



Home Book
for

3350 Limerick 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.



3350 Limerick Rd, Duncan

Fantastic opportunity for a first time buyer! This updated 2 bedroom + den/2 bath half duplex is conveniently located near shops, cafes, restaurants, and schools. The main floor has a kitchen with loads of cabinetry and countertops opening to the good-sized backyard with garden space. A 2pc bath, laundry, and a comfortable living/dining room finish off this floor. Upstairs you'll find the spacious primary bedroom, a second bedroom, updated 4pc bath, and a den. A single carport, storage shed, and wide driveway for extra parking. Don't miss out on this affordable home, make an appointment to see it today!

MLS # 1017662
Fin Sq Ft 1,030
Bedrooms 2
Bathrooms 2
Taxes \$2,863 (2025)



Dan Johnson
Personal Real Estate
Corporation

(250) 709-4987
dan@ethosrealestategroup.ca



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Amera Johnson
REALTOR®

(778) 838-8685
amera@ethosrealestategroup.ca

ETHOS

REAL ESTATE GROUP

3350 Limerick Rd Duncan BC V9L 4P8
 MLS® No: **1017662** **\$520,000** **Active**



Fantastic opportunity for a first time buyer! This updated 2 bedroom + den/2 bath half duplex is conveniently located near shops, cafes, restaurants, and schools. The main floor has a kitchen with loads of cabinetry and countertops opening to the good-sized backyard with garden space. A 2pc bath, laundry, and a comfortable living/dining room finish off this floor. Upstairs you'll find the spacious primary bedroom, a second bedroom, updated 4pc bath, and a den. A single carport, storage shed, and wide driveway for extra parking. Don't miss out on this affordable home, make an appointment to see it today!

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Dining Room	Main	7'0x5'5
Entrance	Main	6'8x5'3
Kitchen	Main	12'3x10'0
Laundry	Main	7'0x5'0
Living Room	Main	10'3x13'10
Bathroom	Second	4-Piece
Bedroom	Second	12'5x9'2
Bedroom - Primary	Second	12'5x14'5
Den	Second	6'5x8'10

MLS® No: **1017662** List Price: **\$520,000**
 Status: **Active** Orig Price: **\$520,000**
 Area: **Duncan** Sub Area: **Du West**
 DOM: **0** **Duncan**
 Sub Type: **Half Duplex** Sold Price:
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **0** Storeys:
 FinSqFt Total: **1,030** UnFin SqFt: **0** Basement: **No** Addl Accom: Laundry: **In House**
 SqFt Total: **1,030** Layout: **Duplex Side/Side** Appl Incl: **F/S/W/D, Freezer**
 Heating: **Baseboard, Electric** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1978** Front Faces: **North** Storeys: Bldg Warranty:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Slab** Roof: **Asphalt Shingle**
 Insulation: **Walls, Stucco**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Fencing: Full**

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Additional, Park Spcs: 3** View: Waterfront: Water: **Municipal**
 Carport, Driveway
 Carport Spcs: **1** Garage Spcs: **0** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood, Level, Recreation Nearby, Rectangular Lot, Shopping Nearby**

