



Home Book
for

4-5367 Miller 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.



4-5367 Miller Rd, Duncan

At the end of a quiet lane beneath the shade of the trees, you'll find this unique property with the exterior charm of an old English cottage. A high hedge runs the length of the driveway, and the far side of the yard is landscaped with shrubbery, trees and no neighbors in sight. Inside, beamed ceilings, brick archways and a granite hearth blend structural strength with old world warmth. The main floor holds everything you need for easy daily living, with two more bedrooms, a bathroom and storage upstairs. A lower level adds storage (currently used as a bedroom), and the loft above the double garage is a blank canvas for your imagination. A 2024 Mitsubishi heat pump keeps the home comfortable. Patio doors open to a covered deck overlooking the lawn and Japanese maple, with a BBQ patio and treed path beyond. Best of all, this is a detached home with minimal yard maintenance, in a welcoming community. A little piece of paradise with many upgrades (see feature list for details).

MLS #1040267
Fin Sq Ft 3,571
Bedrooms 3
Bathrooms 3
Taxes \$3,605 (2025)



Dan Johnson
Personal Real Estate
Corporation

(250) 709-4987
dan@ethosrealestategroup.ca



ethosrealestategroup.ca

Amera Johnson
REALTOR®

(778) 838-8685
amera@ethosrealestategroup.ca

ETHOS

REAL ESTATE GROUP

4 - 5367 Miller Rd Duncan BC V9L 6R2
MLS® No: 1040267 \$750,000 Active



MLS® No: **1040267** List Price: **\$750,000**
 Status: **Active** Orig Price: **\$750,000**
 Area: **Duncan** Sub Area: **Du West**
 DOM: **28** Sold Price:
 Sub Type: **Single Family Detached** Title: **Freehold/Strata**
 Pend Date:

At the end of a quiet lane beneath the shade of the trees, you'll find this unique property with the exterior charm of an old English cottage. A high hedge runs the length of the driveway, and the far side of the yard is landscaped with shrubbery, trees and no neighbors in sight. Inside, beamed ceilings, brick archways and a granite hearth blend structural strength with old world warmth. The main floor holds everything you need for easy daily living, with two more bedrooms, a bathroom and storage upstairs. A lower level adds storage (currently used as a bedroom), and the loft above the double garage is a blank canvas for your imagination. A 2024 Mitsubishi heat pump keeps the home comfortable. Patio doors open to a covered deck overlooking the lawn and Japanese maple, with a BBQ patio and treed path beyond. Best of all, this is a detached home with minimal yard maintenance, in a welcoming community. A little piece of paradise with many upgrades (see feature list for details).

Room	Level	Dims/Pieces
Family Room	Lower	20'4x15'9
Storage	Lower	7'0x4'0
Utility Room (Unfinished) (Unfin)	Lower	32'0x8'0
Bathroom	Main	4-Piece
Bedroom - Primary	Main	14'9x13'4
Dining Room	Main	16'3x9'10
Ensuite	Main	3-Piece
Entrance	Main	6'10x12'0
Kitchen	Main	17'5x11'5
Laundry	Main	8'6x8'1
Living Room	Main	21'0x16'4
Sitting Room	Main	14'10x9'7
Bathroom	Second	3-Piece
Bedroom	Second	10'10x11'7
Bedroom	Second	10'10x12'0
Den	Other	21'3x18'7

Interior

Beds: **3** Baths: **3** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **3,571** UnFin SqFt: **298** Basement: **Yes** Addl Accom: Laundry: **In House**
 SqFt Total: **3,869** Layout: **Main Level Entry with Lower/Upper Lvl(s)** Appl Incl: **Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer**
 Heating: **Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

Built (Est): **1979** Front Faces: **Southeast** Storeys: Bldg Warranty:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Insulation: **Walls, Stucco**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Low Maintenance Yard**

Lot

Lot SqFt: **80,150** Lot Acres: **1.84** Dimensions: Shape:
 Park Type: **Additional, Garage** Park Spcs: **2** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **1** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Landscaped, No Through Road, Quiet Area, Recreation Nearby, Rural Setting**

