

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

## Information Package

### For

***6322 Ardea Pl, Duncan***

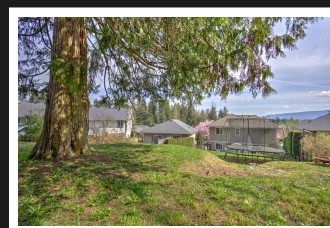
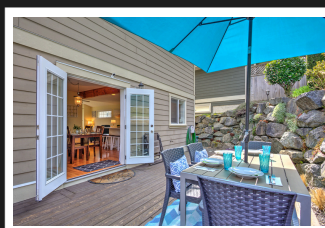
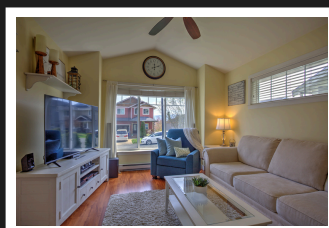
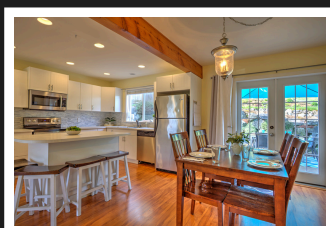


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.





6322 Ardea Pl



**AFFORDABLE FAMILY HOME** only minutes from shopping and just up the hill from Drinkwater Elementary School. The home has been meticulously cared for, and the backyard has been uniquely landscaped and tiered making for some great outdoor private spaces for family BBQ's and kids to play! The garage has been converted to create a 4th bedroom and storage area but can also be easily turned back into a garage if desired. The home is so warm and inviting with vaulted ceilings in the living area and some wood accents and double doors leading out to the private backyard. There is loads of storage space in the easy access crawl. The layout & location is perfect for a young family and there are excellent walking trails right out your backyard. Call your agent today to book a private viewing, you'll be glad you did!



Priced at  
**\$749,000**

Area	Duncan
Bedrooms	4
Bathrooms	3
Lot Size	
Floor Space	1820 Sqft

Age	2008
Taxes	\$3,927 (2024)
MLS#	994524
Parking	2

**Dan Johnson\***  
Pemberton Holmes - Duncan



(250) 709-4987  
wrkn4you@gmail.com  
www.DuncanBCRealEstate.ca  
23 Queens Road  
Duncan, V9L 2W1





## Property One Page Resi Client

**6322 Ardea Pl Duncan BC V9L 0B7**

MLS® No: **994524** **\$749,000** **Active**



AFFORDABLE FAMILY HOME only minutes from shopping and just up the hill from Drinkwater Elementary School. The home has been meticulously cared for, and the backyard has been uniquely landscaped and tiered making for some great outdoor private spaces for family BBQ's and kids to play! The garage has been converted to create a 4th bedroom and storage area but can also be easily turned back into a garage if desired. The home is so warm and inviting with vaulted ceilings in the living area and some wood accents and double doors leading out to the private backyard. There is loads of storage space in the easy access crawl. The layout & location is perfect for a young family and there are excellent walking trails right out your backyard. Call your agent today to book a private viewing, you'll be glad you did!

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Bedroom	Main	11'3x15'8
Dining Room	Main	9'3x17'6
Kitchen	Main	10'5x13'6
Laundry	Main	8'8x6'8
Living Room	Main	11'10x16'0
Bathroom	Second	4-Piece
Bedroom	Second	10'0x10'8
Bedroom	Second	11'1x10'3
Bedroom - Primary	Second	13'2x14'9
Ensuite	Second	4-Piece

MLS® No: **994524**      List Price: **\$749,000**  
Status: **Active**      Orig Price: **\$769,000**  
Area: **Duncan**      Sub Area: **Du West**  
DOM: **7**      Sold Price:  
Sub Type: **Single Family Detached**  
Pend Date:      Title: **Freehold**

### Interior

Beds: **4**      Baths: **3**  
FinSqFt Total: **1,820**      UnFin SqFt: **0**  
2pc Ensuites: **0**      3pc Ensuites: **0**  
Layout: **Main Level Entry with Upper Level(s)**  
Heating: **Baseboard, Electric**  
Intr Ftrs:

Kitchens: **1**  
SqFt Total: **1,820**  
4+pc Ensuites: **1**  
Appl Incl:  
Cooling: **None**

Fireplaces: **0**  
Basement: **No**  
Beds or Dens: **4**

Storeys:  
Addl Accom:  
Laundry: **In House**

### Exterior/Building

Built (Est): **2008**      Front Faces: **East**  
Construction: **Cement Fibre, Frame Wood, Insulation:**  
**Ceiling, Insulation: Walls**  
Lgl NC Use:      Access: **Road: Paved**  
Exterior Ftrs: **Low Maintenance Yard**

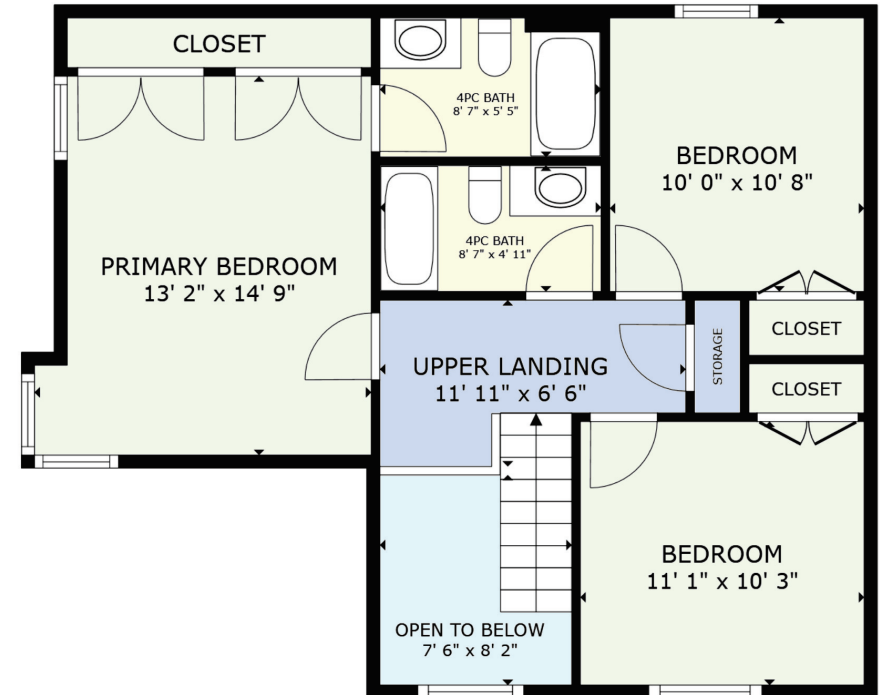
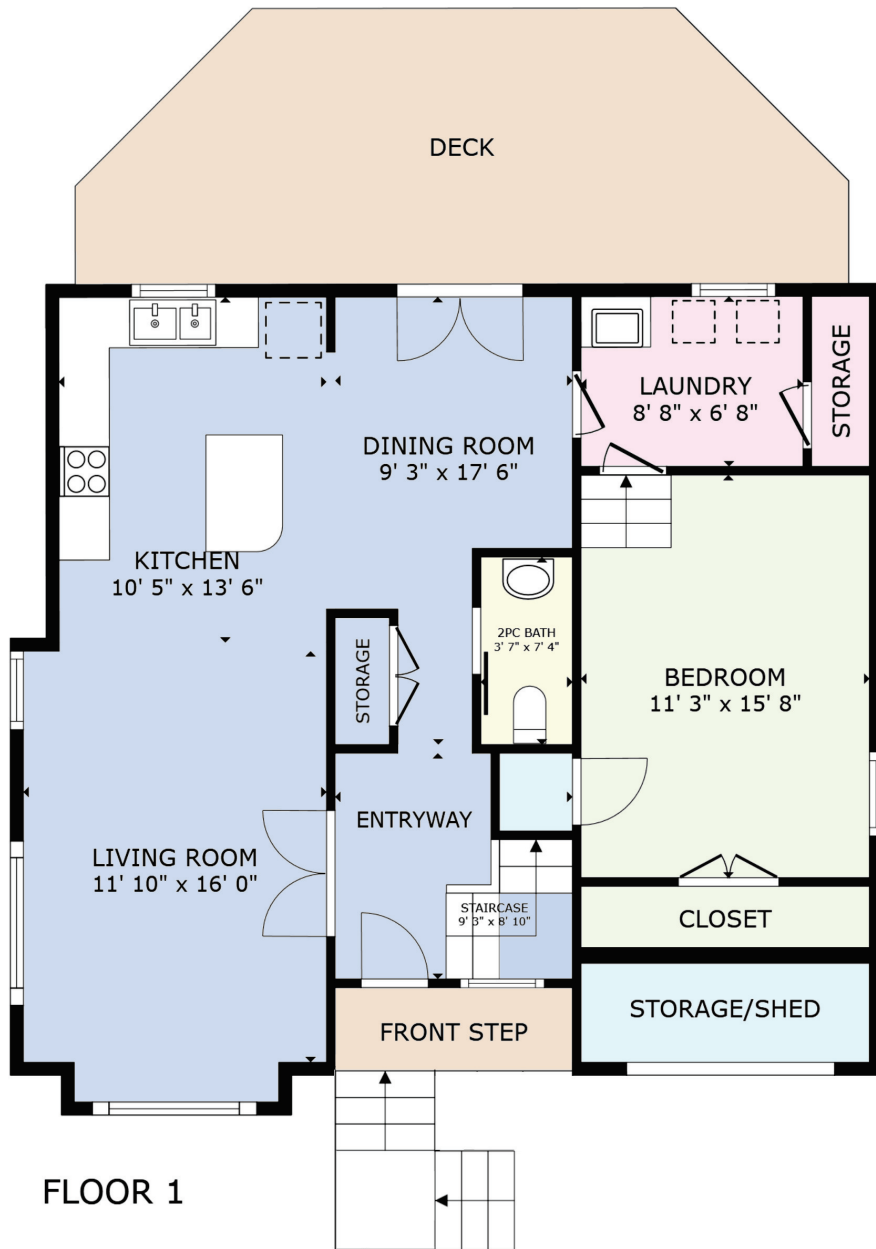
Storeys:  
Foundation: **Poured Concrete**      Bldg Warranty:  
Roof: **Fibreglass Shingle**  
Bldg Style:

### Lot

Lot SqFt: **4,352**      Lot Acres: **0.10**      Dimensions:  
Park Type: **Driveway**      Park Spcs: **2**      View:  
Carport Spcs: **0**      Garage Spcs: **0**      Shape:  
Sewer: **Sewer Connected**      Restrictions:      Waterfront:      Water: **Municipal**  
Services: **Underground Utilities**  
Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood, Landscaped, No Through Road, Quiet Area, Recreation Nearby, Shopping Nearby**

### Legal/Public Records

Assessed: **\$661,000**      Assess Yr: **2025**      Taxes: **\$3,927**      Tax Year: **2024**  
PID: **027-431-207**      Roll No: **5061167**      Zoning: **R3-S**      Zone Desc: **Residential**  
Plan Number:      Lot:      Block:      District Lot:  
Land District:  
Legal Description: **Lot 17, Section 2, Range 4, Somenos District, Plan VIP84522**



GROSS LIVING AREA  
 FLOOR 1 1,056 sq.ft. FLOOR 2 764 sq.ft.  
 TOTAL : 1,820 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Parcels: 6322 ARDEA PLC

**House 1:** 6322

**House 2:**

**Street Name:** ARDEA PLC

**Approx. m2:**

**Approx. Acre:** 0.099813

**Approx. Hectare:** 0.040394

**PID:** 027-431-207

**Folio:** 05061-167

**Lot:** 17

**Plan:** VIP84522

**Non-Legal Descript:** L 17 PL VIP84522

**Section:** 2

**Range:** 4

**Land District:** Somenos

**Zoning:** R3-S

**Split Zoned:** NA

**Accuracy:**

**Method:**

**GIS Link ID:** 13268

**Comments:**

[Zoning Bylaw PDF](#)

[Property Report](#)