Legal/Public Records

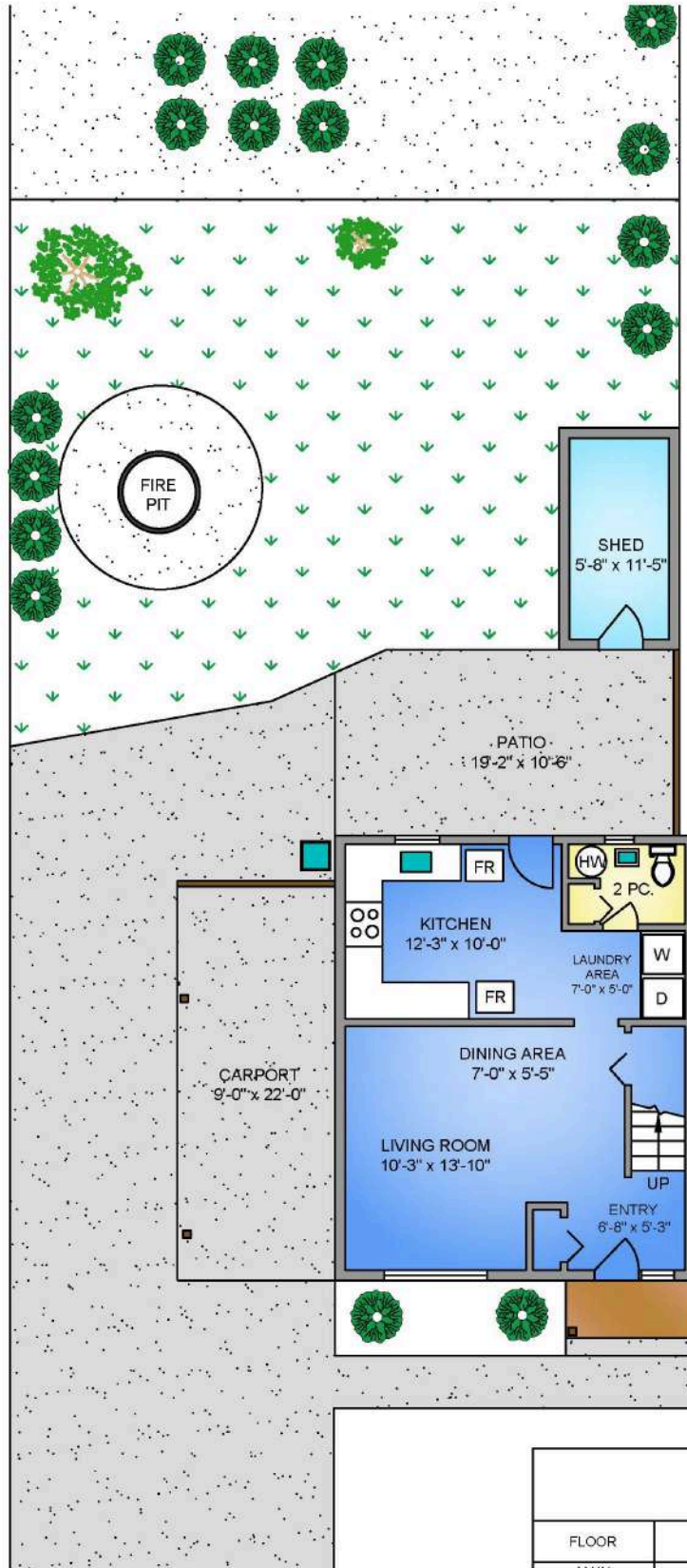
Assessed: **\$419,000** Assess Yr: **2025** Taxes: **\$2,863** Tax Year: **2025**
 PID: **023-623-918** Roll No: **6569002** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **STRATA LOT 2, SECTION 1, RANGE 4, SOMENOS LAND DISTRICT, PLAN VIS4159, 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: **\$0** Strata/Pad Fee Year: **2025** Prop Mgr: Mgr Phone:
 Complex: Bldgs/Cmplx: **2** 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 in Unit: Unit's Level:
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, non-conforming strata - Duplex**
 Caged Mammals, Cats, Dogs
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl: **Private Garden**
 Assmt Incl:
 Shrd Am:

Licensee/Agency Information

Licensee Name Phone Brokerage Awd Split
 List: **Dan Johnson*** **250-709-4987** **Pemberton Holmes Ltd. (Dun)**
 CoList: **Amera Johnson** **778-838-8685** **Pemberton Holmes Ltd. (Dun)**
 Appt Ph: Lckbx Loc: **Front Door** Solicitation OK?: **No** Brok Fee: **3% 1st 100K/1.5% bal**
 Licensee Notes: **Measurements and photos by Proper Measure.**
 Agent Info: **Information Package Available**
 Showing Instructions: **Appts by Showing Service, Lockbox**
 *Personal Real Estate Corporation



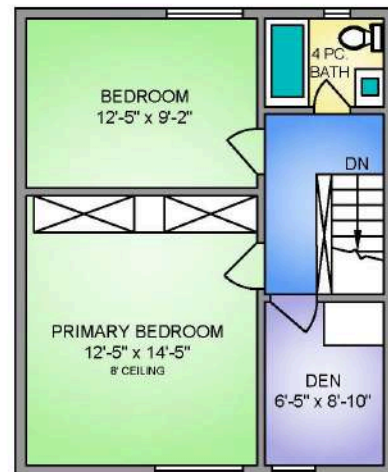
NORTH



UPPER FLOOR

515 SQ. FT.

8'-0" CEILING HEIGHT



MAIN FLOOR

515 SQ. FT.

8'-0" CEILING HEIGHT



3350 LIMERICK

OCTOBER 15, 2025

PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE TEAM.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	CARPORT	DECK / PATIO
MAIN	515	515	200	325
UPPER	515	515	-	-
TOTAL	1030	1030	200	325

← 1 2 3 →

Strata: 3350 LIMERICK RD

House 1: 3350

House 2:

Street Name: LIMERICK RD

Strata Level:

Approx. m2:

Approx. Acre: 0.014800

Approx. Hectare: 0.005989

PID: 023-623-918

Folio: 06569-002

Lot: 2

Plan: VIS4159

Non-Legal Descript: SL 2 PL VIS4159

Section: 1

Range: 4

Land District: Somenos

Zoning: R3

Split Zoned: NA

Accuracy: 5m[removed]10m

Method: DIGITIZED FROM IMAGE

GIS Link ID: 12410

Comments:

[Zoning PDF](#)

[Property Report](#)

Strata: 3350 LIMERICK RD

Search for ...

