

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

2003 Crescent 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.

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HOLMES

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CHARMING CHARACTER HOME!



2003 Crescent Rd

CHARMING CHARACTER HOME! 3 bed/1bath home on almost a 1/4 acre of treed lot close to town. The main floor has a functional and welcoming floor plan with wood floors throughout. This level has a cozy and cute living room, spacious dining room with built-in buffet and upper cabinets, efficient updated kitchen with laundry which leads to the back deck, 2 good sized bedrooms and the spa like updated 4pc bath. Upstairs you find a quaint family space and the really cool 3rd bedroom with its very own private deck for your morning coffee or tea. This home has so many wonderful qualities and has been very well taken care of with many updates from the current owner over the last 29yrs including a newer roof and insulated windows. Call your agent to arrange your showing today and see if this will be your new home!



Priced at
\$599,000

Area	East Duncan	Age	1940
Bedrooms	3	Taxes	2876
Bathrooms	1	Tax Year	2022
Lot Size	9583.2	MLS#	918394
Floor Space	1182	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
ww.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)



**2003 Crescent Rd
 Du East Duncan ~ V9L 5M3**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,182
Bth 4Pce: 1 **Unfin SqFt:** 0
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
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10'6x12'0
Bedroom	Main	9'1x11'0
Dining Room	Main	9'9x13'2
Kitchen	Main	9'8x10'0
Living Room	Main	14'4x12'0
Bedroom	Second	9'6x11'2
Family Room	Second	11'1x14'0

Listing Summary

MLS@: 918394 **List Price:** \$599,000
Status: Active **Orig Price:** \$599,000
Sub Type: SF Det **Sold Price:**
DOM: 97 **Pend Date:**
Taxes: \$2,876 **Strata Fee:**
2022 Asmt: \$372,000 **Title:** Freehold

Remarks

CHARMING CHARACTER HOME! 3 bed/1bath home on almost a 1/4 acre of treed lot close to town. The main floor has a functional and welcoming floor plan with wood floors throughout. This level has a cozy and cute living room, spacious dining room with built-in buffet and upper cabinets, efficient updated kitchen with laundry which leads to the back deck, 2 good sized bedrooms and the spa like updated 4pc bath. Upstairs you find a quaint family space and the really cool 3rd bedroom with its very own private deck for your morning coffee or tea. This home has so many wonderful qualities and has been very well taken care of with many updates from the current owner over the last 29yrs including a newer roof and insulated windows. Call your agent to arrange your showing today and see if this will be your new home!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	831	351	0	0
Beds	0	2	1	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1940 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood
Ext Feat: Balcony/Patio, Fencing: Partial, Low Maintenance Yard

Frnt Faces: SE **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Electric
Roof: Asphalt Shingle
Fndn: Block
Accss:

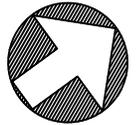
Lot/Strata Information

Prk Type: Additional, Driveway
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Recreation Nearby
Complex:
SqFt Balc: **StrLots/Cplx:** **Prk Tota** 2
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:**
SqFt Pat: **Suites/Bldg:** **Prk LCP:**
SqFt Strg: **Floors/Bldg:** **Prk Str Lot:**
Gnd/Top?: **Lvls/Suite:** **Str Lot Incl:**
Shrd Am:

Dims (w/d):
View:
Services:
Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:
Unit Incl:



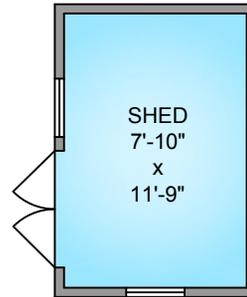
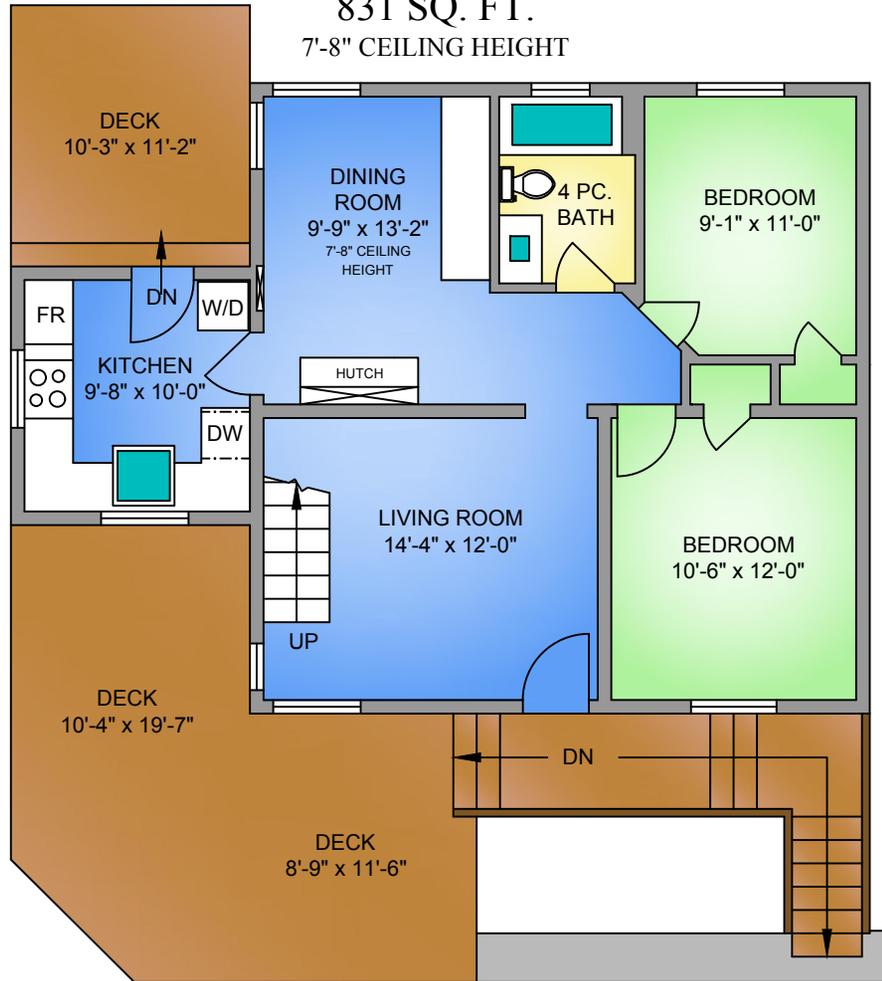
NORTH



MAIN FLOOR

831 SQ. FT.

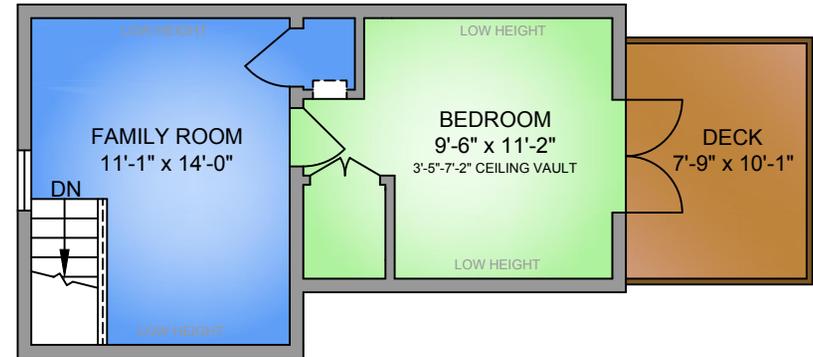
7'-8" CEILING HEIGHT



UPPER FLOOR

351 SQ. FT.

3'-5"-7'-2" VAULTED CEILING



PROPERMEASURE
FROM PRECISION TO PERFECTION



250-415-0041
karyn@propermeasure.com
www.propermeasure.com

2003 CRESCENT ROAD NOVEMBER 2, 2022				
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	UNDER HEIGHT	DECK / PATIO
MAIN	831	831	-	400
UPPER	351	200	151	80
TOTAL	1182	1031	151	480

