the new *parcel* and the remainder *parcel*.
- 4.4.4 Not more than one *panhandle parcel subdivision* is permitted per *parcel*.
- 4.4.5 Where a *panhandle parcel* abuts another panhandle on an adjacent *parcel* the total width of both panhandles must not be less than 6 m and a reciprocal access agreement must be provided for all affected *parcels* for purposes of consolidating access to one (1) single driveway.

467 BEECH AVE DUNCAN V9L 3J8

Area-Jurisdiction-Roll: 04-207-0696-50-00



04-207-06965000 10/27/2015

Total value **\$395,000**

2022 assessment as of July 1, 2021

Land \$260,000

Buildings \$135,000

Previous year value \$297,000

Land \$172,000

Buildings \$125,000

Property information

Year built	1951
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	5914 Sq Ft
First floor area	994
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot B Plan VIP76926 Section 17 Range 7 Land District 45
PID: 025-929-798

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

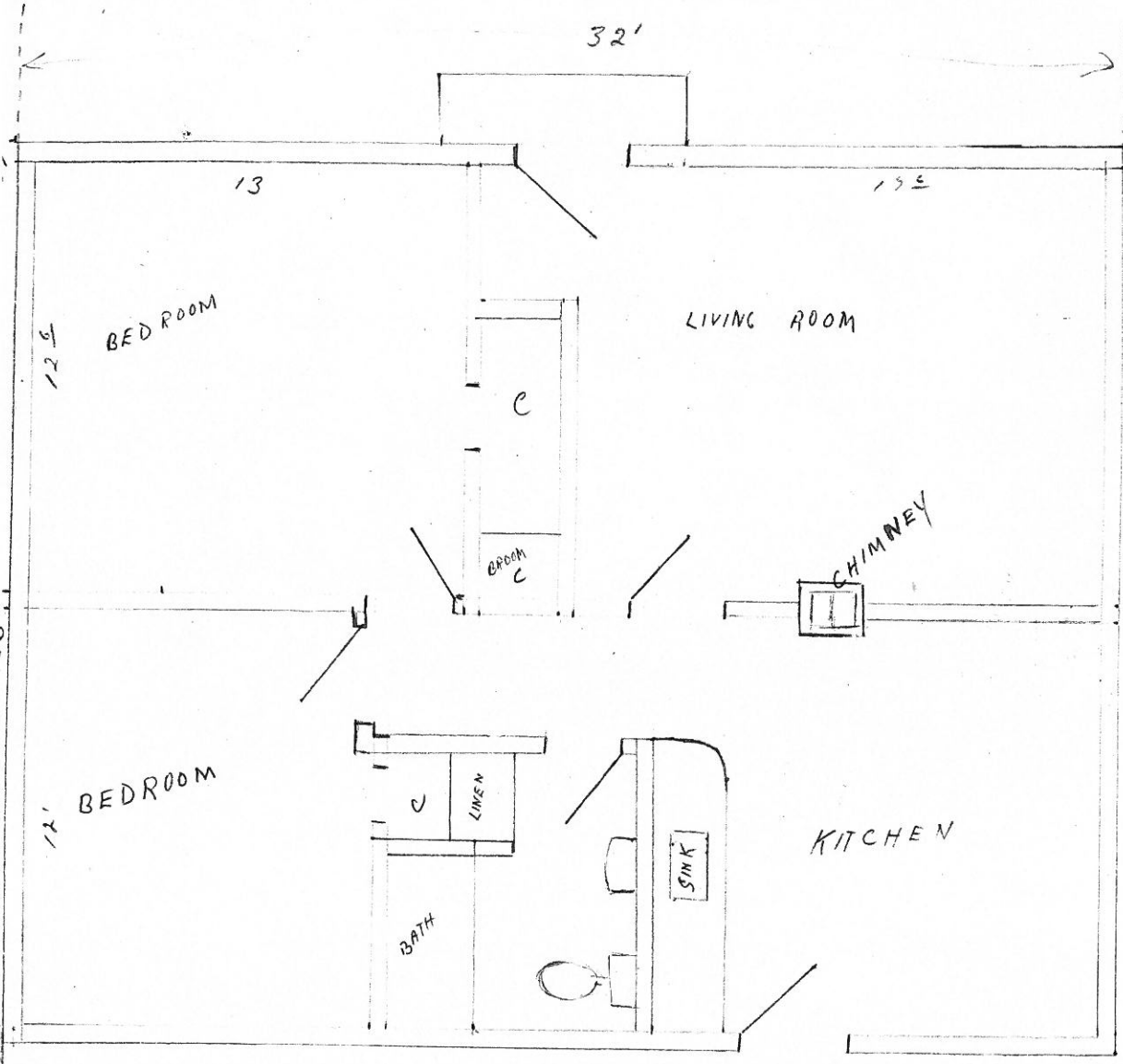


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GODDEN RD.



WOODSHED.



