

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

6100 Chippewa Rd, Duncan

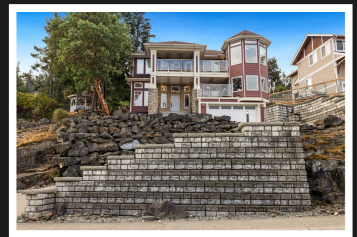
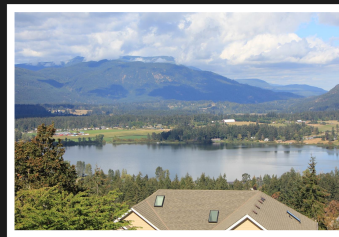
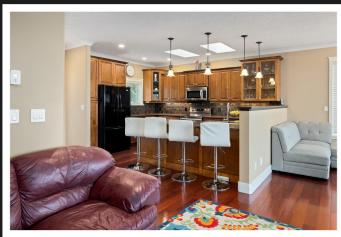


The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

STUNNING LAKEVIEW HOME!



6100 Chippewa Rd

SWEEPING LAKE and mountain views! This gorgeous home in The Properties - a safe, quiet, & friendly neighbourhood, has charming curb appeal with its turret & grand staired entry. Many amazing features such as stunning hardwood & polished granite flooring throughout, 2 gas fireplaces, a new heat pump, updated outdoor lighting, new washer/dryer & hot water tank. Upstairs, the main floor has generous living & dining rooms, and an amazing kitchen with wood cabinets, quartz countertops, tiled backsplash, stainless appliances & pendant lighting. Large deck off the living room is perfect for enjoying a family bbq overlooking the lake. The spacious master suite includes a large walk-in closet & 3pc ensuite. 2nd bedroom and main bath finish the main floor. Downstairs you find the private guest bedroom with 3pc ensuite, an office space, and a potential suite, either include the den as a bedroom or perhaps a bachelor suite with its own entry & deck. Call your agent today!



Priced at
\$925,000

Area	East Duncan	Age	2008
Bedrooms	4	Taxes	5565
Bathrooms	4	Tax Year	2022
Lot Size	10018.8	MLS#	912630
Floor Space	2895	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)



**6100 Chippewa Rd
 Du East Duncan ~ V9L 5P6**

Interior Details

Layout: Ground Level Entry With Main Up
Bedrms: 4 **Kitchens:** 1
Baths Tot: 4 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,895
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 2 **Basement:** 8' / Finished, Full
Ens 4+Pce: 0 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D, Microwave
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	11'4x11'0
Bedroom	Lower	11'7x10'7
Ensuite	Lower	3-Piece
Entrance	Lower	14'5x5'0
Family Room	Lower	20'0x9'4
Office	Lower	9'7x13'0
Other	Lower	6'10x12'1
Storage	Lower	9'6x6'6
Walk-in Closet	Lower	12'8x6'5
Bathroom	Main	4-Piece
Bedroom	Main	12'0x9'7
Bedroom - Primary	Main	9'5x13'2
Dining Room	Main	9'8x22'10
Ensuite	Main	3-Piece
Kitchen	Main	10'8x14'2
Living Room	Main	14'6x14'2
Walk-in Closet	Main	3'10x6'5

Listing Summary

MLS@: 912630 **List Price:** \$925,000
Status: Active **Orig Price:** \$925,000
Sub Type: SF Det **Sold Price:**
DOM: 6 **Pend Date:**
Taxes: \$5,566 **Strata Fee:**
2022 Asmt: \$881,000 **Title:** Freehold

