



Home Book
for

111-3215 Cowichan Lake 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.



111-3215 Cowichan Lake Rd, Duncan

Welcome home! This bright and freshly updated 1-bedroom, 1-bathroom ground-floor condo offers comfort, convenience, and excellent value. Thoughtfully refreshed with new laminate flooring and fresh paint, the open-concept layout feels bright, inviting, and move-in ready. The functional floor plan features in-suite laundry, a spacious living area, a full bathroom, and a versatile storage room that could also serve as a small office or den. Enjoy easy ground-level access and a private patio, perfect for pet owners, gardening enthusiasts, or simply enjoying your morning coffee. Prevost Place is a well-managed, pet and rental-friendly complex with no age restrictions, ideally located close to shopping, restaurants, transit, and everyday amenities. A great opportunity to get into the market, add to your investment portfolio, or enjoy low-maintenance living in a convenient Duncan location.

MLS #1038718
Fin Sq Ft 572
Bedrooms 1
Bathrooms 1
Taxes \$1,962 (2026)



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ETHOS

REAL ESTATE GROUP

111 - 3215 Cowichan Lake Rd Duncan BC V9L 5G5
 MLS® No: **1038718** **\$224,999** **Active**



MLS® No: **1038718** List Price: **\$224,999**
 Status: **Active** Orig Price: **\$224,999**
 Area: **Duncan** Sub Area: **Du West**
 DOM: **0** Sold Price:
 Sub Type: **Condo Apartment**
 Pend Date: Title: **Freehold/Strata**

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Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	13'0x9'3
Dining Room	Main	5'8x8'9
Entrance	Main	7'2x4'2
Kitchen	Main	10'0x5'9
Living Room	Main	10'0x11'8
Storage	Main	2'8x3'10
Storage	Main	3'5x4'1

Interior				
Beds: 1	Baths: 1	Kitchens: 1	Fireplaces: 0	Storeys: 3
FinSqFt Total: 572	UnFin SqFt: 0	Basement: No	Addl Accom:	Laundry: In Unit
SqFt Total: 572	Layout: Condo	Appl Incl: Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer		
Heating: Baseboard, Electric		Cooling: None		
Intr Ftrs:				

Exterior/Building				
Built (Est): 1992	Front Faces: East	Storeys: 3	Bldg Warranty:	
Construction: Insulation: Ceiling, Insulation: Walls, Vinyl Siding		Foundation: Poured Concrete	Roof: Asphalt Shingle	
Lgl NC Use:	Access: Road: Paved		Bldg Style:	
Exterior Ftrs:				

Lot				
Lot SqFt: 0	Lot Acres: 0.00	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 1	View:	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Sewer Connected	Restrictions:	Services:		
Lot Ftrs: Easy Access, Level, Recreation Nearby, Shopping Nearby				

Legal/Public Records				
Assessed: \$233,000	Assess Yr: 2026	Taxes: \$1,962	Tax Year: 2026	
PID: 017-926-025	Roll No: 837010	Zoning: R7	Zone Desc: Multi-Family	
Plan Number:	Lot: Block:	District Lot:	Land District:	
Legal Description: STRATA LOT 10, SECTION 20, RANGE 4, QUAMICHAN LAND DISTRICT, PLAN VIS2462, 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: \$283	Strata/Pad Fee Year: 2026	Prop Mgr: Ardent Property Management	Mgr Phone: (250) 753-0881	
Complex:	Bldgs/Cmplx: 2	Str Lots/Cmplx: 86	Str Lots/Bldg: 43	
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:	
Park SqFt:	Park Incl: 0	Park Cmn Sp: 0	Park LCP Spc: 1	
Depr Rpt?: Yes	Plan Type: Building	Lvs in Unit: 1	Unit's Level: Ground Level	
Subdivision Name: Prevost Place				
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: Yes	please refer to Bylaws			
Unit Incl: Deck/Patio				
Assmt Incl:				
Shrd Am:				