## Residential Small Lot Single-Family Zone (R3-S) [BL3196]

### Permitted Uses

- 58.2 (1) The permitted uses for the R3-S zone are as follows:
- Detached Accessory Dwelling Unit
  - Multi-Family Residence
  - Secondary Suite
  - Single-Family Dwelling
  - Two-Family Dwelling
  - Home-based Business

### Minimum Lot Size

- (2) The minimum permitted lot size for the R3-S zone is 325 m<sup>2</sup> (3,498 sq. ft.).
- (3) Despite subsection (2) the minimum lot size for a panhandle lot, excluding the panhandle, is 450 m<sup>2</sup> (4,844 sq. ft.).
- (4) A Streamside Protection Area, under the *Fish Protection Act*, shall not be included in the calculation of minimum lot area.

### Minimum Frontage

- (5) Excepting panhandle lots, the minimum permitted frontage for the R3-S zone is as follows:
  - (a) 11.5 m (37.73') where the lot frontage is on a highway;
  - (b) 8.0 m (26.25') where the lot frontage is on a cul-de-sac.

### Density

- (6) The maximum permitted density for the R3-S zone is as follows:
  - (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is also permitted.
  - (b) The number of dwelling units shall not exceed:
    - (i) Three in the case of lots that are less than 280 m<sup>2</sup> (3,014 sq. ft.) in area.
    - (ii) Four in the case of lots that are at least 280 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in area.
    - (iii) Two in the case of lots that are greater than 4,050 m<sup>2</sup> (1 acre) in area.

### Maximum Lot Coverage

- (7) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the R3-S zone is 40% of the lot area.
- (7.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3-S zone is as follows:
  - (a) 45% of the lot area for lots 400 m<sup>2</sup> (4,306 sq. ft.) or larger;
  - (b) 50% of the lot area for lots less than 400 m<sup>2</sup> (4,306 sq. ft.).

### Minimum Setbacks

- (8) The minimum permitted setbacks for the R3-S zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 4.5 m (14.76')
    - Yard, Side, 1.5 m (4.92')
    - Yard, Side when adjacent to a highway, 3.0 m (9.84')
    - Yard, Rear, 6.0 m (19.68')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 5.0 m (16.4')



Yard, Side, 1.0 m (3.28')

Yard, Rear, 1.0 m (3.28')

- (c) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 m (19.03').

### **Maximum Building Height**

- (9) The maximum permitted building heights for the R3-S zone are as follows:
  - (a) Principal Building, 9.0 m (29.53')
  - (b) Accessory Building, 5.0 m (16.4')

### **Conditions of Use**

- (10) The conditions of use for the R3-S zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) [Repealed. BL3891]
  - (c) [Repealed. BL3891]
  - (d) Where a rear lane is available, vehicular access to the lot is only permitted from the lane;
  - (e) Only one garage or carport shall be allowed per lot;
  - (f) Despite Section 21 (1) a multi-family residence requires 0.75 parking spaces per dwelling unit.

**6322 ARDEA PL DUNCAN V9L 0B7**

Area-Jurisdiction-Roll: 04-315-05061.167



04-315-05061167 11/08/2015

**Total value      \$661,000**

2025 assessment as of July 1, 2024

Land	\$257,000
Buildings	\$404,000

Previous year value	\$650,000
Land	\$257,000
Buildings	\$393,000

**Property information**

Year built	2008
Description	2 STY house - Standard
Bedrooms	3
Baths	3

**Carports**

Garages	G
Land size	.099 Acres

First floor area	694
Second floor area	833

**Basement finish area****Strata area**

Building storeys	2
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**Gross leasable area****Net leasable area****No. of apartment units****Legal description and parcel ID**LOT 17, PLAN VIP84522, SECTION 2, RANGE 4, SOMENOS  
LAND DISTRICT

PID: 027-431-207

**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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valuesStore and access favourite properties across  
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# PROPERTY INFORMATION

## General Property Information

**Civic Address:** 6322 ARDEA PLC  
**Folio:** 05061-167  
**LTO Number:** CA9902606  
**PID:** 027-431-207  
**MHR Number:**  
**Status:** Active  
**Property No:** 117700  
**Legal:** LOT 17 SECTION 2 RANGE 4 SOMENOS PLAN VIP84522