Remarks

SWEEPING LAKE and mountain views! This gorgeous home in The Properties - a safe, quiet, & friendly neighbourhood, has charming curb appeal with its turret & grand staired entry. Many amazing features such as stunning hardwood & polished granite flooring throughout, 2 gas fireplaces, a new heat pump, updated outdoor lighting, new washer/dryer & hot water tank. Upstairs, the main floor has generous living & dining rooms, and an amazing kitchen with wood cabinets, quartz countertops, tiled backsplash, stainless appliances & pendant lighting. Large deck off the living room is perfect for enjoying a family bbq overlooking the lake. The spacious master suite includes a large walk-in closet & 3pc ensuite. 2nd bedroom and main bath finish the main floor. Downstairs you find the private guest bedroom with 3pc ensuite, an office space, and a potential suite, either include the den as a bedroom or perhaps a bachelor suite with its own entry & deck. Call your agent today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,466	1,429	0	0	0
Beds	2	2	0	0	0
Baths	2	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2008 **Lgl NC Use:** **Frnt Faces:** NW **Bldg Style:** **Cool:** Air Conditioning
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Heat Pump
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Shingle-Wood, Stor **Roof:** Asphalt Shingle
Ext Feat: Low Maintenance Yard **Fndn:** Poured Concrete
Accss:

Lot/Strata Information

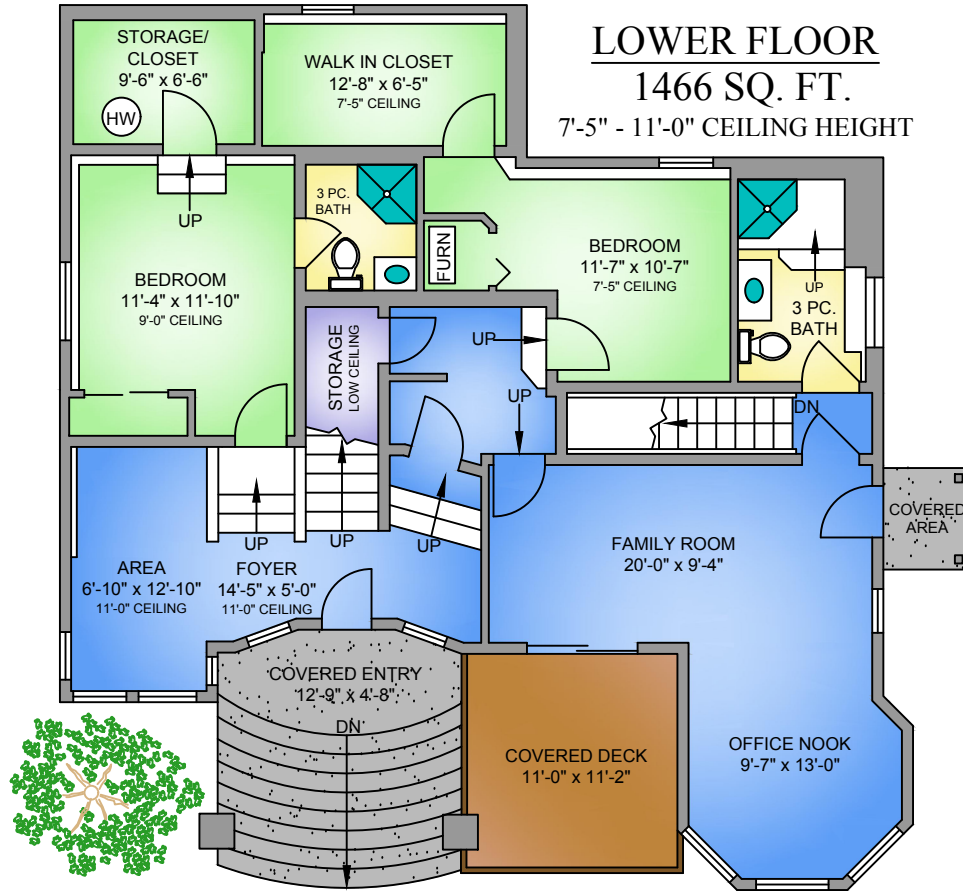
Lot Size: 10,019sqft / 0.23ac **Dims (w/d):** **Waterfront:**
Prk Type: Driveway, Garage Double **View:** Mountain(s), Lake
Water: Municipal **Waste:** Sewer Connected **Services:**
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Hillside, Marina Nearby, Quiet Area, Recreation Nearby
Complex: **Prk Tota:** 4 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**



