

Dan Johnson

Realtor®

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

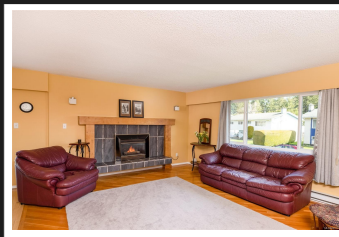
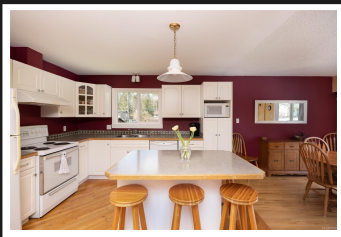
5812 Carmel Dr, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

FANTASTIC FAMILY HOME!



5812 Carmel Dr

IDEAL FAMILY HOME! This 4 bed + den, 2 bath home has been lovingly cared for and well maintained and has a huge deck off the dining room to enjoy those summer BBQ's! The back yard is sunny, flat and fully fenced and there is loads of parking for all your toys. The kitchen is open concept to the living and dining and there is a cozy natural gas fireplace to gather around as well. Downstairs you'll find an awesome family room with a wood burning woodstove, 2 more bedrooms, a bathroom and a laundry room. The windows have all been upgraded in 2017 and the roof is in great shape, there is a hot water on demand system, the house has been painted and there are fruit trees, a chestnut tree, grapes, a small strawberry patch and raspberries! This truly is a wonderful home to raise your family in and at a price that is affordable. Nothing to do but move right in. Call your realtor today to book your private viewing!

Priced at
\$595,000

Area	West Duncan	Age	1974
Bedrooms	4	Taxes	3067
Bathrooms	2	Tax Year	2020
Lot Size	7405.2	MLS#	869339
Floor Space	2003	Parking	



DAN JOHNSON

Pemberton Holmes - Duncan

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Code with your
smart phone



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Duncan, V9L 2W1



Dan Johnson
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



**5812 Carmel Dr
 Du West Duncan ~ V9L 4M1**

Interior Details

Layout: Ground Level Entry With Main Up
Bedrms: 4 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,003
Bth 4Pce: 2 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 8' / Full
Ens 4+Pce: 0 **FP Feat:** Gas, Wood Burning, Wood Stove
App Incl: F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	12'10x12'
Bedroom	Lower	9'8x9'6
Den	Lower	10'3x9'7
Family Room	Lower	17'7x21'1
Laundry	Lower	9'8x8'5
Bathroom	Main	4-Piece
Bedroom	Main	12x8'9
Bedroom	Main	14'4x11
Dining Room	Main	10'7x10
Kitchen	Main	11'5x10
Living Room	Main	18'2x10'8
Garage (Unfin)	Lower	20'2x12'8
Deck (Unfin)	Main	21'1x14'3

Listing Summary

MLS@: 869339 **List Price:** \$595,000
Status: Active **Orig Price:** \$595,000
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$3,067 **Strata Fee:**
2021 Asmt: \$395,000 **Title:** Freehold

Remarks

IDEAL FAMILY HOME! This 4 bed + den, 2 bath home has been lovingly cared for and well maintained and has a huge deck off the dining room to enjoy those summer BBQ's! The back yard is sunny, flat and fully fenced and there is loads of parking for all your toys. The kitchen is open concept to the living and dining and there is a cozy natural gas fireplace to gather around as well. Downstairs you'll find an awesome family room with a wood burning woodstove, 2 more bedrooms, a bathroom and a laundry room. The windows have all been upgraded in 2017 and the roof is in great shape, there is a hot water on demand system, the house has been painted and there are fruit trees, a chestnut tree, grapes, a small strawberry patch and raspberries! This truly is a wonderful home to raise your family in and at a price that is affordable. Nothing to do but move right in. Call your realtor today to book your private viewing!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	966	1,037			
Beds	2	2	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1974 **Lgl NC Use:** **Frnt Faces:** E **Bldg Style:** **Cool:** None
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Natural Gas, V
Const Mt: Aluminum Siding, Frame Wood, Insulation: Ceiling, Insulation: Walls **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Deck, Fenced, Fencing: Full **Fndn:** Poured Concrete
Accss