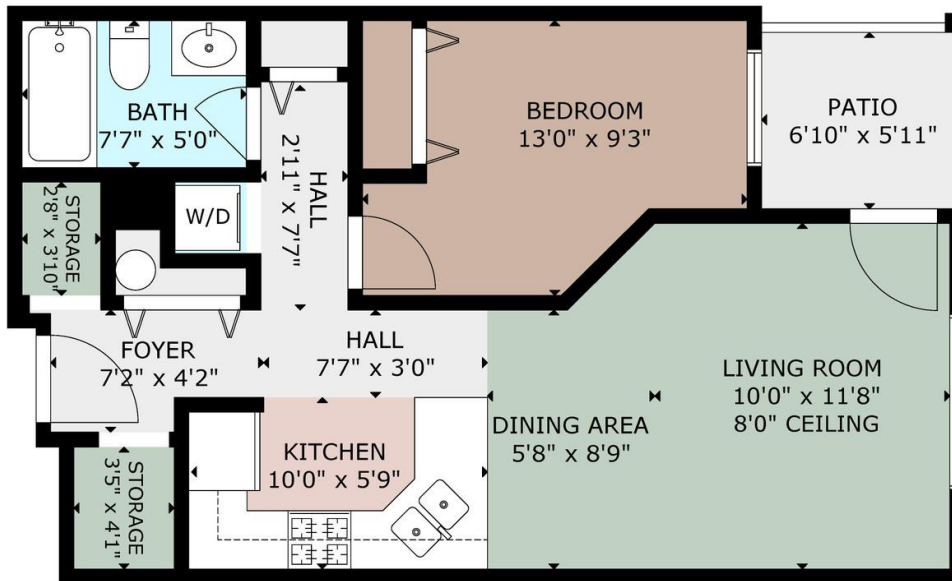
Licensee/Agency Information				
Licensee Name	Phone	Brokerage	Awd Split	
List: Dan Johnson*	250-709-4987	Pemberton Holmes Ltd. (Cow Vall)		
CoList: Amera Johnson	778-838-8685	Pemberton Holmes Ltd. (Cow Vall)		
Appt Ph:	Lckbx Loc: Side of Building	Solicitation OK?: No	Brok Fee: 3% 1st 100K/1.5% bal	
	A			

Licensee Notes: **Measurements and photos by Stellar Real Estate Marketing. Parking stall #150 is assigned to the unit. Strata fee to be confirmed when Form B is available. Lockbox is on the right side of the building hanging from the rail.**

Agent Info: **Information Package Available**

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

*Personal Real Estate Corporation



MAIN FLOOR
572 SQ. FT.