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0147	2 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN B	BROWN B SCHEDULE
ZONING	R3-S	RESIDENTIAL SMALL LOT SINGLE FAMILY ZONE

## Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2025		Reg	0.00	1	257,000	404,000	661,000	661,000
2024	May 15, 2024	Reg	3,927.01	1	257,000	393,000	650,000	650,000
2023	May 10, 2023	Reg	4,096.44	1	320,000	424,000	744,000	744,000

## 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.

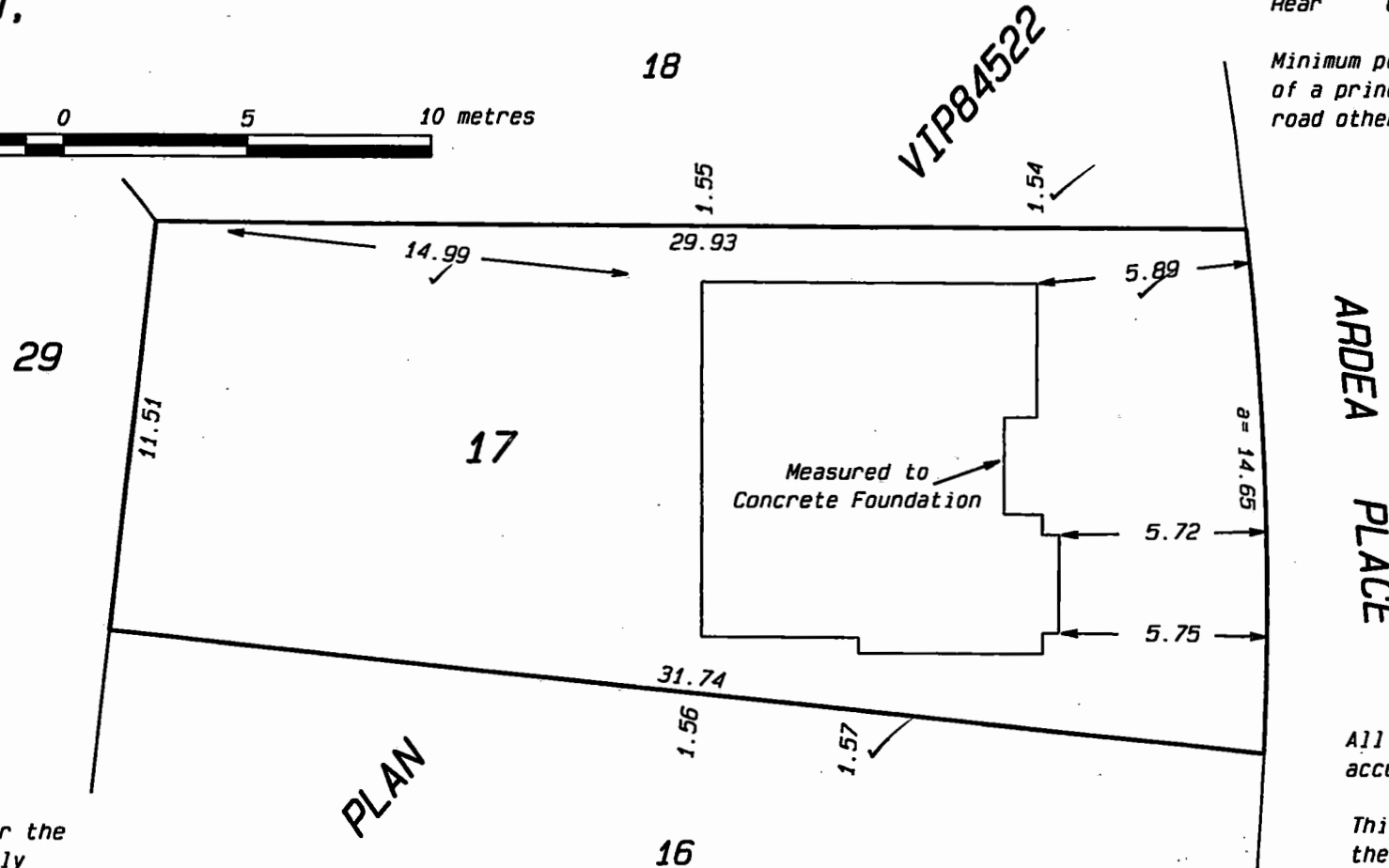
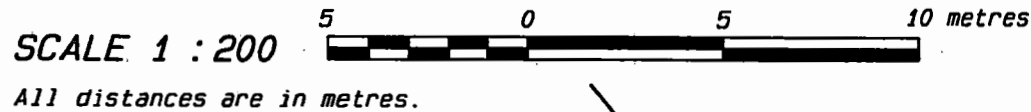
**B.C. LAND SURVEYOR'S  
CERTIFICATE OF LOCATION FOR  
LOT 17, SECTION 2, RANGE 4,  
SOMENOS DISTRICT,  
PLAN VIP84522.**