Decimal Degrees (DD) Lat: 48.7933° N Lon: 123.7391° W Scale 472

Residential One and Two-Family Zone (R3)

[BL3150, BL3302, BL3323, BL3418, BL3674, BL3758, BL3891]

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Detached Accessory Dwelling Unit
 - Home-based Business
 - Multi-Family Residence
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

Density

- (4) The maximum permitted density for the R3 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 permitted.
 - (b) The number of dwelling units shall not exceed:
 - (i) Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 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 lane or street, 3.0 (9.8')

- Yard, Rear, 7 m (22.97')
- (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92') [BL3323]

- (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 R3 zone are as follows:
- (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
- (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) [Repealed. BL3758]
 - (g) [Repealed. BL3674]
 - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (j) 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, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m² (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
- (a) 6077 Mary Street (PID: 000-328-332)
 - (b) 3056 Gibbins Road (PID: 005-667-909)
 - (c) Lot 1 Sophia Road (PID: 029-263-123)
 - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
 - (e) 7978 Tidemark Way (PID: 028-795-261)
 - (f) 6125 Lakeview Drive (PID: 003-760-251)
 - (g) 9921 Echo Heights (PID: 027-633-250)
 - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
 - (i) 1578 Adelaide Street (PID: 003-247-988)
 - (j) 3192 Sherman Road (PID: 002-748-851)
 - (k) 5951 Highland Avenue (PID: 000-392-651)

Driveway Width

- (10) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.



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.

3350 LIMERICK RD DUNCAN V9L 4P8

Area-Jurisdiction-Roll: 04-315-06569.002



04-315-06569002 11/10/2015

Total value \$419,000

2025 assessment as of July 1, 2024

Land	\$224,000
Buildings	\$195,000

Previous year value	\$417,000
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Land	\$211,000
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Buildings	\$206,000
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Property information

Year built	1978
Description	2 STY Duplex - Standard
Bedrooms	2
Baths	2
Carports	C
Garages	
Land size	
First floor area	516
Second floor area	516
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 2, PLAN VIS4159, SECTION 1, RANGE 4, SOMENOS 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: 023-623-918

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width	
Length	
Total area	

THE CORPORATION OF
THE DISTRICT OF NORTH COWICHAN

Nº 928

Duncan, B.C. MARCH 3 1928

MERCHANT PLUMBING & HEATING LTD.

Box 157

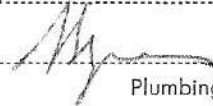
DUNCAN BC

Application No. 20 is Hereby Approved to Install:—

New ☒ Alteration ☐

Owner of Property _____, Lot 23 Blk _____ Plan 2842 Sec. 1

3250 + 3352 LIMERICK Rge 4 District 5000


Plumbing Inspector

This Approval Certificate Must Be Posted on the Premises Where the Work is Being Done
(See Reverse Side for Procedure to Follow)

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 6569

BUILDING PERMIT

DEPT. FILE COPY

2293

VALIDATION

DATE Nov. 30 19 77 PERMIT NO. 405

APPLICANT _____ ADDRESS _____ (NO.) (STREET)

PERMIT TO NEW (TYPE OF IMPROVEMENT) (2) STORY DUPLEX (PROPOSED USE) NUMBER OF DWELLING UNITS 2

AT (LOCATION) 3350 - 3352 LINDENBANK RD (NO.) (STREET) DUNCAN ZONING DISTRICT _____

SUBDIVISION 501 28432 RH 31 LOT 23 BLOCK _____ LOT SIZE 79.76' X 123'

BUILDING IS TO BE 25 FT. WIDE BY 40 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA 1000 (SQUARE FEET) ESTIMATED VALUE \$ 40,000 PERMIT FEE \$ 80.00

OWNER _____ ADDRESS _____ BUILDING DEPT. BY [Signature]

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746-7101

Duncan, B.C.
Folio No. 6569

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

CERTIFICATE ISSUED
DATE MAY 26/78

DATE Nov. 30 19 77 PERMIT NO. 405

APPLICANT _____ ADDRESS _____ (NO.) (STREET)

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