111 - 3215 COWICHAN LAKE ROAD

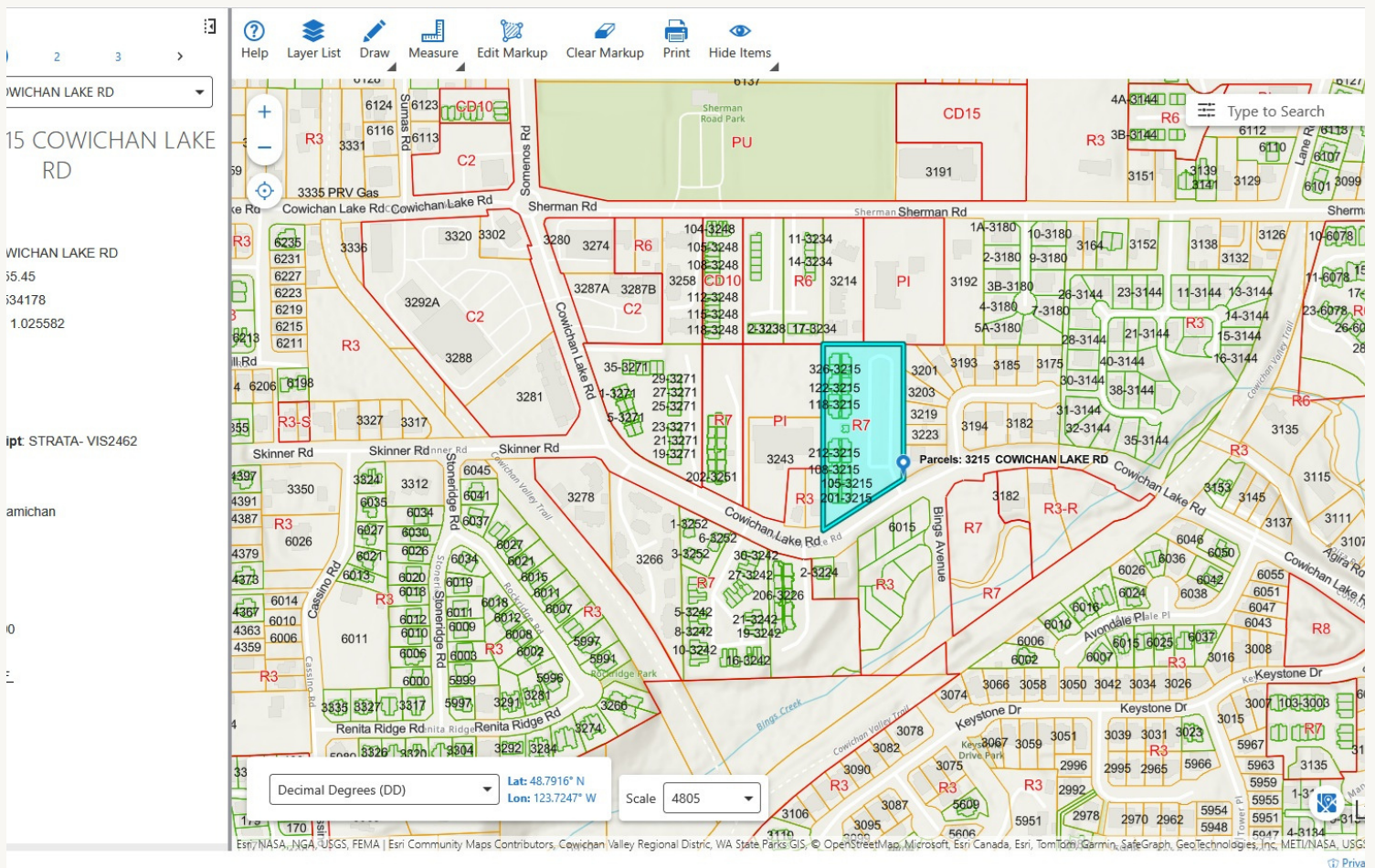
	FINISHED	UNFINISHED	DECK / PATIO
MAIN	572	-	41
TOTAL	572	-	41

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
PREPARED FOR THE EXCLUSIVE USE OF

ETHOS REAL ESTATE GROUP

MEASURED ON 05/30/26, BY STELLAR REAL ESTATE MARKETING
www.stellarca.ca | +1 (250) 929 1888 | info@stellarca.ca





Residential Multi-Family Zone (R7)

[BL3457, BL3891, BL3958]

Permitted Uses

- 62** (1) The permitted uses for the R7 zone are as follows:
- Apartment
 - Congregate Housing
 - Limited Home-based Business
 - Secondary Suite (within Single-Family Dwelling)
 - Single-Family Dwelling (subject to the provisions of the R3 zone; or, where part of a Building Strata, subject to the provisions below)
 - Townhouse (subject to the provisions of the R6 zone, except section 61 (4))
 - Two-Family Dwelling [BL3457]

Minimum Lot Size

- (2) The minimum permitted lot size for the R7 zone is 1,120 m² (12,056 sq. ft.)

Minimum Frontage

- (3) The minimum permitted frontage for the R7 zone is 30 m (98.43').

Density

- (4) The maximum permitted density for the R7 zone is as follows:
- (a) One dwelling unit per 280 m² (3,013.90 sq. ft.) of lot area for the townhouse use;
 - (b) One dwelling unit per 300 m² (3,229.17 sq. ft.) of lot area averaged for a building strata consisting of all dwelling units that are considered single-family dwelling and secondary suite uses;
 - (c) The maximum permitted floor space ratio for the townhouse, two-family dwelling, single-family dwelling unit and single-family dwelling unit with secondary suite uses is 0.5:1;
 - (d) The maximum permitted floor space ratio for the apartment use is 0.6:1; and
 - (e) The size of the secondary suite must not be smaller than 37 m² (398.3 sq. ft.) nor larger than 85 m² (914.9 sq. ft.) or 40% of the principal dwelling unit, whichever is less.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage, including covered parking, for the R7 zone is 30% of the lot area. However, where 2/3 of the required off-street parking spaces are provided as covered parking, the maximum permitted lot coverage, including covered parking, for the R7 zone is 35%.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R7 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 5.0 m (16.40')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Building 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')