Legal/Public Records

Assessed: **\$769,900** Assess Yr: **2026** Taxes: **\$3,605** Tax Year: **2025**
 PID: **000-759-678** Roll No: **3234020** Zoning: **RM-1** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **STRATA LOT 4, SECTION 14, RANGE 6, QUAMICHAN DISTRICT, PLAN VIS782, (PHASE 1) TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Strata

Strata/Pad Fee: **\$444** Strata/Pad Fee Year: **2026** Prop Mgr: Mgr Phone:
 Complex: Bldgs/Cmplx: **2** Str Lots/Cmplx: **4** Str Lots/Bldg:
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:
 Depr Rpt?: **No** Plan Type: **Bare Land** Lvl's in Unit: Unit's Level:
 Subdivision Name: **Eaglecrest**
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, please refer to Bylaws**
Caged Mammals, Cats, Dogs,
Number Limit, Size Limit
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl: **Deck/Patio**
 Assmt Incl:
 Shrd Am:

Licensee/Agency Information

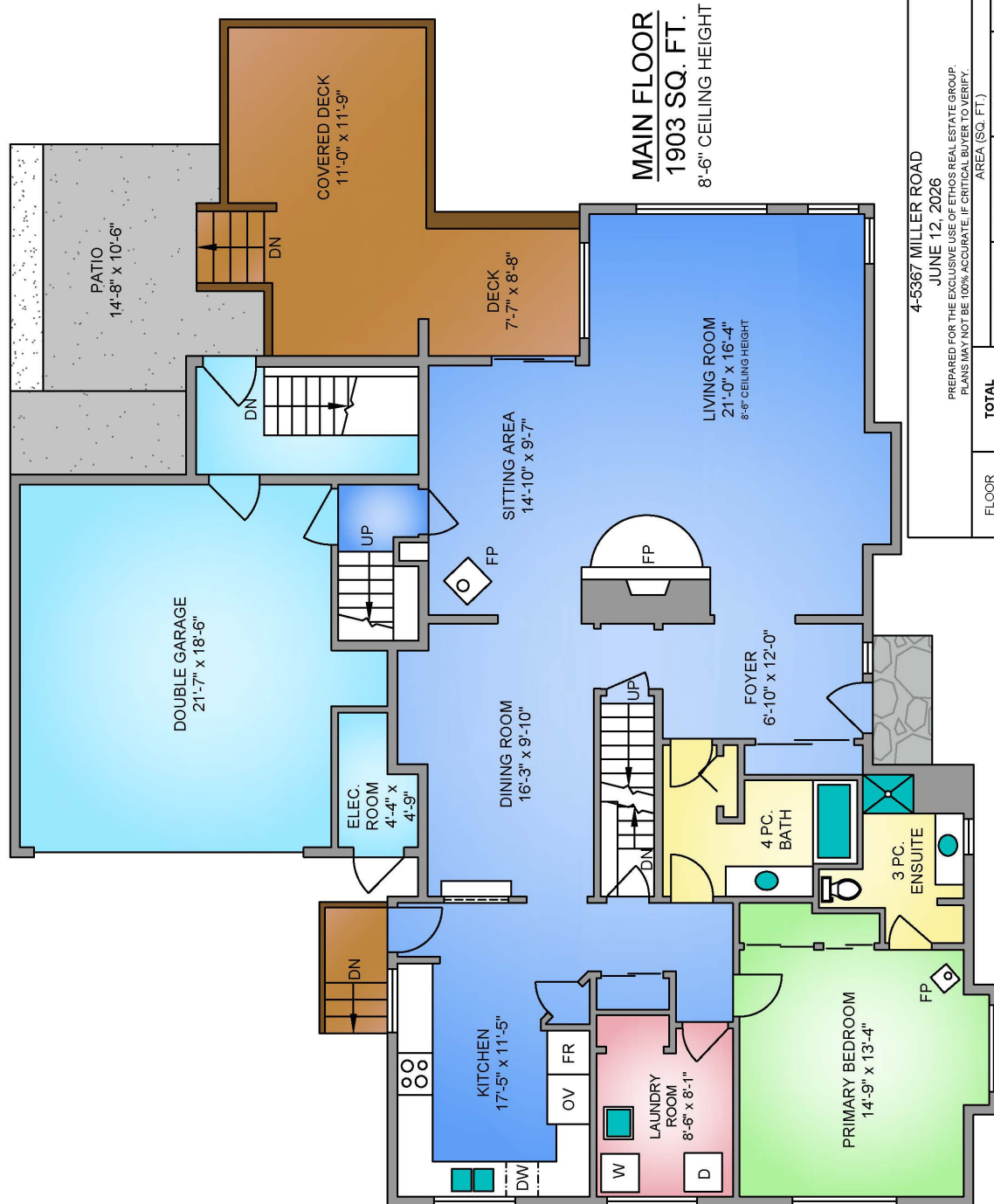
Licensee Name	Phone	Brokerage	Awd Split
List: Dan Johnson*	250-709-4987	Pemberton Holmes Ltd. (Cow Vall)	
CoList: Amara Johnson	778-838-8685	Pemberton Holmes Ltd. (Cow Vall)	
Appt Ph:	Lckbx Loc: back door - key for FD	Solicitation OK?: No	Brok Fee: 3% 1st 100K/1.5% bal

