

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

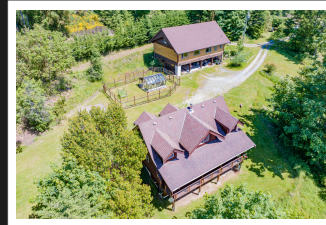
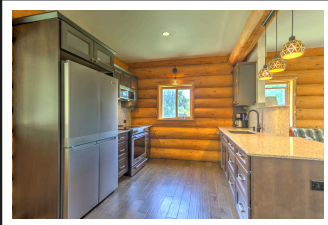
7337 Alberta Pl, Duncan



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.



7337 Alberta Pl, Duncan



A RARE FIND! 6 peaceful & serene acre property with a beautiful 3 bedroom/2 bath custom log home with a second dwelling! Deer, birds of prey and loads of wildlife just outside your door. The log home is truly homey and is heated/cooled with a heat pump, and has beautiful hickory flooring with a 50yr warranty. The brand new kitchen has cherry wood cabinetry including a built-in cutlery organizer and new stainless appliances. The primary bedroom has a 4pc ensuite (cheater). The other two bedrooms are without closets and there is a second unfinished bathroom upstairs as well. Unfinished basement includes the laundry room and storage space. The secondary building, also heated with a heatpump, has 1-7/8" thick custom fir floors! An incredible space for martial arts, a gym, a retreat or??? Under the secondary building is a quadruple carport over 30 feet in depth! This property is the perfect retreat from a busy world. You should call your agent today to view! This home will not last long!



Priced at
\$1,549,000

Area	Duncan
Bedrooms	3
Bathrooms	2
Lot Size	
Floor Space	1339 Sqft

Age	1999
Taxes	\$7,422 (2024)
MLS#	993851
Parking	6

Dan Johnson*
Pemberton Holmes - Duncan



(250) 709-4987
wrkn4you@gmail.com
www.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)

7337 Alberta Pl Duncan BC V9L 5W8
MLS® No: **1001166** **\$1,549,000** **Active**



MLS® No: **1001166** List Price: **\$1,549,000**
Status: **Active** Orig Price: **\$1,549,000**
Area: **Duncan** Sub Area: **Du East**
Duncan
Sold Price:
DOM: **1**
Sub Type: **Single Family Detached**
Pend Date: Title: **Freehold**

A RARE FIND! 6 peaceful & serene acre property with a beautiful 3 bedroom/2 bath custom log home with a second dwelling! Deer, birds of prey and loads of wildlife just outside your door. The log home is truly homey and is heated/cooled with a heat pump, and has beautiful hickory flooring with a 50yr warranty. The brand new kitchen has cherry wood cabinetry including a built-in cutlery organizer and new stainless appliances. The primary bedroom has a 4pc ensuite (cheater). The other two bedrooms are without closets and there is a second unfinished bathroom upstairs as well. Unfinished basement includes the laundry room and storage space. The secondary building, also heated with a heat pump, has 1-7/8" thick custom fir floors! An incredible space for martial arts, a gym, a retreat or??? Under the secondary building is a quadruple carport over 30 feet in depth! This property is the perfect retreat from a busy world. You should call your agent today to view! This home will not last long!

Room	Level	Dims/Pieces
Basement	Lower	32'1x10'9
(Unfinished) (Unfin)		
Storage (Unfin)	Lower	12'9x11'3
Utility Room	Lower	18'10x11'3
(Unfinished) (Unfin)		
Bedroom - Primary	Main	14'3x13'8
Dining Room	Main	7'8x8'9
Ensuite	Main	4-Piece
Kitchen	Main	14'4x10'5
Living Room	Main	18'2x11'11
Mud Room	Main	11'10x3'5
Bathroom	Second	3-Piece
Bedroom	Second	10'7x17'9
Bedroom	Second	14'4x17'10
Bathroom	Other	2-Piece

Interior

Beds: 3	Baths: 3	Kitchens: 1	Fireplaces: 0	Storeys:
FinSqFt Total: 1,339	UnFin SqFt: 722	SqFt Total: 2,061	Basement: Yes	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 1	Beds or Dens: 3	Laundry: In House
Layout: Main Level Entry with Upper Level(s)				
Heating: Baseboard, Electric, Heat Pump				
Intr Ftrs:				

