Compliments of

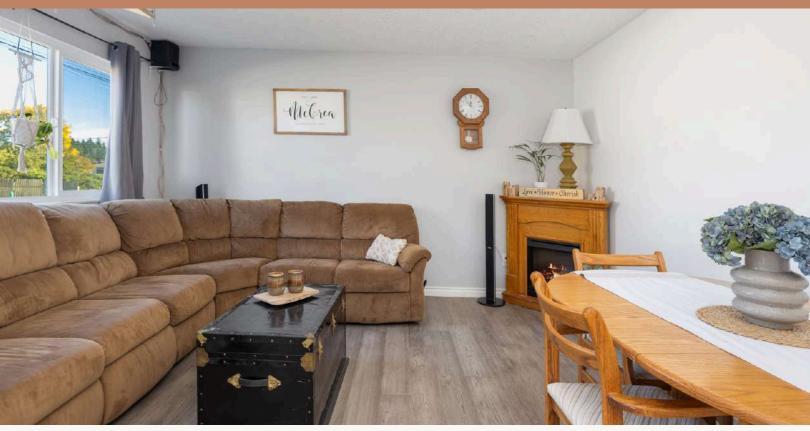


Home Book for

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 daneethosrealestategroup.ca



Amera Johnson REALTOR®

(778) 838-8685 amera@ethosrealestategroup.ca



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

Storeys:

Laundry: In House

Water: Municipal

List Price: **\$520,000** Orig Price: **\$520,000** MLS® No: 1017662 Status: Active Sub Area: Du West Area: Duncan

Duncan Sold Price:

DOM: 0 Sub Type: Half Duplex

Beds: 2 FinSqFt Total: 1,030

SqFt Total: 1,030

Pend Date:

Title: Freehold/Strata

UnFin SqFt: 0

Layout: Duplex Side/Side

Baths: 2

Interior

Kitchens: 1 Fireplaces: 0 Addl Accom:

Basement: No Appl Incl: F/S/W/D, Freezer

Cooling: None

Heating: Baseboard, Electric Intr Ftrs:

Exterior/Building

Built (Est): 1978 Front Faces: North Insulation: Ceiling, Storeys: Bldg Warranty: Roof: **Asphalt Shingle**

Construction: Frame Wood. Foundation: Slab 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: Waterfront: View:

Park Type: Additional, Carport, Driveway Park Spcs: 3 Carport Spcs: 1 Garage Spcs: 0

Sewer: Sewer Connected Restrictions Services:

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** Zoning: **R3** Tax Year: 2025 PID: 023-623-918 Roll No: 6569002 Zone Desc: Residential Plan Number: Lot: 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: Str Lots/Cmplx: 2 Str Lots/Bldg: Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt: Park SqFt: Park Cmn Sp: Park LCP Spc: Park Incl: Depr Rpt?: No Lvls in Unit: Plan Type: Bare Land 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

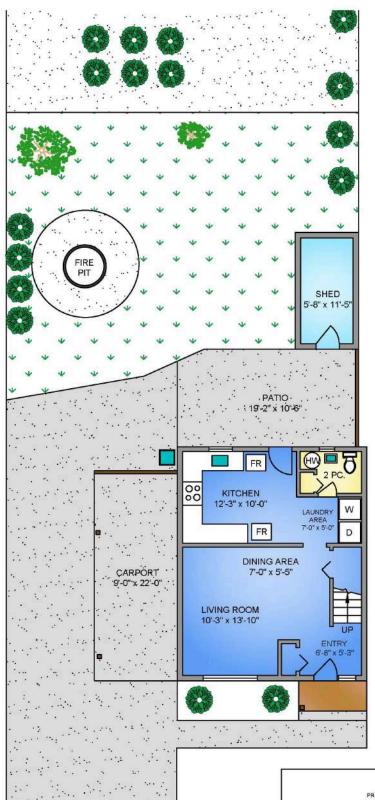
Licensee Name Phone 250-709-4987 **Brokerage Awd Split**

Pemberton Holmes Ltd. (Dun) List: Dan Johnson* Pemberton Holmes Ltd. (Dun) CoList: Amera Johnson 778-838-8685

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

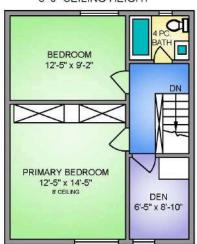


NORTH



UPPER FLOOR 515 SQ. FT.