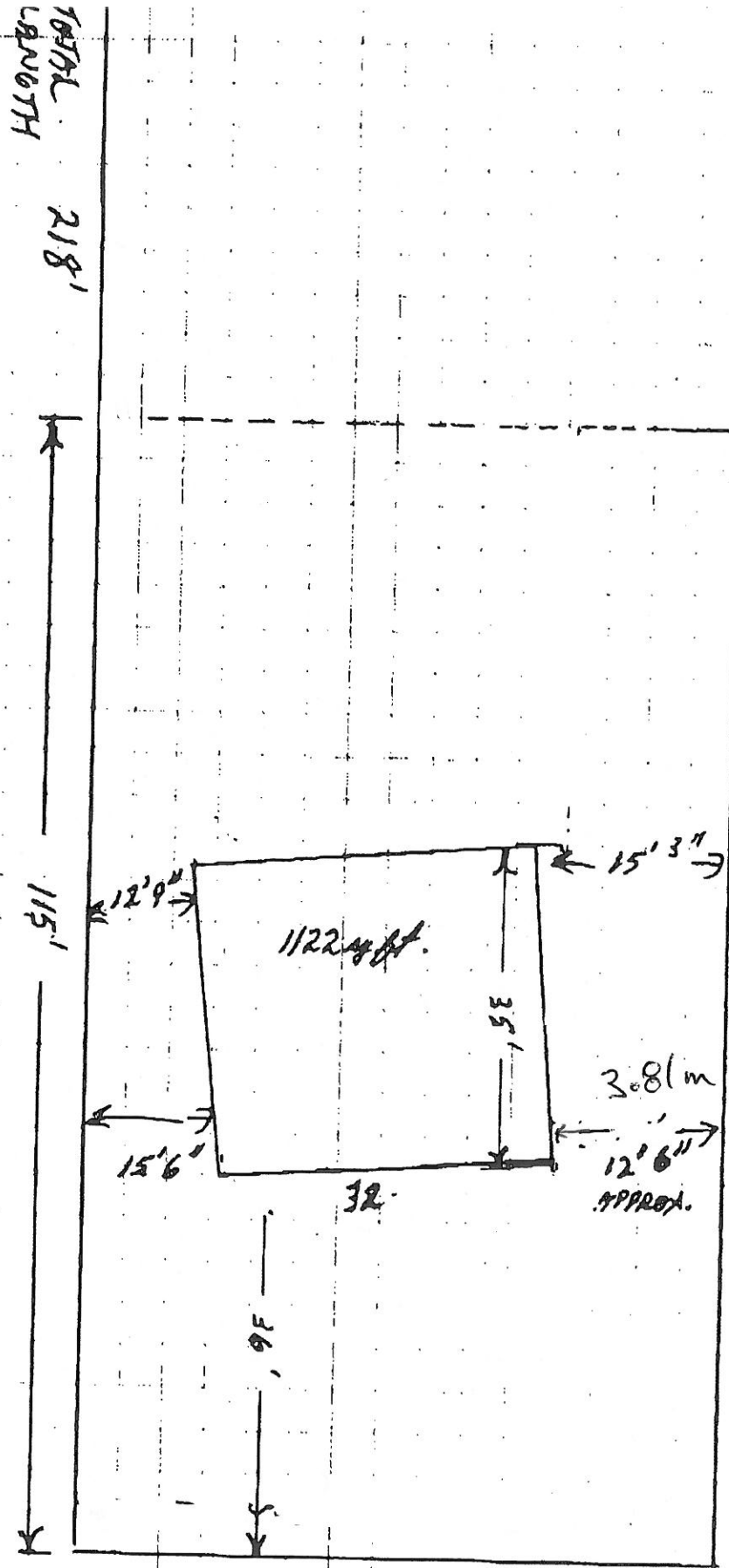
467 Beech Ave
Roll 696

Permit # 42

R. E. King Title no. 213793.

Lot 14 Block 1 Section 19 Range 9 Quamichan
Plan 5868.

467 RR
DUNCAN



60'

BEECH AVE



CITY of DUNCAN

TELEPHONE: 746-6126
FAX: (604) 746-6129

200 CRAIG STREET

P.O. BOX 820

DUNCAN, B.C.
V9L 3Y2

R. Biskupovich,
258 Evans Street,
DUNCAN, B.C.
V9L 1P8

Folio 696.00.00
November 10th, 1989.

Dear Sir or Madam:

As requested, the solid fuel burning appliance installation in the residence at 467 Beech Avenue, Duncan was inspected on this date for compliance with the following specific requirements of the current B. C. Building Regulations:

APPLIANCE TYPE - (Article 9.34.2.1)

- Meets Applicable testing standard - LABELLED
- No visible testing label

APPLIANCE & CHIMNEY CONNECTOR -

- Clearance to combustibles (Articles 9.34.2 - 9.21.5)
 - NOT APPROVED
 - APPROVED

COMBUSTION AIR - (Article 9.34.1.7)

- Provided by duct from exterior of house APPROVED
- Drawn from interior of house NOT APPROVED

CHIMNEY - (Article 9.21.1)


- Masonry - Lined YES NO
- Factory Built - Conforms to ULC5629 YES
- NO
- UNKNOWN

Note: Chimney condition and installation clearances are not a part of this inspection.