Exterior/Building

Built (Est): 1999	Front Faces: Northeast	Storeys:	Bldg Warranty:
Construction: Frame Wood, Log		Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs: Balcony/Deck, Fencing: Partial, Garden			

Lot

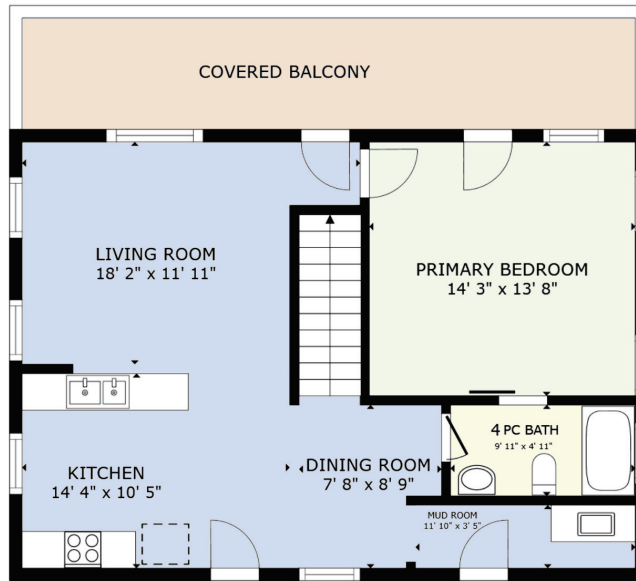
Lot SqFt: 267,023	Lot Acres: 6.13	Dimensions:	Shape:	
Park Type: Additional, Carport Quad+, Driveway	Park Spcs: 6	View: Mountain(s)	Waterfront:	Water: Well: Drilled
Carport Spcs: 4	Garage Spcs: 0			
Sewer: Septic System	Restrictions:	Services:		
Lot Ftrs: Acreage, Irregular Lot, No Through Road, Private, Quiet Area, Rural Setting, In Wooded Area				

Legal/Public Records

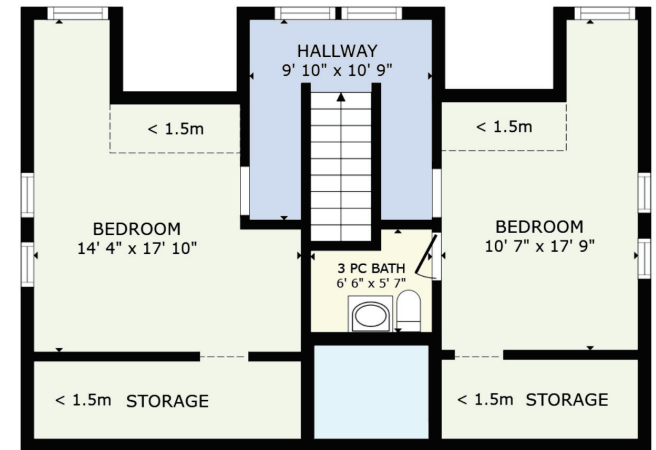
Assessed: \$1,431,000	Assess Yr: 2025	Taxes: \$7,422	Tax Year: 2024
PID: 028-201-906	Roll No: 8025008	Zoning: A2	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot B, Section 12, Range 2, Comiaken District, Plan VIP87798			