LOWER FLOOR

1466 SQ. FT.

7'-5" - 11'-0" CEILING HEIGHT



MAIN FLOOR

1429 SQ. FT.

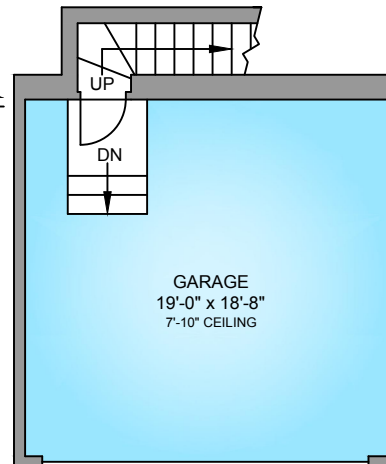
9'-0" CEILING HEIGHT



GARAGE FLOOR

415 SQ. FT.

7'-10" CEILING HEIGHT



NORTH

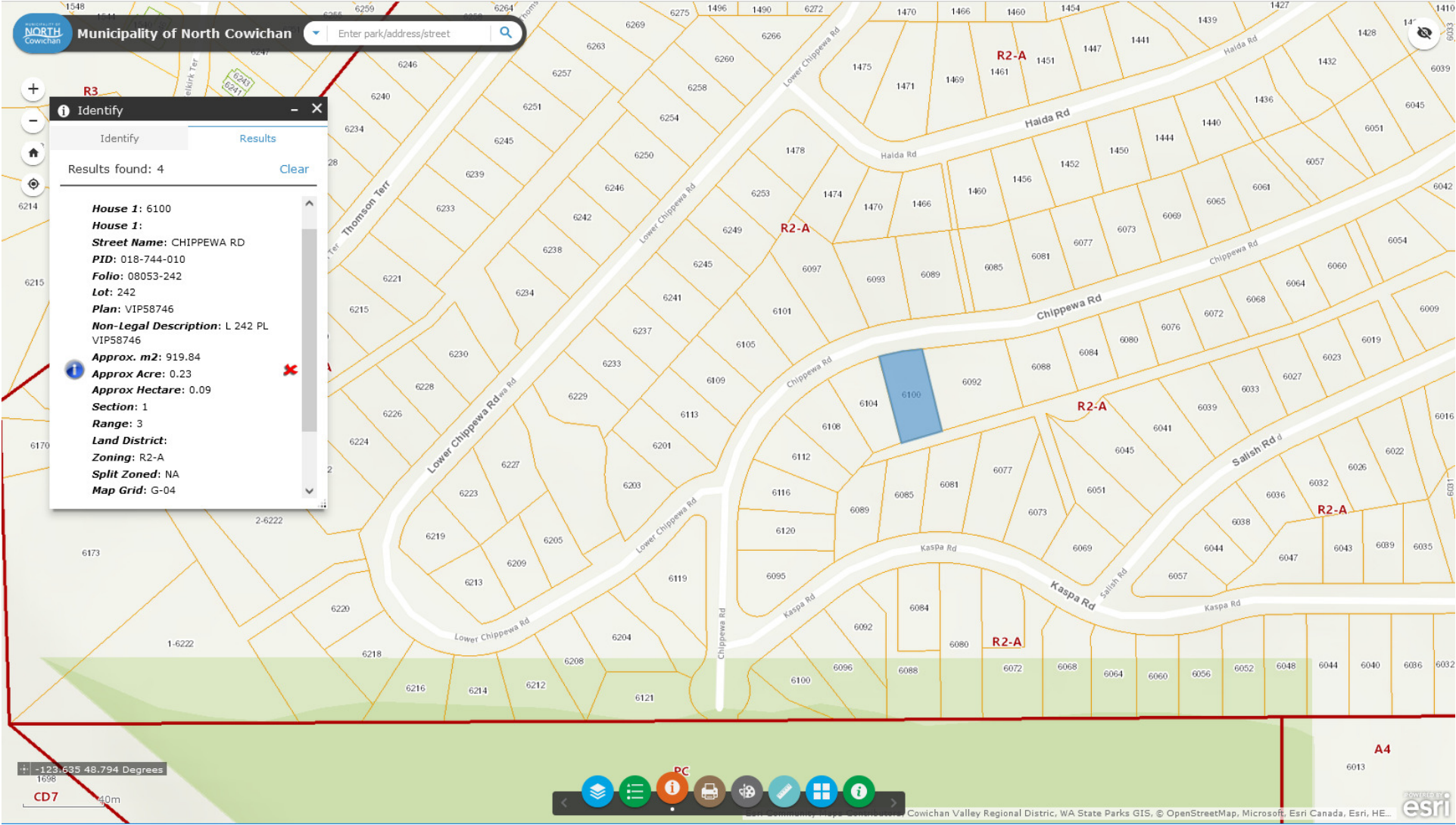


FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1429	-	291
LOWER	1466	-	124
GARAGE	-	415	-
TOTAL	2895	415	415

PROPERMEASURE™
FROM PRECISION TO PERFECTION



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



Identify

Identify Results

Results found: 4 Clear

House 1: 6100
House 1:
Street Name: CHIPPEWA RD
PID: 018-744-010
Folio: 08053-242
Lot: 242
Plan: VIP58746
Non-Legal Description: L 242 PL VIP58746
Approx. m2: 919.84
Approx Acre: 0.23
Approx Hectare: 0.09
Section: 1
Range: 3
Land District:
Zoning: R2-A
Split Zoned: NA
Map Grid: G-04

Residential Restricted Properties Zone (R2-A)

Permitted Uses

- 57.1 (1) The permitted uses for the R2-A 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-A zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R2-A zone is 18 m (59.06').

Density

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

Maximum Lot Coverage

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

Minimum Setbacks

- (6) The minimum permitted setbacks for the R2-A 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')

Maximum Building Height

- (7) The maximum permitted building heights for the R2-A 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-A zone are as follows:
- (a) No fences over 1.2 m (4.0') 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) 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]
 - (d) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
 - (e) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]