Maximum Building Height

- (7) The maximum permitted building heights for the R7 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Minimum Separation between Buildings on the Same Lot

- (8) The minimum permitted separation between Apartment, Townhouse and Two-family buildings on the same lot for the R7 zone are as follows:
 - (a) Between windows and habitable rooms, 12.0 m (39.37')
 - (b) Between walls and other windows, 6.0 m (19.68')
 - (c) Between walls, 6.0 m (19.68')
- (9) The minimum permitted building separation and building siting for Single-Family Dwelling units and Single-Family Dwelling units with Secondary Suites part of a building strata are as follows:
 - (a) Setback, Front abutting the common strata road, 3.0 m (9.84')
 - (b) Setback, Front for vehicle entrance of a garage, or carport from a common strata road, 5.8 m (19.03')
 - (c) Separation, Rear, 6.0 m (19.68') per unit
 - (d) Separation, Side (no parking in side yard), 1.5 m (4.92') per unit
 - (e) Separation, Side (parking in side yard), 4.3 m (14.11') per unit.

Landscaped Open Space

- (10) In the R7 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

Recreation and Exterior Amenity Area

- (11) In the R7 zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:
 - (a) have a minimum area of 40 m² (430.60 sq. ft.);
 - (b) be located in the rear of the line, front, of the building(s); and
 - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.
- (12) In the R7 zone, each Secondary Suite shall have a minimum of 30 m² (322.92 sq. ft.) of useable exterior at-grade amenity space, which is immediately adjacent to the Secondary Suite.

Conditions of Use

- (13) The conditions of use for the R7 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) [Deleted. BL3958]
 - (e) Parking spaces must be separated from any walls of the building(s) which contain windows by a minimum of 4.0 m (13.12') for Apartment, and Townhouse uses.
 - (f) The total number of dwelling units in the form of two-family dwellings shall not exceed 15% of the total number of dwelling units for the whole development.



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.

111-3215 COWICHAN LAKE RD NORTH COWICHAN V9L 5G5

Area-Jurisdiction-Roll: 04-315-00837.010



Total value **\$233,000**

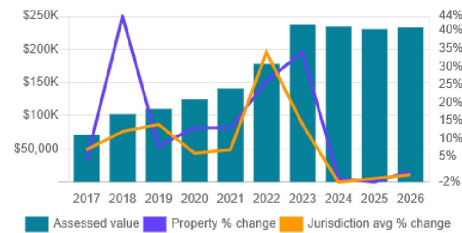
2026 assessment as of July 1, 2025

Previous year value **\$230,500**

Property value history

2026	+1%	\$233,000
2025	-2%	\$230,500
2024	-1%	\$234,200
2023	+34%	\$237,700
2022	+26%	\$178,000

Property value and District of North Cowichan jurisdiction change



Property information

Year built	1992
Description	Strata Apartment - Frame
Bedrooms	1
Baths	1
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	570
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 10, PLAN VIS2462, SECTION 20, RANGE 4, 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: 017-926-025

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY INFORMATION

General Property Information	
Civic Address:	111-3215 COWICHAN LAKE RD
Folio:	00837-010
LTO Number:	HB4227
PID:	017-926-025
MHR Number:	
Status:	Active
Property No:	101556
Legal:	LOT 10 SECTION 20 RANGE 4 QUAMICHAN PLAN VIS2462

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	D702	Strata Apartment - Frame
ACTUAL USE	030	STRATA-LOT RES. (CONDO)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

Property Tax Levies and Assessments Summary							
Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Net Assessment
2026	May 11, 2026	Reg	1,962.40	1	195,000	38,000	233,000
2025	May 02, 2025	Reg	1,803.90	1	193,000	37,500	230,500
2024	May 15, 2024	Reg	1,719.43	1	196,000	38,200	234,200

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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