FLOOR 1

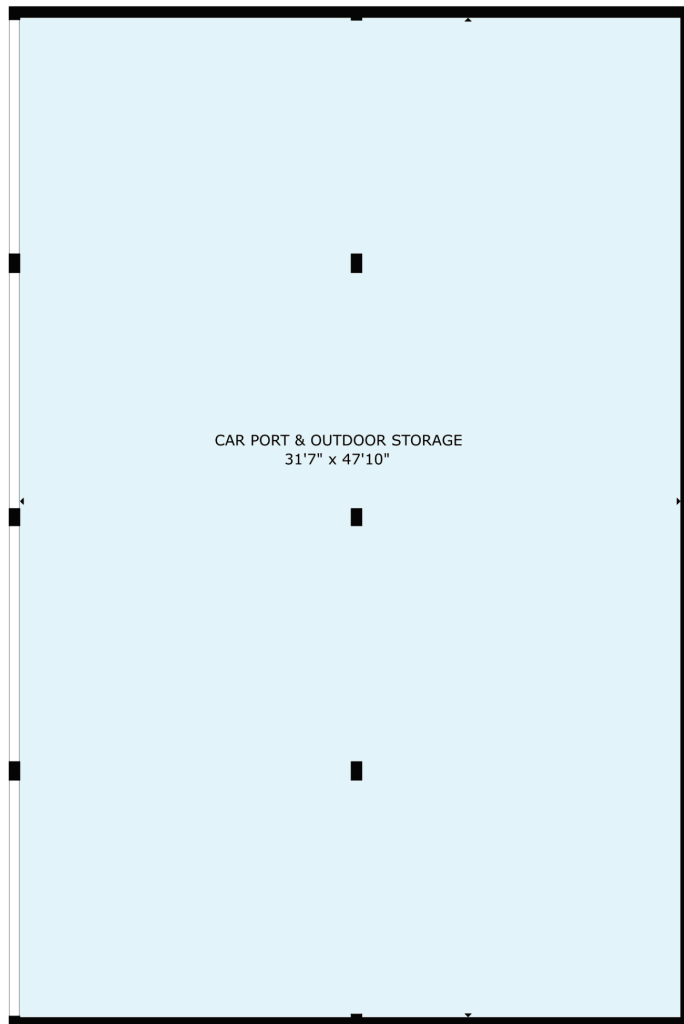


FLOOR 2

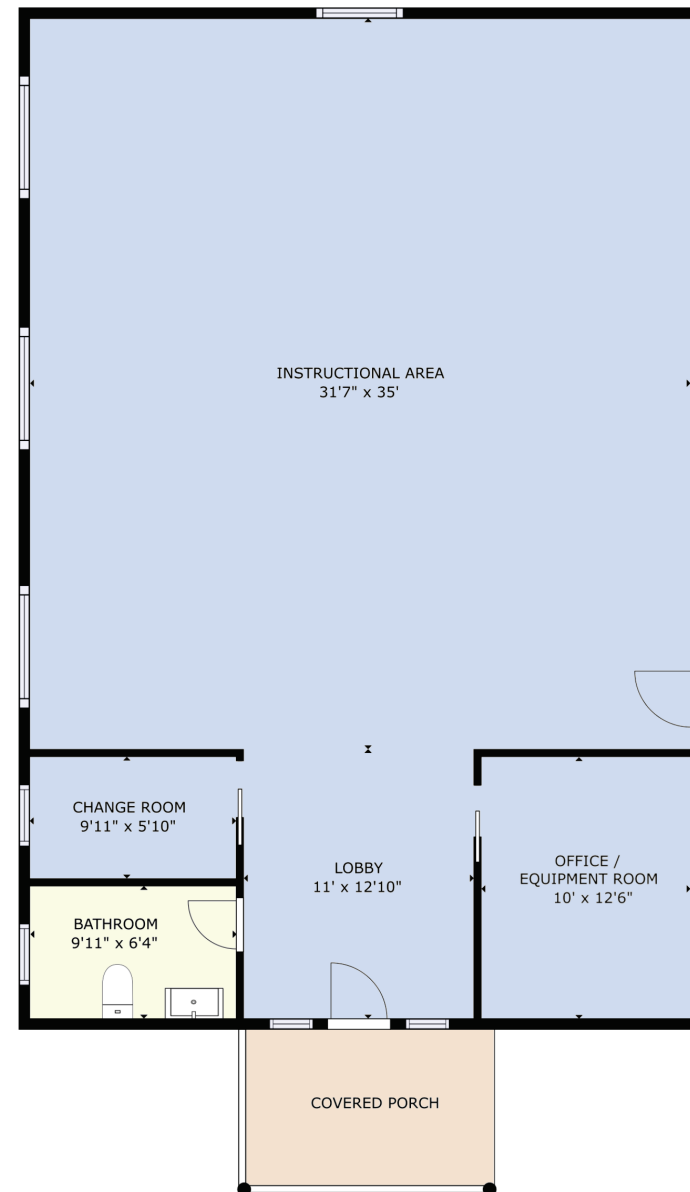


FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 722 sq.ft. FLOOR 2 753 sq.ft. FLOOR 3 586 sq.ft.
 EXCLUDED AREAS : COVERED BALCONY 197 sq.ft. REDUCED HEADROOM 36 sq.ft.
 TOTAL : 2,060 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 1511 sq ft
EXCLUDED AREAS; CAR PORT & OUTDOOR STORAGE: 1511 sq ft
TOTAL: 1511 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

7337 Alberta Pl Property Notes

Property	Wildlife abounds including a resident family of deer and birds of prey Southeast views Deer fencing for garden area 200amp service – all underground power. Dojo has a 200amp panel with not too much being used, at the moment. The power goes to the house and then to the dojo.
Dojo	1 7/8" wood floors Circular glass decorative window is excluded Heat Pump and bathroom
Greenhouse	Purposefully built with ventilation and watering via dojo plumbing (2 holes in cement to accommodate hoses)
Log House	Wood flooring with 50-year warranty Heated by heat pump with electric base board heaters as other source 3 bedrooms – 2 without closets Large fireplace removed to put in sleeker model in the future, stainless steel chimney is triple walled Kitchen has cherrywood cabinetry including a built-in cutlery tray Bathroom needs updating Some finishing touches needing to be completed – all big-ticket items are done

7337 alberta

Property Report

Scale	9789
-------	------

Rural Zone (A2)

[BL3083, BL3287, BL3302, BL3323, BL3457, BL3520, BL3521, BL3554, BL3662, BL3697, BL3754, BL3757, BL3758, BL3767, BL3819, BL3822, BL3827, BL3871, BL3876, BL3883, BL3913, BL3927]

Permitted Uses

- 52 (1) The permitted uses for the A2 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Animal Shelter (subject to the Conditions of Use set out in Section 52(8)(h) and (i)) [BL3927]
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Craft Distillery
 - Forestry Use
 - Greenhouse
 - Home-based Business
 - Kennel
 - Manufactured Home
 - Riding Stable