Lot/Strata Information

Lot Size 7,405sqft / 0.17ac **Dims (w/d):** **Waterfront:**
Prk Type: Driveway, Garage, RV Access/Parking **View:** Mountain(s)
Water: Municipal **Waste:** Sewer Connected **Services:**
Lot Feat: Family-Oriented Neighbourhood, Landscaped, Level, No Through Road, Quiet Area, Recreation Nearby
Complex: **Prk Tota** 3 **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? **Lvls/Suite:**
Shrd Am: **Unit Incl:**



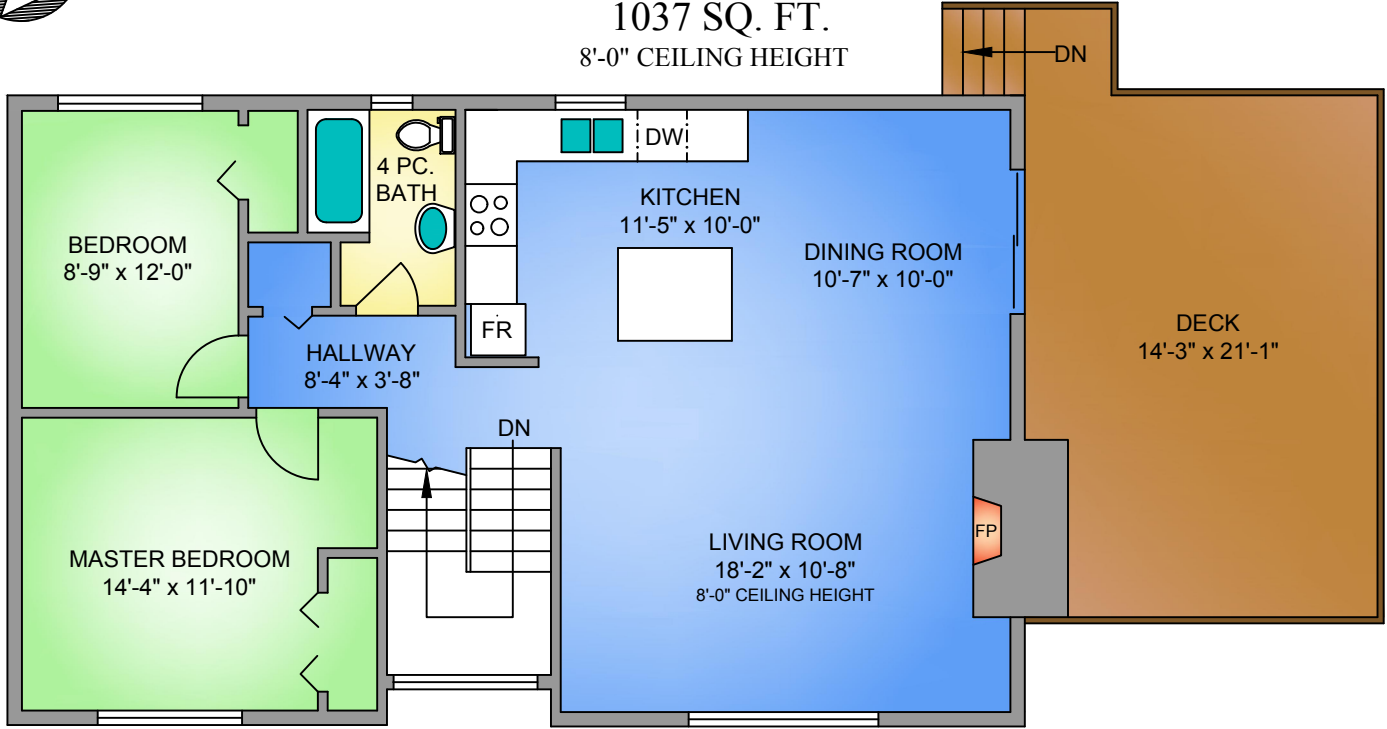
NORTH



MAIN FLOOR

1037 SQ. FT.

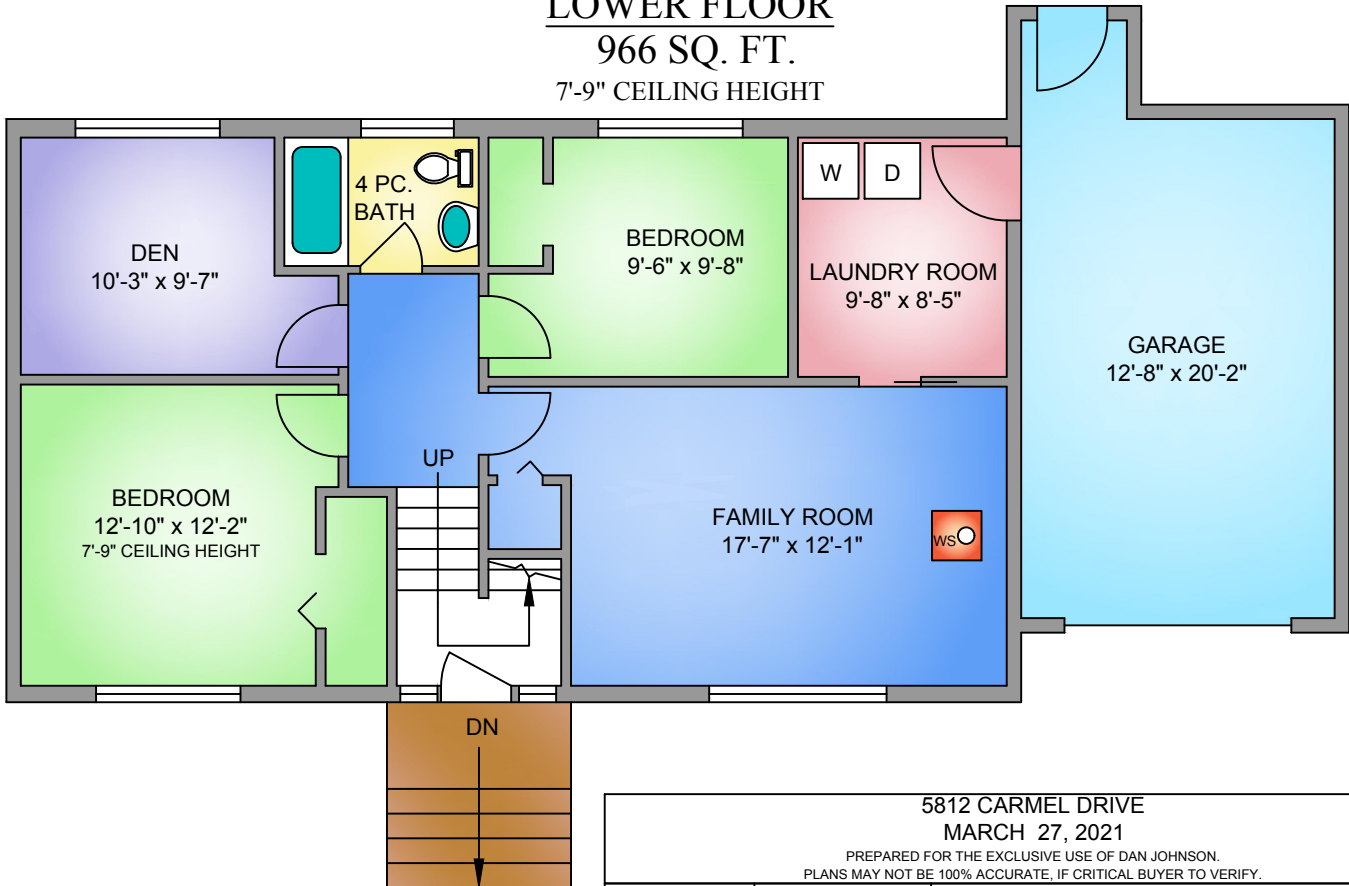
8'-0" CEILING HEIGHT



LOWER FLOOR

966 SQ. FT.

7'-9" CEILING HEIGHT



5812 CARMEL DRIVE

MARCH 27, 2021