**This inspection is valid only at the time of the inspection.

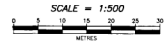
Yours truly,

CITY OF DUNCAN,


M. C. Weld, LAFC,
Building Inspector.

MCW/rt

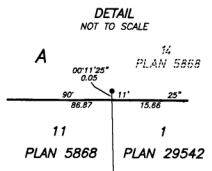
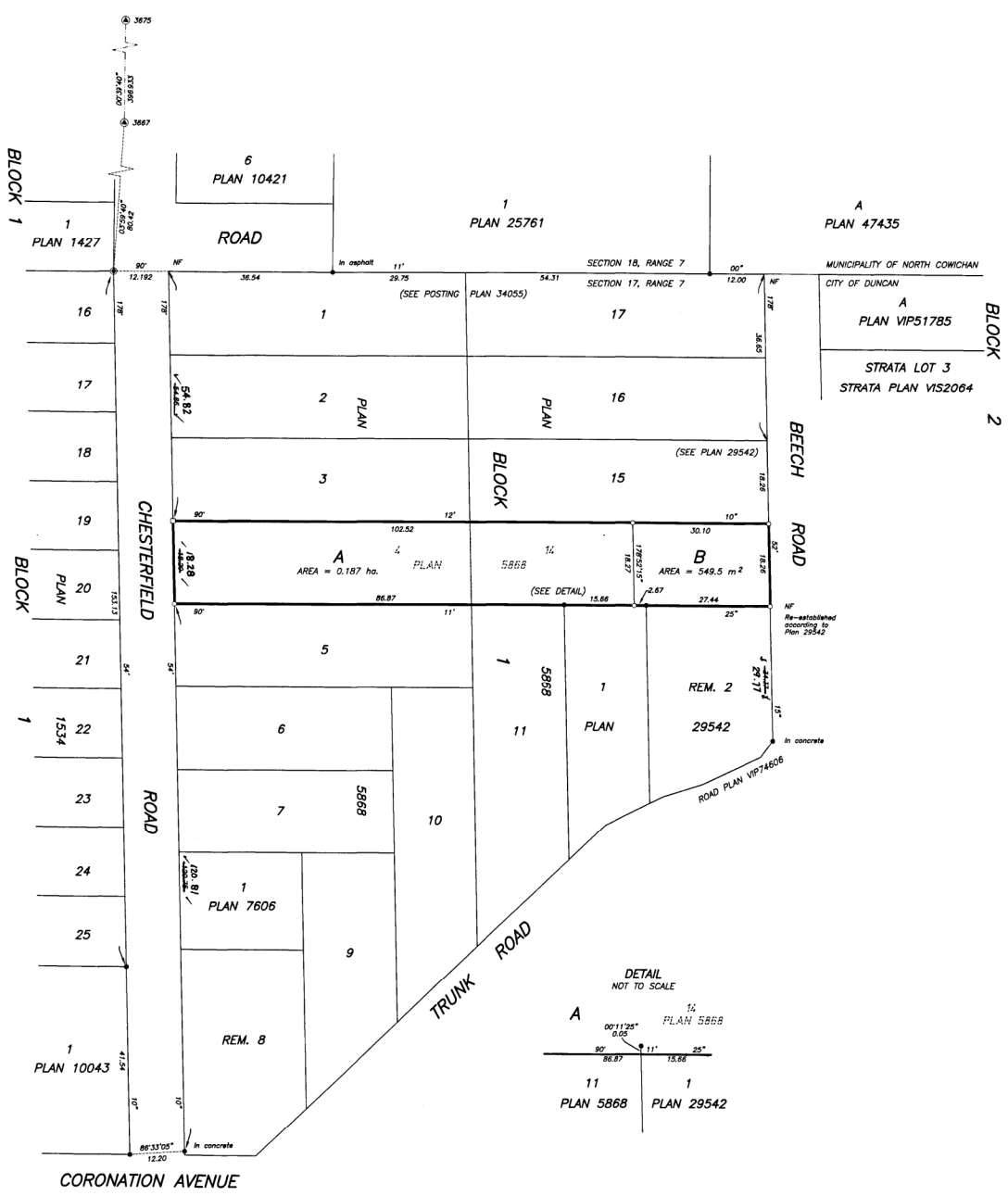
**PLAN OF SUBDIVISION OF LOTS 4 AND 14,
BLOCK 1, SECTION 17, RANGE 7,
QUAMICHAN DISTRICT, PLAN 5868.
B.C.G.S. 92B.072**



LEGEND
 Grid bearings are derived from observations between control monuments 3667 and 3675 Integrated Survey Area No. 11, the City of Duncan
 This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by combined factor 0.9998332 (NAD83 CSRS). All distances are in metres.
 (a) denotes control monument found.
 (b) denotes standard iron post found.
 (c) denotes non-standard round iron post found.
 (d) denotes lead plug placed.
 (e) denotes standard iron post placed.

Registered Owners:
 685650 B.C. Ltd.
 Authorized Signatory
 Authorized Signatory
 Witness as to both signatures
 Occupation
 4424 HATCHMAN RD
 VICTORIA BC V9C 3Z5
 Address

KELLY STOFER, B.C.L.S.
 DUNCAN, BC
 TEL: (250) 748-8789
 FILE: 1002
 DWS: 401101



PLAN VIP 76926

Deposited in the Land Title Office at Victoria, B.C. this 5 day of May, 2004.
 Registrar *M. Franzen*

Approved under the Land Title Act this 26th day of APRIL, 2004.
 Approving Officer for the Corporation of the City of Duncan
 This plan lies within the Cowichan Valley Regional District.

CORRECTION
 August 4, 2004
 SEE EW 103723
 M. Franzen per [Signature]

I, Kelly Stofer, a British Columbia Land Surveyor, of Duncan, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 13th day of April, 2004. The plan was completed and checked, and the checklist filed under # 14107, on the 19th day of April, 2004.
 Kelly Stofer
 Kelly Stofer, B.C.L.S.

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

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