Licensee Notes: **Measurements and photos by Proper Measure. Pets allowed with Strata approval, most likely will be. 1 tv wall mount included. Coat of arms by doorbell to be excluded. LB is on the back door, the key is for the front door. Lot size taken from previous listing, buyer to verify. Year built was taken from the BC Assessment.**

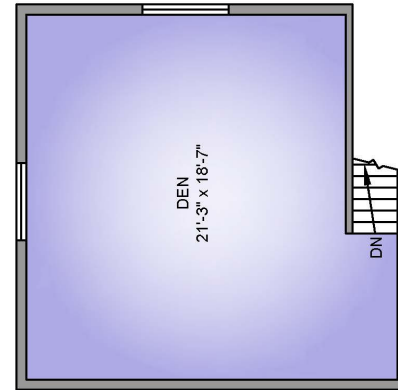
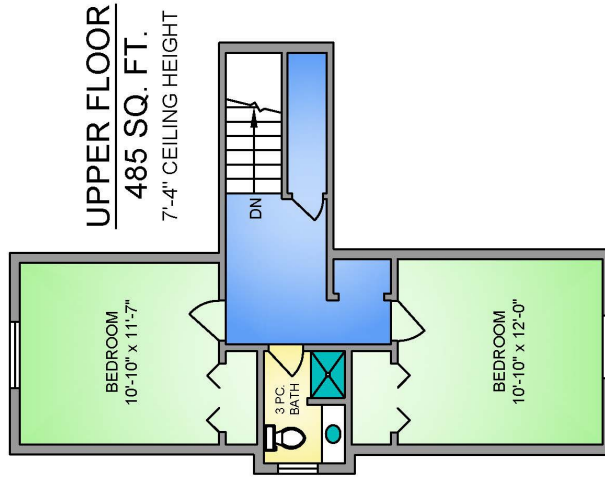
Agent Info: **Information Package Available**

Showing Instructions: **Appts by Showing Service, Lockbox**

*Personal Real Estate Corporation



4-5367 MILLER ROAD						
JUNE 12, 2026						
PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE GROUP. PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.						
FLOOR	AREA (SQ. FT.)			DECK / PATIO		
	TOTAL	FINISHED	UNFINISHED	GARAGE	DECK / PATIO	
MAIN	1903	1903	-	483	-	270
UPPER	503	485	18	-	-	-
LOFT	473	473	-	-	-	-
LOWER	1008	710	298	-	-	-
TOTAL	3887	3571	316	483	-	270



4-5367 MILLER ROAD JUNE 12, 2026 PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE GROUP. PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.						
FLOOR	TOTAL	AREA (SQ. FT.)				
		FINISHED	UNFINISHED	GARAGE	DECK / PATIO	
MAIN	1903	1903	-	483	270	
UPPER	503	485	18	-	-	
LOFT	473	473	-	-	-	
LOWER	1008	710	298	-	-	
TOTAL	3887	3571	316	483	270	

Home Improvements Done to 4 – 5367 Miller Road since purchase in 2014:

2026: New soffits, fascia, gutters, downspouts around entire house (Strata expense)

2025: Rebuilt deck with roof and tie-in to porch

2025: Repainted cement in basement and garden entrance area

2024 (May 9th): Replaced heat pump with Mitsubishi 3 ton (10 year warranty on parts and compressor)

2024: Installed Ring security system with view of all exterior doors

2022: Replaced all windows in master bedroom (Strata expense)

2021: Replaced all windows in basement and 2nd floor (Strata expense)

2020: New Washer and Dryer

2020: New refrigerator

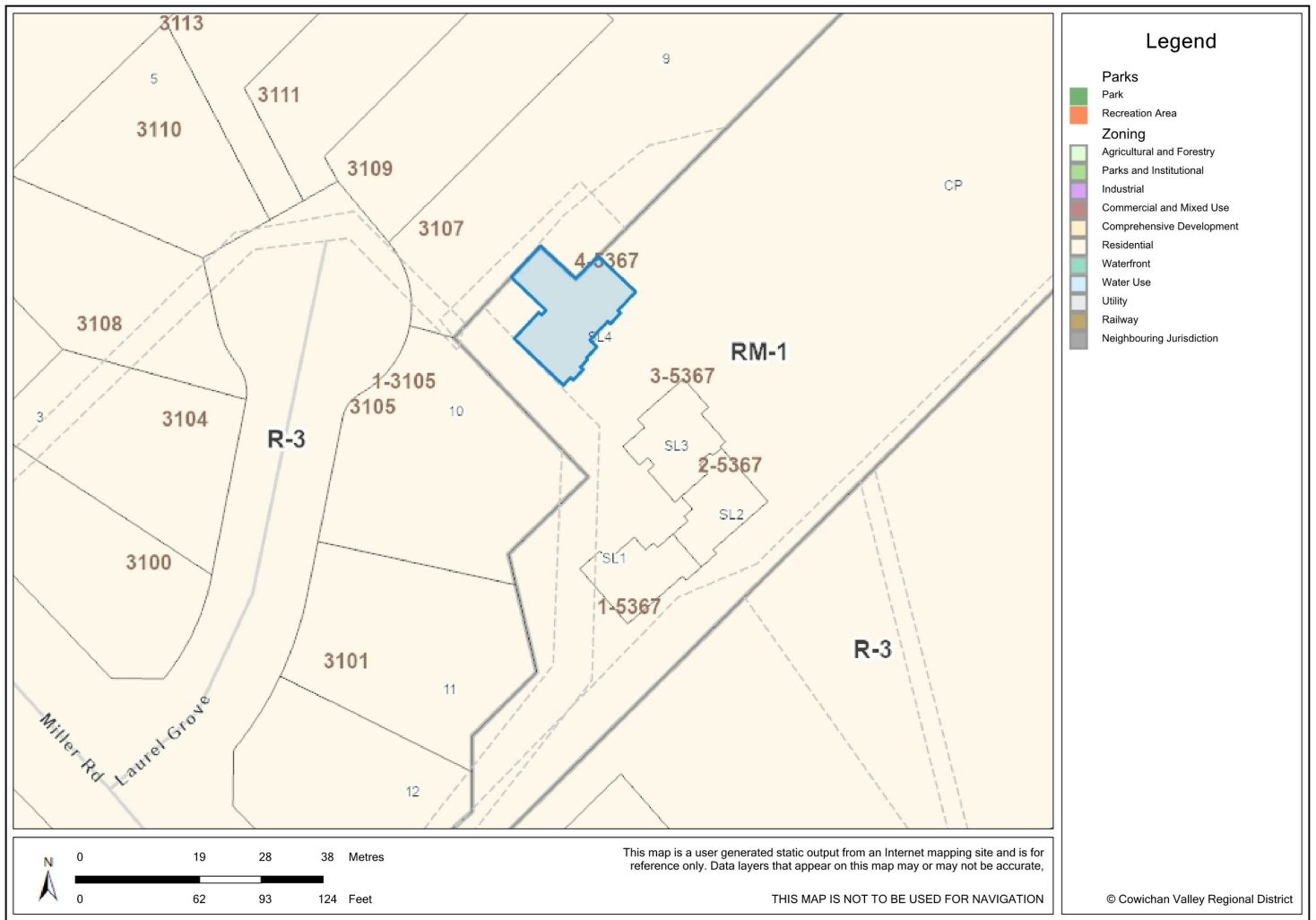
2018: Installed new baseboards, door and window casings, bedroom/bathroom/closet doors, on 2nd floor, together with ceiling fans and additional breaker to accommodate portable air conditioners in both bedrooms