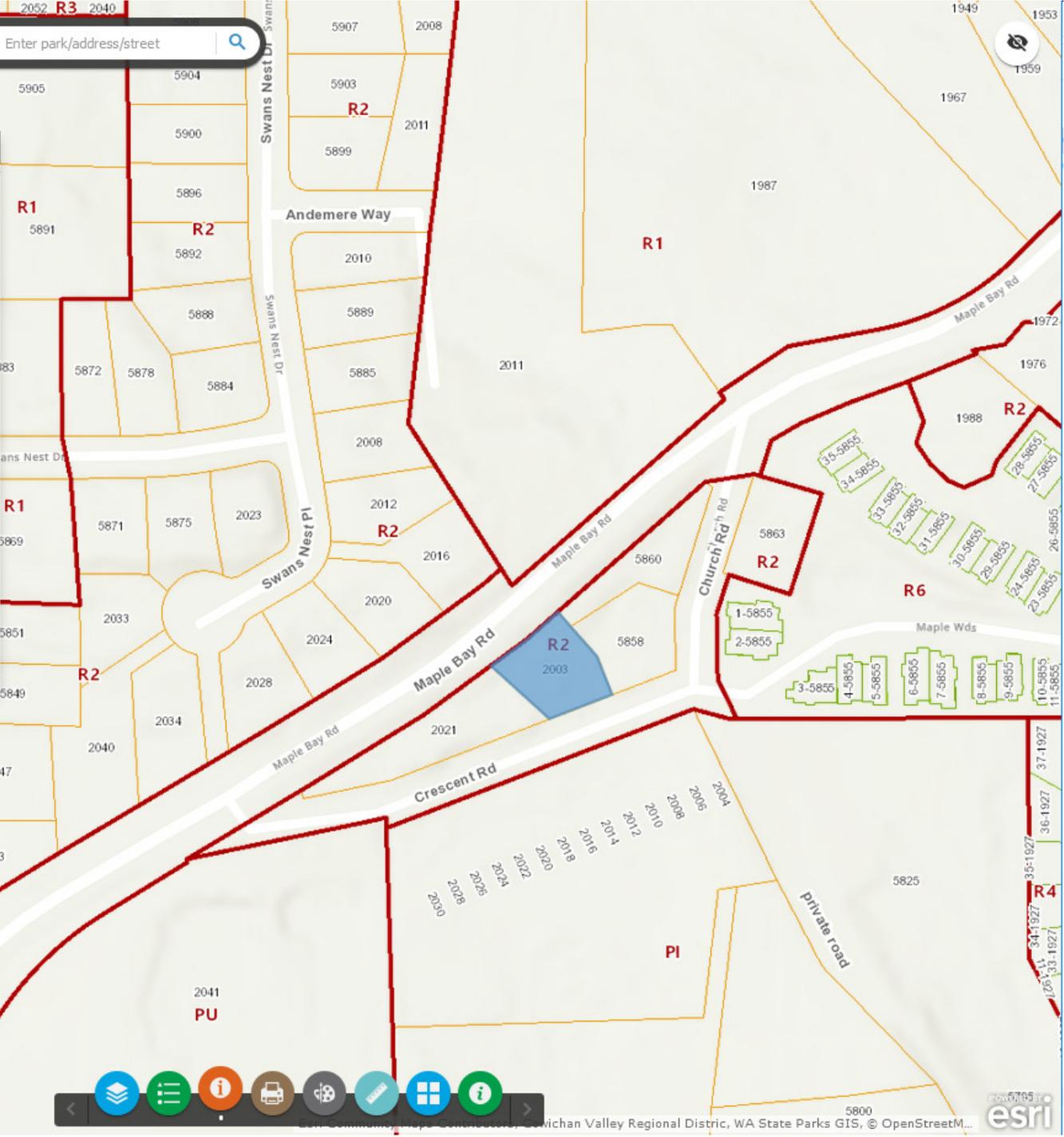


Identify Results

Identify Clear

Results found: 3

House 1: 2003
House 1:
Street Name: CRESCENT RD
PID: 007-938-578
Folio: 00314-010
Lot: 1
Plan: VIP45338
Non-Legal Description: L 1 PL 45338
Approx. m2: 890.63
Approx Acre: 0.22
Approx Hectare: 0.09
Section: 18
Range: 1
Land District:
Zoning: R2
Split Zoned: NA
Map Grid: F-03



-123.666 48.782 Degrees

40m



Residential Restricted Zone (R2)

Permitted Uses

- 57 (1) The permitted uses for the R2 zone are as follows:
- Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing [BL3302, BL3323, BL3674]

Minimum Lot Size

- (2) The minimum permitted lot size for the R2 zone is 890 m² (9,580 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R2 zone is 21.0 m (68.90').

Density

- (4) The maximum permitted density for the R2 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) The maximum permitted floor space ratio for the R2 zone is 0.5:1. [BL3383]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R2 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R2 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, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92')
- (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 R2 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 R2 zone are as follows:
- (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that

- (i) the number of residents does not exceed three, and
- (ii) the use is within a single-family dwelling unit only. [BL3302]
- (e) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
- (f) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]

2003 CRESCENT RD DUNCAN V9L 5M3

Area-Jurisdiction-Roll: 04-315-00314.010



04-315-00314010 11/03/2015

Total value **\$372,000**

2022 assessment as of July 1, 2021

Land	\$234,000
Buildings	\$138,000
<hr/>	
Previous year value	\$256,300
Land	\$160,000
Buildings	\$96,300

Property information

Year built	1940
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	.219 Acres
First floor area	785
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 1 Plan VIP45338 Section 18 Range 1 Land District 16
PID: 007-938-578

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: 2003 CRESCENT RD
Folio: 00314-010
LTO Number: FB169129
PID: 007-938-578
MHR Number:
Status: Active
Property No: 100493
Legal: LOT 1 SECTION 18 RANGE 1 COWICHAN PLAN 45338

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0080	1 STY SFD-AFTER 1930-FAIR
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R2	RESIDENTIAL RESTRICTED ZONE

Property Tax Levies and Assessments Summary

Year Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022 May 05, 2022	Reg	2,875.85	1	234,000	138,000	372,000	372,000
2021 May 19, 2021	Reg	2,611.72	1	160,000	96,300	256,300	256,300
2020 May 25, 2020	Reg	2,565.70	1	166,000	76,400	242,400	242,400

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.



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www.duncanbcrealestate.ca