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw). [BL3754]
 - Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

- (2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

- (4) The maximum permitted density for the A2 zone is as follows:
- (a) The number of dwelling units per lot shall not exceed two.
 - (b) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (c) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
 - (d) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
 - (e) Despite section 52(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21,

- 2022.
- (f) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556).
 - (g) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:
 - (i) 3252 Gibbins Road (PID 006-360-378);
 - (ii) 3286 Gibbins Road (PID 004-555-562);
 - (iii) 3276 Gibbins Road (PID 002-343-789);
 - (iv) 3240 Gibbins Road (PID 002-742-501);
 - (v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
 - (vi) B-3228 Gibbins Road (PID 001-252-267);
 - (vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
 - (viii) 3088 Cliffs Road (PID 005-586-445);
 - (ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);
 - (x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);
 - (xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
 - (xii) A-3228 Gibbins Road (PID 000-041-874);
 - (xiii) repealed;
 - (xiv) 3246 Gibbins Road (PID 028-738-080);
 - (xv) Lot A..., Plan 10506 (PID 005-267-412);
 - (xvi) 3186 Gibbins Road (PID 005-409-292).
 - (xvii) 2772 Herd Road (PID: 002-831-732)
 - (xviii) 1379 Maple Bay Road (PID 004 893 409)
 - (xix) 7167 Bell McKinnon Road (PID 005-465-621)
 - (xx) 3833 Gibbins Road (PID: 006-570-208)
 - (xxi) 2524 Ashcroft Road (PID: 000-677-311)

[BL3287, BL3754, BL3697, BL3757, BL3819, BL3822, BL3871, BL3876, BL3883, BL3913,]
 - (h) Despite section 52(4)(a) above, a maximum of two residential buildings with a total combined maximum of two dwelling units, the smaller of which must not exceed 170m², is permitted on the following properties:
 - (i) 7475 Bell McKinnon Road (PID 009-785-965)