6100 CHIPPEWA RD DUNCAN V9L 5P6

Area-Jurisdiction-Roll: 04-315-08053.242



04-315-08053242 10/29/2015

Total value \$881,000

2022 assessment as of July 1, 2021

Land	\$330,000
Buildings	\$551,000
Previous year value	\$651,000
Land	\$234,000
Buildings	\$417,000

Property information

Year built	2007
Description	1 STY house - Semi-Custom
Bedrooms	4
Baths	4
Carports	
Garages	G
Land size	.228 Acres
First floor area	1,319
Second floor area	
Basement finish area	1,185
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 242 Plan VIP58746 Section 1 Range 3 Land District 63
PID: 018-744-010

Sales history (last 3 full calendar years)

Dec 14, 2020	\$683,000
Nov 12, 2019	\$595,000

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: 6100 CHIPPEWA RD
Folio: 08053-242
LTO Number: CA8643413
PID: 018-744-010
MHR Number:
Status: Active
Property No: 106582
Legal: LOT 242 SECTION 1 RANGE 3 COMIAKEN PLAN VIP58746

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0155	1 Sty Sfd - New Semicustom
ACTUAL USE	032	Residential Dwelling with Suite
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R2-A	RESIDENTIAL RESTRICTED PROPERTIES 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	5,565.73	1	330,000	551,000	881,000	881,000
2021	May 19, 2021	Reg	5,289.34	1	234,000	417,000	651,000	651,000
2020	May 25, 2020	Reg	5,115.67	1	224,000	377,000	601,000	601,000

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.

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. 8053-242

2349
VALIDATION

APPLICANT [REDACTED] DATE Sept 29 20 06 PERMIT NO. 327-06

PERMIT TO new Building (TYPE OF IMPROVEMENT) NO. 3 STORY Single family dwelling (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 6100 (NO.) Chippewa Road (STREET) ZONING DISTRICT Comiakem

R2-A
zone.