2018: Installed shower and new countertop, sink, taps, cabinet and lights in 2nd floor bathroom

2016: New water heater

2014:

- Replaced firebox surround and brick hearth and with black granite
- Replaced shag carpet in entrance, living room, dining room and master bedroom with engineered hardwood
- Installed see-through between kitchen and dining room to provide more light, a sightline from kitchen to front windows, and place to sit while conversing with cook
- Replaced kitchen, dining room, master bedroom, main bathroom light fixtures
- Installed wood over cement alcove in basement
- Repainted throughout
- Installed Hunter Douglas blinds on entrance, living room and kitchen windows



8.5 RM-1 ZONE - LOW DENSITY MULTI-FAMILY RESIDENTIAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following *uses*, *uses* permitted under Section 4.4, and no others are permitted in an RM-1 zone:

- (1) *multiple family residence*;
- (2) *day care*, nursery school, *accessory* to a residential use;
- (3) *home occupation*.

(b) Conditions of Use

For any *parcel* in the RM-1 zone:

- (1) The *parcel coverage* and impervious surface coverage in the RM-1 Zone shall not exceed 40% for buildings and structures plus up to an additional 5% for other impervious surfaces.
- (2) the *height* of any *principal building* or *structure* shall not exceed 7.5 metres;
- (3) the *height* of any *accessory building* shall not exceed 4 metres;
- (4) the minimum *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for the *buildings* and *structures* in Column II:

COLUMN I Type of Parcel Line	COLUMN II Buildings & Structures
Front	7.5 metres
Exterior Side	4.5 metres
Interior Side	3.0 metres
Rear	7.5 metres

- (5) no *parking space* or driveway shall be located within 3.0 metres of windows of habitable rooms or within 1.5 metres of a *parcel* line.

(c) Density

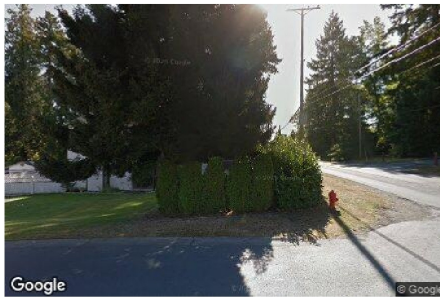
The maximum density of *dwelling units* shall not exceed 20 units per Ha of *parcel* area.



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

4-5367 MILLER RD DUNCAN V9L 6R2

Area-Jurisdiction-Roll: 04-765-03234.020



Total value **\$769,900**

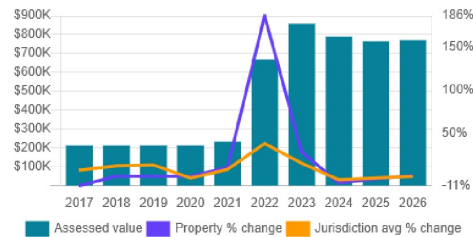
2026 assessment as of July 1, 2025

Previous year value **\$764,300**

Property value history

2026	+1%	\$769,900
2025	-3%	\$764,300
2024	-8%	\$790,200
2023	+28%	\$859,100
2022	+186%	\$669,000

Property value and Duncan Rural jurisdiction change



Property information

Year built	1979
Description	Strata Townhouse
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,663
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 4, PLAN VIS782, SECTION 14, RANGE 6, QUAMICHAN LAND DISTRICT, (PHASE 1) TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 000-759-678

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

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

(250) 709-4987
dan@ethosrealestategroup.ca



ethosrealestategroup.ca



Amera Johnson
REALTOR®

(778) 838-8685
amera@ethosrealestategroup.ca