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A2 zone are as follows:
 - (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Mobile Homes
 - Yard, Front, 30.0 m (98.42')
 - Yard, Side, 12.0 m (39.37')
 - Yard, Rear, 12.0 m (39.37')
 - (c) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21')".
 - Yard, Abutting Residentially Zoned Property, 30 m (98.42') [BL3767]

- (d) Accessory Buildings and Structures (Excluding Fences)
Yard, Front, 8.0 m (26.25')
Yard, Side, 3.0 m (9.84')
Yard, Rear, 8.0 m (26.25')
- (e) Temporary Mobile Homes
To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]
- (f) Kennel
Yard, Front, 30 m (98.43')
Yard, Side, 30 m (98.43')
Yard, Rear, 30 m (98.43') [BL3758]
- (i) Animal Shelter
Yard, Front, 20.0 m (65.62')
Yard, Side, 20.0 m (65.62')
Yard, Rear, 20.0 m (65.62') [BL3927]

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').
- (b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A2 zone are as follows:
 - (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
 - (b) 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.
 - (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.
 - (d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]
 - (e) [Repealed; BL3697].
 - (f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]
 - (g) A kennel must not be located on a lot less than 8000 m² (1.98 acres) in area. [BL3758]

- (h) An "Animal Shelter" is a site-specific permitted use on 7550 Bell McKinnon Road exclusively. [BL3927]
- (i) Despite section 52(6)(g), the minimum permitted setback for outdoor animal enclosures (e.g., runs, pens, cages) is 30.0 m (98.43') from residentially zoned properties. [BL3927]

7337 ALBERTA PL DUNCAN V9L 5W8

Area-Jurisdiction-Roll: 04-315-08025.008



04-315-08025008 11/02/2015

Total value \$1,431,000

2025 assessment as of July 1, 2024

Land	\$744,000
Buildings	\$687,000
<hr/>	
Previous year value	\$1,398,000
Land	\$717,000
Buildings	\$681,000

Property information

Year built	1999
Description	1.5 STY house - Standard
Bedrooms	2
Baths	1

Carports

Garages	G
Land size	6.128 Acres

First floor area	816
------------------	-----

Second floor area	510
-------------------	-----

Basement finish area	734
----------------------	-----

Strata area

Building storeys	2
------------------	---

Gross leasable area**Net leasable area****No. of apartment units****Legal description and parcel ID**LOT B, PLAN VIP87798, SECTION 12, RANGE 2, COMIAKEN
LAND DISTRICT

PID: 028-201-906

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**

Search properties on a map

Compare property information and assessment
valuesStore and access favourite properties across
devices

View recently viewed properties

PROPERTY INFORMATION

General Property Information	
Civic Address:	7337 ALBERTA PLC
Folio:	08025-008
LTO Number:	CA2266816
PID:	028-201-906
MHR Number:	
Status:	Active
Property No:	118396
Legal:	LOT B SECTION 12 RANGE 2 COMIAKEN PLAN VIP87798

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0146	1 1/2 Sty Sfd - New Standard
ACTUAL USE	060	2 ACRES OR MORE (SFD, DUPLEX)
FIRE AREA	MAPLE BAY	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN B	GREEN B SCHEDULE
ZONING	A2	RURAL ZONE

Property Tax Levies and Assessments Summary							
Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Net Assessment
2025	May 02, 2025	Reg	8,039.12	1	744,000	687,000	1,431,000
2024	May 15, 2024	Reg	7,422.30	1	717,000	681,000	1,398,000
2023	May 10, 2023	Reg	7,013.30	1	717,000	712,000	1,429,000

Licensing Information
There is no licensing account information for this property.

Community Development Folder BP005979					
Project No.:		Folder Manager:	DAVE KILLION		
Status:	COMPLETED	Applied Date:	Nov 15, 2011	Completed Date:	Sep 24, 2013
Type:	ACCESSORY BUILDING - NEW				
Purpose:	THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING.				