SUBDIVISION Plan VIPS8746, Sec 1, Rge 3 LOT 242 BLOCK _____ LOT SIZE 0.228 Acres

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: As Per Approved Plans

BUILDING AREA 1299^{ft} (SQUARE FEET) ESTIMATED VALUE \$ 101 000⁰⁰ PERMIT FEE \$ 805⁰⁰

OWNER / AGENT [REDACTED]
ADDRESS As Above BUILDING DEPT. BY Rachel Smith

The Corporation of the District of North Cowichan

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

Folio No. 8053-242

S.E. WATER. 12 Dec 08
S.E. SEWER
CERTIFICATE ISSUED
DATE Dec 10/08

**BUILDING PERMIT
CERTIFICATE OF OCCUPANCY**

APPLICANT [REDACTED] DATE Sept 29 20 06 PERMIT NO. 227 06
PERMIT TO new building (TYPE OF IMPROVEMENT) NO. [REDACTED] STORY Single family dwelling (PROPOSED USE) NUMBER OF DWELLING UNITS 1
AT (LOCATION) 6100 (NO.) Chippewa Road (STREET) ZONING DISTRICT Comiakén

R2-A
zone.

SUBDIVISION PLAN VIPS8746, sec 1, Rge 3 LOT 242 BLOCK _____ LOT SIZE 0.228 Acres

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: As 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 1290 (S) [REDACTED] 101000 805

OWNER / AGENT [REDACTED]

ADDRESS As Above

FOLIO No. 8053-242				
LEGAL DESCRIPTION				
LOT	BLK	RGE	SEC	DIST.
242		3	1	58746 COM

THE CORPORATION OF THE
DISTRICT
OF
NORTH COWICHAN

ADDRESS
(6100) CHIPPEWA RD

MUNICIPAL SERVICES RECORD						
METER SERIAL No.	WATER	SEWER	DRAIN	CULVERT	GAS	HYDRO/TEL
INSTALLATION DATE	FEB 94	FEB 94	FEB 94	/		FEB 94
SIZE OF SERVICE	19 mm	100	100	/		
TYPE OF PIPE	Polyethylene	PVC	PVC	/		
CONNECTION LENGTH	10.4	3.5	4.0	/		
METER SIZE AND TYPE		/	/	/		
DEPTH AT P.L.	1.0	1.25	1.25	/		
DEPTH OF MAIN	1.0	1.5	1.7	/		
LOCATION AT P.L.	2.5m W of E P	1.8m W of E P	2.1m W of E P	/		3.7m W of E P
LOCATION AT MAIN	"	SMH 12+K+9.1	DMHQD+10.0	/		
REVISION / DATE						
COMMENTS						