8'-0" CEILING HEIGHT

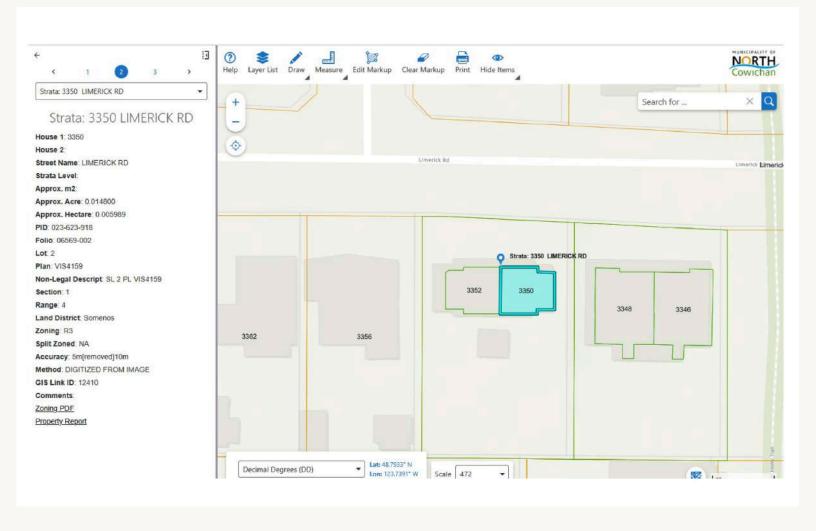


MAIN FLOOR 515 SQ. FT.

8'-0" CEILING HEIGHT

		3350 LIMERICA OCTOBER 15, 20 HE EXCLUSIVE USE OF ETH- E 100% ACCURATE, IF CRIT	025 OS REAL ESTATE TEAM.	
FLOOR	TOTAL		AREA (SQ. FT.)	
FLOOR	TOTAL	FINISHED	CARPORT	DECK / PATIC
MAIN	515	515	200	325
UPPER	515	515	(3)	580
TOTAL	1030	1030	200	325







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 m^2 (3,014 sq. ft.) but not more than 4,050 m^2 (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 m^2 (7,000 sq. ft.) but larger than 500 m^2 (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') [BL3923]

(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]
 - 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)

5850 (Lot 3) Highland Avenue (PID: 007-387-687)

- (e) 7978 Tidemark Way (PID: 028-795-261)
- (f) 6125 Lakeview Drive (PID: 003-760-251)
- (g) 9921 Echo Heights (PID: 027-633-250)
- (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

(h)

(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 Ju	ly 1, 2024	
Land	\$224,000	
Buildings	\$195,000	
Previous year value	\$417,000	
Land	\$211,000	
Buildings	\$206,000	

Property information

Year built	1978
Description	2 STY Duplex - Standard
Bedrooms	2
Baths	2
Carports	С
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 19.78
MARCHANT FLUMBIN	6 + HENTING LTW
Box 154	e New 12 11 March 12 12
DUNGA	D.C.
Application No. 20 is	Hereby Approved to Install:—
New	Alteration
	2.7
Owner of Property	, Lot 23BlkPlan 2245 Sec/
3250 T	352 Lionage 4 District Sym
	Plumbing Inspector
	Plumbing Inspector
This Approval Certifica	te Must Be Posted on the Premises Where the Work is Being Done

(See Reverse Side for Procedure to Follow)

POL BOX 278, Building Dept. Phone 746-7101 DATE NO. 30 19 77 PERMIT NO. 443 PPLICANT ADDRESS (NO.) (STREET) NUMBER OF IMPROVEMENT) AT (LOCATION) 3350 - 3352 MARKET (NO.) (STREET) UBDIVISION 111 28452 84 31 LOT 23 BLOCK SIZE 19476 X 123 UULDING IS TO BE 25 FT. WIDE BY 45 FT. LONG BY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION OTHE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET. EMARKS: REA (SQUARE FEET) BUILDING DEPT. 4 BUILDING DEP	The Corporation of the Dist	trict of North Cowichan	BUILDING	DEPT. FILE COPY
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