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.

WATER WELL RECORD

Date 990809

N T S MAP WELL No. ELEV Accuracy _____

UTM Date 19 Well Type _____

Owners Name & Address C. PAGE BOX 303 MALAHAT B.C. VOR-260
Legal Description & Address LOT 1, SECTION 12, RANGE 2, COMIAKEN
DISTRICT, PLAN 62466

Descriptive Location

1. TYPE OF WORK

1 <input checked="" type="checkbox"/> New Well	2 <input type="checkbox"/> Reconditioned
3 <input type="checkbox"/> Deepened	4 <input type="checkbox"/> Abandoned

2. WORK METHOD

1 <input type="checkbox"/> Cable tool	2 <input type="checkbox"/> Bored	3 <input type="checkbox"/> Jetted
4 <input checked="" type="checkbox"/> Rotary	a <input type="checkbox"/> mud	b <input checked="" type="checkbox"/> air
<input type="checkbox"/> Other	c <input type="checkbox"/> reverse	

3. WATER WELL USE 1 ☒ Domestic 2 ☐ Municipal 3 ☐ Irrigation
4 ☐ Comm. & Ind. ☐ Other _____

4 DRILLING ADDITIVES

5. MEASUREMENTS from 1 ☒ ground level 2 ☐ top of casing
casing height above ground level _____ ft

FROM ft	TO ft	6. WELL LOG DESCRIPTION	SWL ft
0	4	TOPSOIL, SANDY BROWN, COBBLES	
4	21	SAND + GRAVEL, VERY SILTY GREY	
21	265	BEDROCK, GREYISH, BLACK	

7. CONSULTANT _____
Address _____

B. WELL LOCATION SKETCH

9. CASING: 1 ☒ Steel 2 ☐ Galvanized 3 ☐ Wood
Materials 4 ☐ Plastic 5 ☐ Concrete
☐ Other

Materials					<input type="checkbox"/> Other _____	units
Hole Diameter						ins
Diameter	6"					ins
from	0					ft
to	21					ft
Thickness	219					ins
Weight						lb/ft

Pitless unit _____ ft 1 ☐ above 2 ☐ below ground level
1 ☒ Welded 2 ☐ Cemented 3 ☐ Threaded | 1 ☐ New 2 ☐ Used
Perforations: _____

Shoe(s): ONE
Open hole, from 21 to 265 ft Diameter _____ ins
Grout: _____

10. SCREEN: 1 ☐ Nominal (Telescope) 2 ☐ Pipe Size
Type 1 ☐ Continuous Slot 2 ☐ Perforated 3 ☐ Louvre
☐ Other _____
Material 1 ☐ Stainless Steel 2 ☐ Plastic ☐ Other _____
Set from _____ to _____ ft below ground level

RISER, SCREEN & BLANKS						units
Length						ft
Diam. I D						ins
Slot Size						ins
from						ft
to						ft

Fittings, top _____ bottom _____
Gravel Pack _____

II. DEVELOPED BY: 1 ☐ Surging 2 ☐ Jetting 3 ☒ Air
4 ☐ Bailing 5 ☐ Pumping ☐ Other _____

12. TEST 1 ☐ Pump 2 ☐ Bail 3 ☐ Air Date
Rate USgpm Temp °C SWL before test f
Water Level ft after test of hrs

<input type="checkbox"/> DRAWDOWN in ft				<input type="checkbox"/> RECOVERY in ft			
mins	WL	mins	WL	mins	WL	mins	WL

13.	RECOMMENDED PUMP TYPE	RECOMMENDED PUMP SETTING	RECOMMENDED PUMPING RATE
		ft	USgpm

14. WATER TYPE: 1 ☐ fresh 2 ☐ salty 3 ☒ clear 4 ☐ cloudy
colour _____ smell _____; gas 1 ☐ yes 2 ☐ no

15. WATER ANALYSIS:

2 Iron	_____	mg/L	1 Hardness	_____	mg/L
3 Chloride	_____	mg/L	Field Date	_____	
4 pH	_____				

SITE ID No

Lab Date _____



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