SEE REVERSE FOR SKETCH

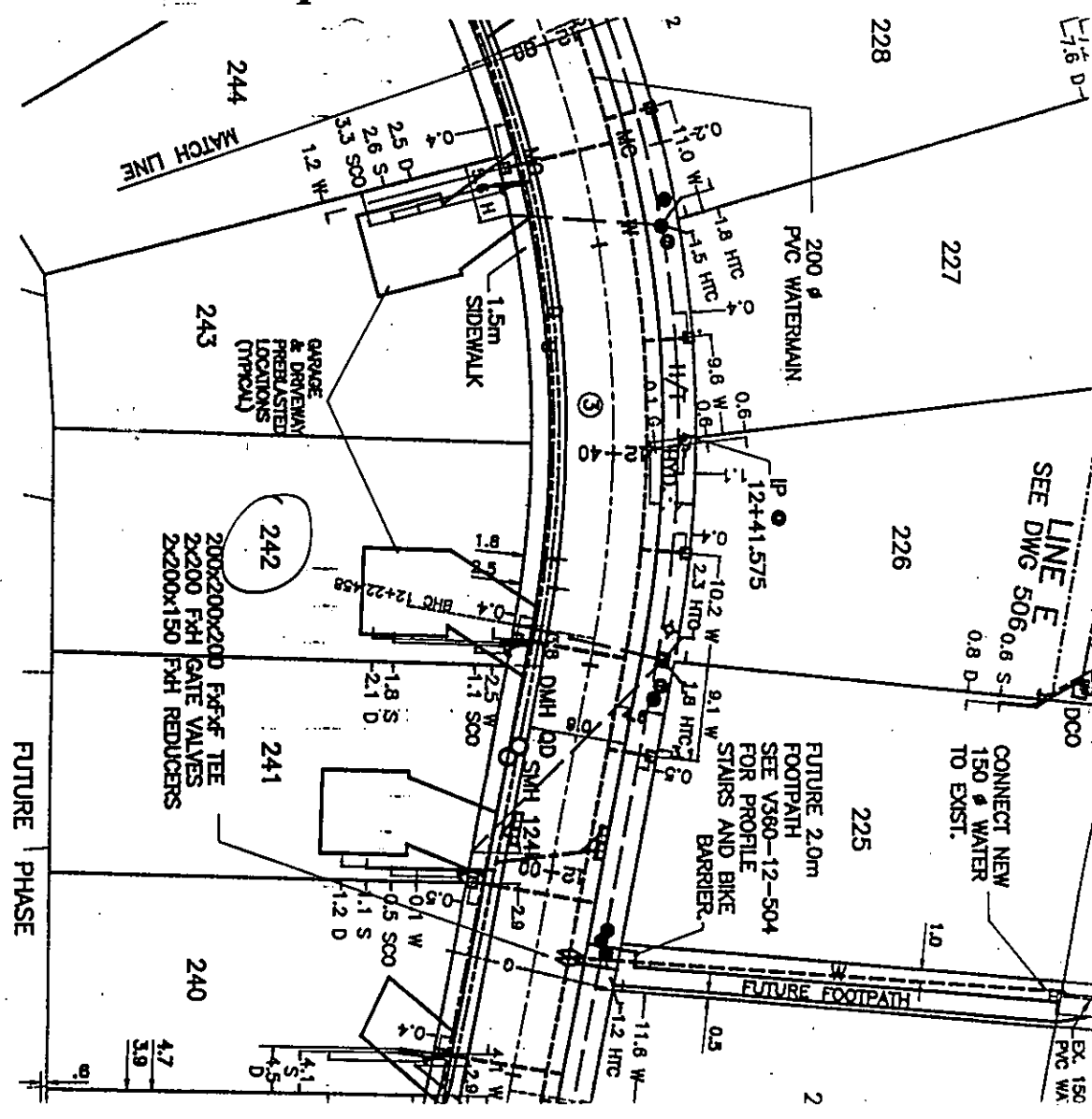
COLOR CODE -- W-BLUE, S-RED, D-GREEN

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.

DE WITH THE CORPORATION OF THE DISTRICT NO STANDARDS. ELEVATION 145.305m. MONUMENT 520. APPROVED PRIOR TO SUBBASE OR BASE CONSTRUCTION OF ALL EXISTING SERVICES AND UTILITIES 1. & DRAIN LINES IN THE SAME TRENCH. 2. BETWEEN THE OUTSIDE WALLS OF THE PRESS. AT DIFFERENCE. DERECT THE DRAIN LINE TO SHOWN. 3. DRAWINGS FOR CONSTRUCTION DETAILS UNCLIPAL FRONTAGE OR AT REAR IN EASEMENTS IN DRAWING SR. 4. 0.5m BEYOND EXTENT OF EASEMENTS. 5. SLOPES GREATER THAN 20% AS PER UTILITIES TO BE DONE BY MUNICIPAL CREWS

LEGEND	
DIST.	PROP.
MANHOLE	CURB
CLEAN OUT	SEWER
VALVE	DRAIN
TRAFFIC SIGN	WATER
CATCH BASIN	H/T/C
POLE	EASEMENT
DITCH	ST. LIGHT
CULVERT	



6861



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

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
Pemberton Holmes Ltd
23 Queens Rd, Duncan, BC V9L 2W1
250-709-4987
www.duncanbcrealestate.ca