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1037	1037	-	287
LOWER	966	966	302	-
TOTAL	2003	2003	302	287

Property Notes from Seller

5812 Carmel Dr, Duncan

New Thermoproof Windows 2017

Woodstove installed by Aaron Watts (Safety Sweep Chimney Service) 2015

Nat Gas Hot Water on Demand installed by Gary's Gas 2010

Roof & Gutters were done in 2008

Kitchen Garburator 2005

There is park access right across the street

Green seedless grapes and some Concord (60lbs last year)

Raspberries (juiced 10 litres last year)

Small strawberry patch

Chestnut tree

2 new Cherry trees

Gary's Gas services the hot water on demand

Safety Sweep installed the woodburning stove and cleans the flu, which is being done March 31st.

Hydro averages \$75/mnth

Nat gas is about \$50/mnth

5812 CARMEL DR DUNCAN V9L 4M1

Area-Jurisdiction-Roll: 04-315-02031.000



04-315-02031000 10/30/2015

Total value **\$395,000**

2021 assessment as of July 1, 2020

Land \$196,000

Buildings \$199,000

Previous year value \$365,000

Land \$187,000

Buildings \$178,000

Property information

Year built 1974

Description 1 STY house - Standard

Bedrooms 4

Baths 2

Carports C

Garages

Land size .17 Acres

First floor area 999

Second floor area

Basement finish area 868

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 31 Plan VIP27128 Section 18 Range 4 Land District 45
Portion RW2686