**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.***

**Note: Lot 17 lies within the Corporation of the District of North Cowichan and is Zoned R3-S. Bylaw setback requirements are as follows:**

**Principal Buildings**  
**Front** 4.5 m  
**Side (Interior)** 1.5 m  
**Side (Exterior)** 3.0 m  
**Rear** 6.0 m

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.



*The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.*

KENYON WILSON  
PROFESSIONAL LAND SURVEYORS  
221 CORONATION AVE.  
DUNCAN, B.C. V9L 2T1 (250) 746-4745  
FILE 08-6709.CRT

*All clearance distances are shown to an accuracy of plus or minus 0.03 metres.*

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 12th day of May, 2008.

©

**B.C.L.S.**

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.



The Corporation of the District of North Cowichan

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

\* Folio No. 5061-167

S.E. WATER. 11/6 08/Sept/0  
S.E. SEWER  
CERTIFICATE ISSUED  
DATE May 29/08

**BUILDING PERMIT -  
CERTIFICATE OF OCCUPANCY**

DATE May 2 20 08 PERMIT NO. 114-08  
APPLICANT Suncraft Construction ADDRESS P.O. Box 584 Crofton, V9L 3X9  
PERMIT TO Construct (2) S.F.D NUMBER OF DWELLING UNITS 1  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE)  
AT (LOCATION) 6322 Arden Place ZONING DISTRICT R-35  
(NO.) (STREET)  
LOT 17 SECT 2 RING 4 PLAN 84522 DISTRICT Somenos LOT SIZE 404.3m<sup>2</sup>

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: Per Approved Plans

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 7274 (SQUARE FEET) 88000 71400

OWNER / AGENT [Signature]

ADDRESS AS ABOVE

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. 5061-167

1374/2  
VALIDATION

DATE May 2 20 08

PERMIT NO. 114-08

APPLICANT Suncraft Construction ADDRESS P.O. Box 584 Crofton, V9L 3X9

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REMARKS: As per Approved Plans

BUILDING AREA 727 (SQUARE FEET) ESTIMATED VALUE \$ 88 000<sup>00</sup> PERMIT FEE \$ 714<sup>00</sup>