PID: 002-559-668

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 values



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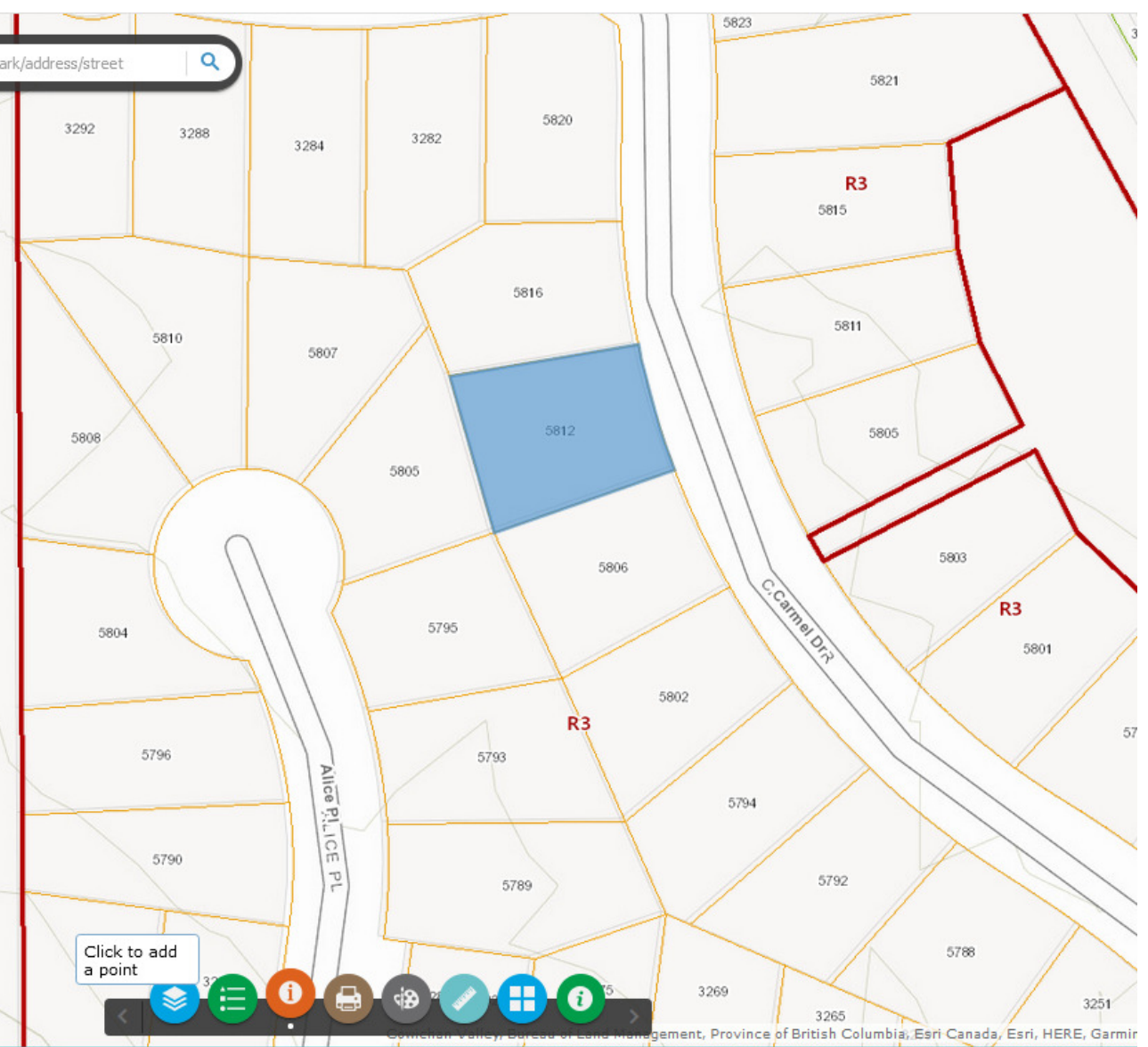


Identify - X

Identify Results

Results found: 3 Clear

House 1: 5812
House 1:
Street Name: CARMEL DR
PID: 002-559-668
Folio: 02031-000
Lot: 31
Plan: VIP27128
Non-Legal Description: L 31 PL 27128
Approx. m2: 703.50
Approx Acre: 0.17
Approx Hectare: 0.07
Section: 18
Range: 4
Land District:
Zoning: R3
Split Zoned: NA



-123.736 48.782 Degrees

20m

Click to add a point



Residential One and Two-Family Zone (R3)

Permitted Uses

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

Minimum Lot Size

- (2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:
- (a) Single-family dwelling, 450 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (7,535 sq. ft.) [BL3647, BL3674]
- (2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m² (5,490 sq. ft.). [BL3663]
- (2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m² (7,201 sq. ft.). [BL3684]

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is as follows:
- (a) Single-family dwelling, 15 m (49.21'),
 - (b) Single-family dwelling with a secondary suite, 15 m (49.21'),
 - (c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

- (4) The maximum permitted density for the R3 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.
 - (c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
 - (d) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for 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.).

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')

- Yard, Side when adjacent to a lane or street, 3.0 (9.8')
- Yard, Rear, 7.5 m (24.6') [BL3323]
- (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) No fences over 1.2 m (4.00') 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) In no situation shall a fence be greater than 2.0 m (6.56') in height.
 - (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) Agriculture use shall be subject to the "Animal Control Bylaw, 1995", No. 2856.
 - (g) [Repealed, BL3674]
 - (h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
 - (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]

Driveway Width

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



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