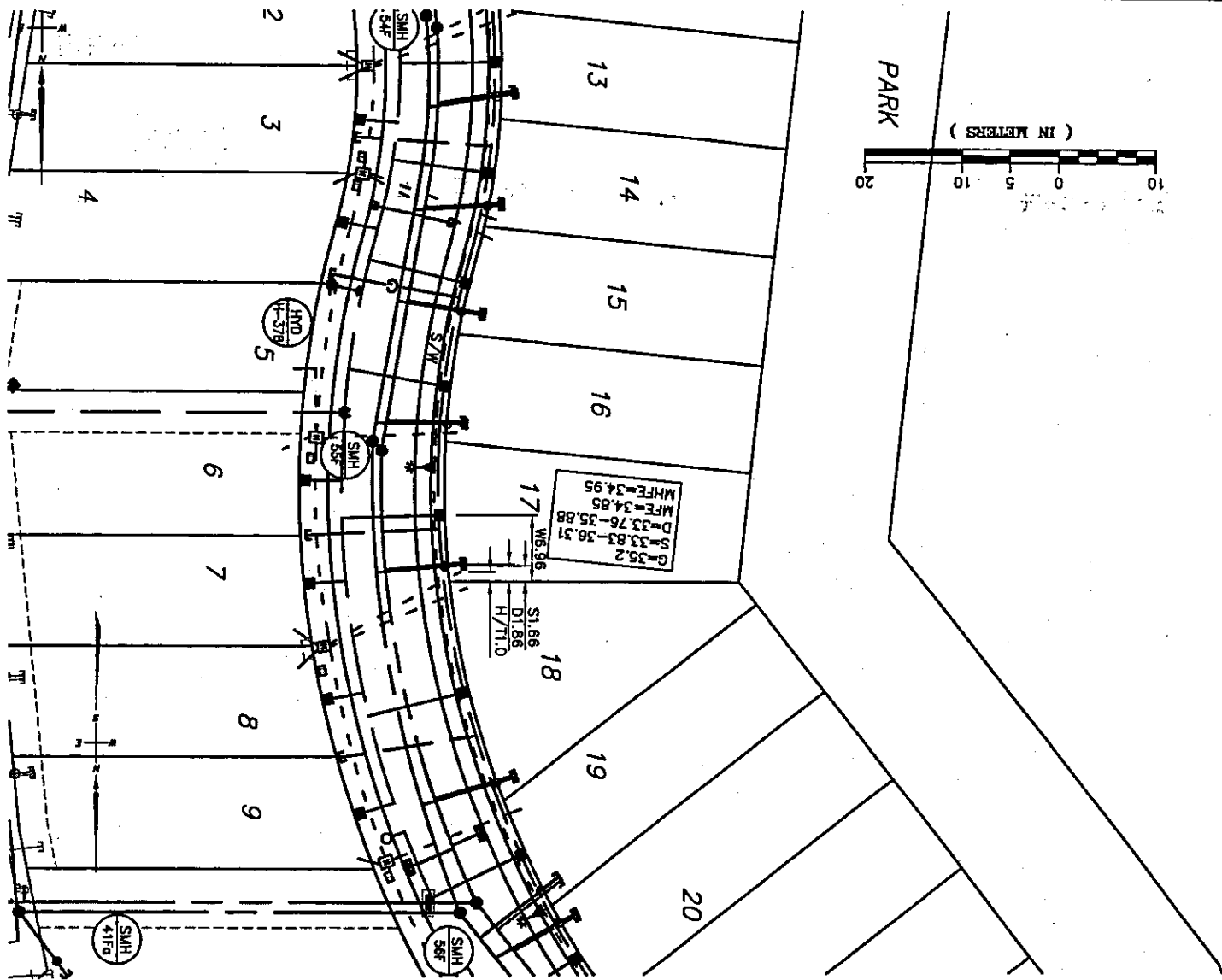
OWNER / AGENT [Signature]

ADDRESS AS ABOVE BUILDING DEPT. BY [Signature]



THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN C-4.4

FOLIO No.	LEGAL					LOT	BLK	RGE	SEC	PLAN	DIST	ADDRESS
5061-167						17		4	2	84522	SOM.	6322 ARDEA PLACE
METER SERIAL No.	WATER		SEWER		DRAIN		GAS		HYDRO/TEL			
INSTALLATION DATE	OCT 07		OCT 07		OCT 07		-		OCT 07			
SIZE OF SERVICE	19 mm		100 mm		100 mm		-		-			
TYPE OF SERVICE	PE		PVC		PVC		-		-			
CONNECTION LENGTH	10.7m		7.4m		6.5m		-		-			
METER SIZE AND TYPE												
DEPTH AT PL	0.6m		1.4m		1.4m		-		-			
DEPTH AT MAIN	1.2 m		1.58m		1.6 m		-		-			
LOCATION AT PL	6.96 m SE OF NE IP		1.66 m SE OF NE IP		1.86 m SE of NE IP		-		1.0 m SW of NE IP			
LOCATION AT MAIN	SAME AS ABOVE		**36.3 m		**35.9 m		-		-			
REVISION/DATE												
COMMENTS **DISTANCE FROM DOWNSTREAM MH												
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.												





# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

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in this package was gathered from assumed  
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Dan Johnson Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan, BC V9L 2W1

250-709-4987

[www.duncanbcrealestate.ca](http://www.duncanbcrealestate.ca)