

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

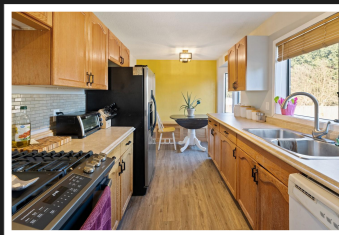
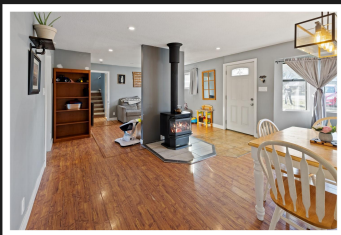
6151 Marsh Rd, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

FAMILY HOME WITH A SUITE!



6151 Marsh Rd

MORTGAGE HELPER! Awesome 3 bed/2 bath family home with a legal, fully separated, beautifully finished 1 bed/1 bath suite which rents for \$1000/mo with a great tenant in place. Large sunny, fully-fenced backyard is perfect for your furry friends, your kids (with a new playground), and those summer family gatherings on the new deck, or just relax in your hot tub! Close to restaurants, shopping, sports fields, and elementary schools. Features of this home include a cozy natural gas woodstove, updated electrical & plumbing, sealed & insulated crawlspace, 2ft blown insulation, and on-demand hot water. Perimeter drains and down spout drains all redone. Call your realtor today!



Priced at
\$749,900

Area	West Duncan	Age	1956
Bedrooms	4	Taxes	4193
Bathrooms	3	Tax Year	2021
Lot Size	9583.2	MLS#	895163
Floor Space	1890	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
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)



**6151 Marsh Rd
 Du West Duncan ~ V9L 4G7**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 4 **Kitchens:** 2
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,890
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	12'1x12'1
Eating Nook	Main	5'4x7'7
Entrance	Main	6'9x4'7
Kitchen	Main	9'0x8'1
Laundry	Main	10'0x8'5
Living Room	Main	11'3x11'9
Other	Main	6'1x8'1
Bathroom	Other	3-Piece
Bedroom	Other	11'10x6'8
Dining/Living Combo	Other	11'9x12'1
Kitchen	Other	11'0x10'8
Bathroom	Second	4-Piece
Bedroom	Second	11'10x8'9
Bedroom	Second	8'6x12'1
Primary Bedroom	Second	13'1x11'1
Walk-in Closet	Second	5'1x6'6

Listing Summary

MLS@: 895163 **List Price:** \$749,900
Status: Active **Orig Price:** \$749,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,193 **Strata Fee:**
2022 Asmt: \$550,000 **Title:** Freehold

Remarks

MORTGAGE HELPER! Awesome 3 bed/2 bath family home with a legal, fully separated, beautifully finished 1 bed/1 bath suite which rents for \$1000/mo with a great tenant in place. Large sunny, fully-fenced backyard is perfect for your furry friends, your kids (with a new playground), and those summer family gatherings on the new deck, or just relax in your hot tub! Close to restaurants, shopping, sports fields, and elementary schools. Features of this home include a cozy natural gas woodstove, updated electrical & plumbing, sealed & insulated crawlspace, 2ft blown insulation, and on-demand hot water. Perimeter drains and down spout drains all redone. Call your realtor today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		755	647		488
Beds	0	0	3	0	1
Baths	0	1	1	0	1
Kitchens	0	1	0	0	1

Building Information

Built (est): 1956 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls
Ext Feat: Balcony/Deck, Fencing: Full, Playground

Frnt Faces: W **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Electric
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor

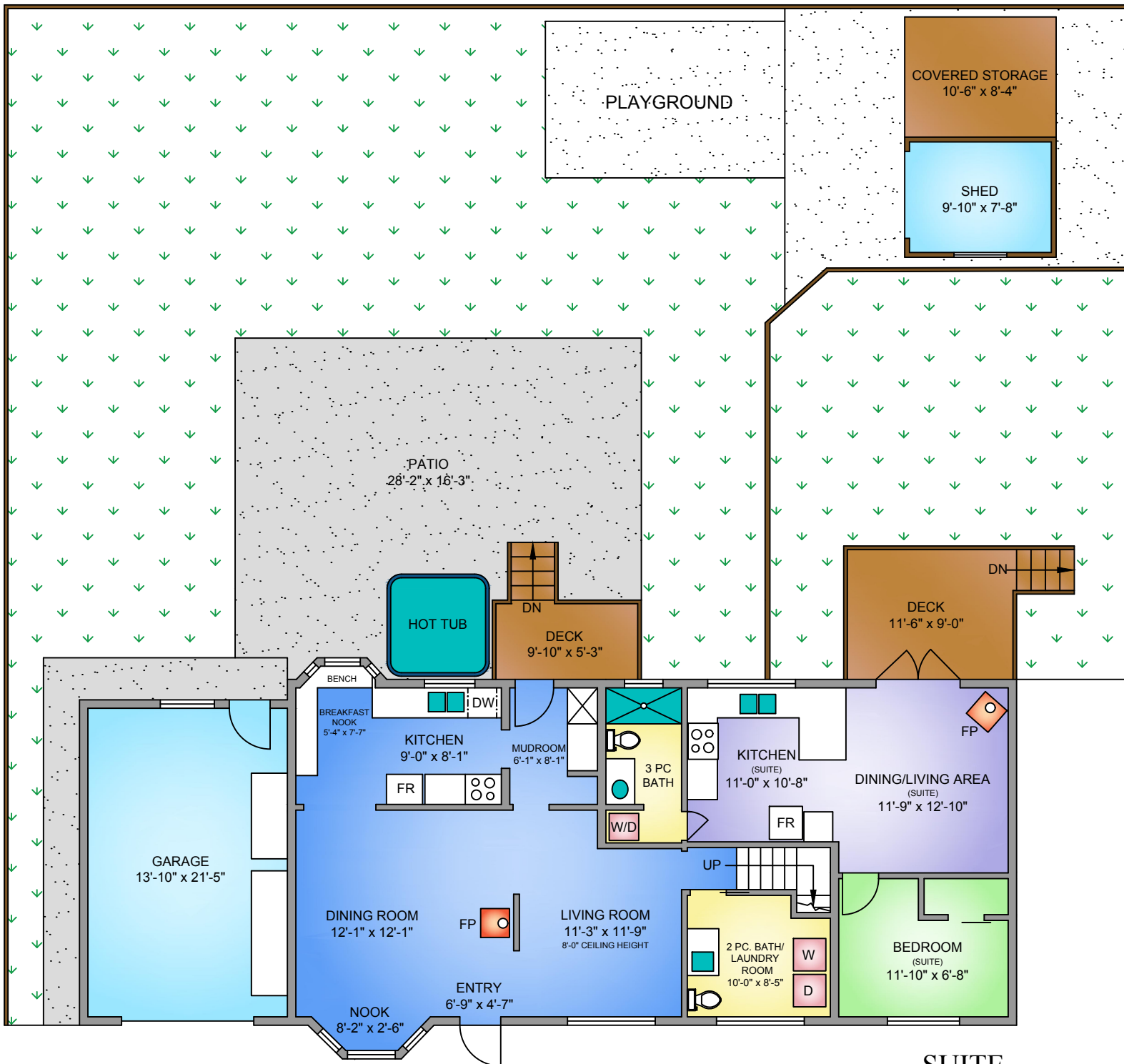
Lot/Strata Information

Prk Type: Driveway, Garage, RV Access/Parking
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Landscaped,
Complex: **Prk Tota** 3
SqFt Balc: **StrLots/Cplx** **Prk Cm Prp:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am:

Dims (w/d): **Waterfront:**
View:
Services: Level, Near Golf Course, Quiet Area, Recreation Nearby, Shopping N
Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:

Unit Incl:

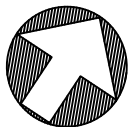




MAIN FLOOR
755 SQ. FT.
 8'-0" CEILING HEIGHT

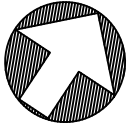
SUITE
488 SQ. FT.
 8'-0" CEILING HEIGHT

NORTH



6151 MARSH ROAD FEBRUARY 25, 2022				
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	755	755	325	645
UPPER	647	647	-	-
SUITE	488	488	-	104
TOTAL	1890	1890	325	749

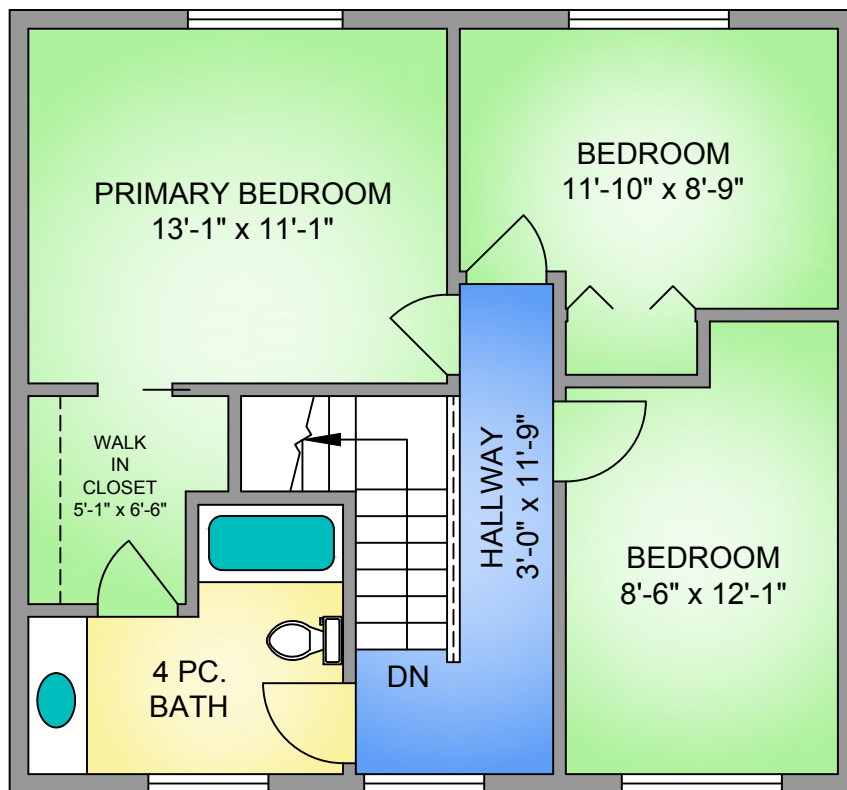
NORTH



UPPER FLOOR

647 SQ. FT.

8'-0" CEILING HEIGHT



6151 MARSH ROAD FEBRUARY 25, 2022 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	755	755	325	645
UPPER	647	647	-	-
SUITE	488	488	-	104
TOTAL	1890	1890	325	749

Property Notes – 6151 Marsh Rd, Duncan

Improvements List:

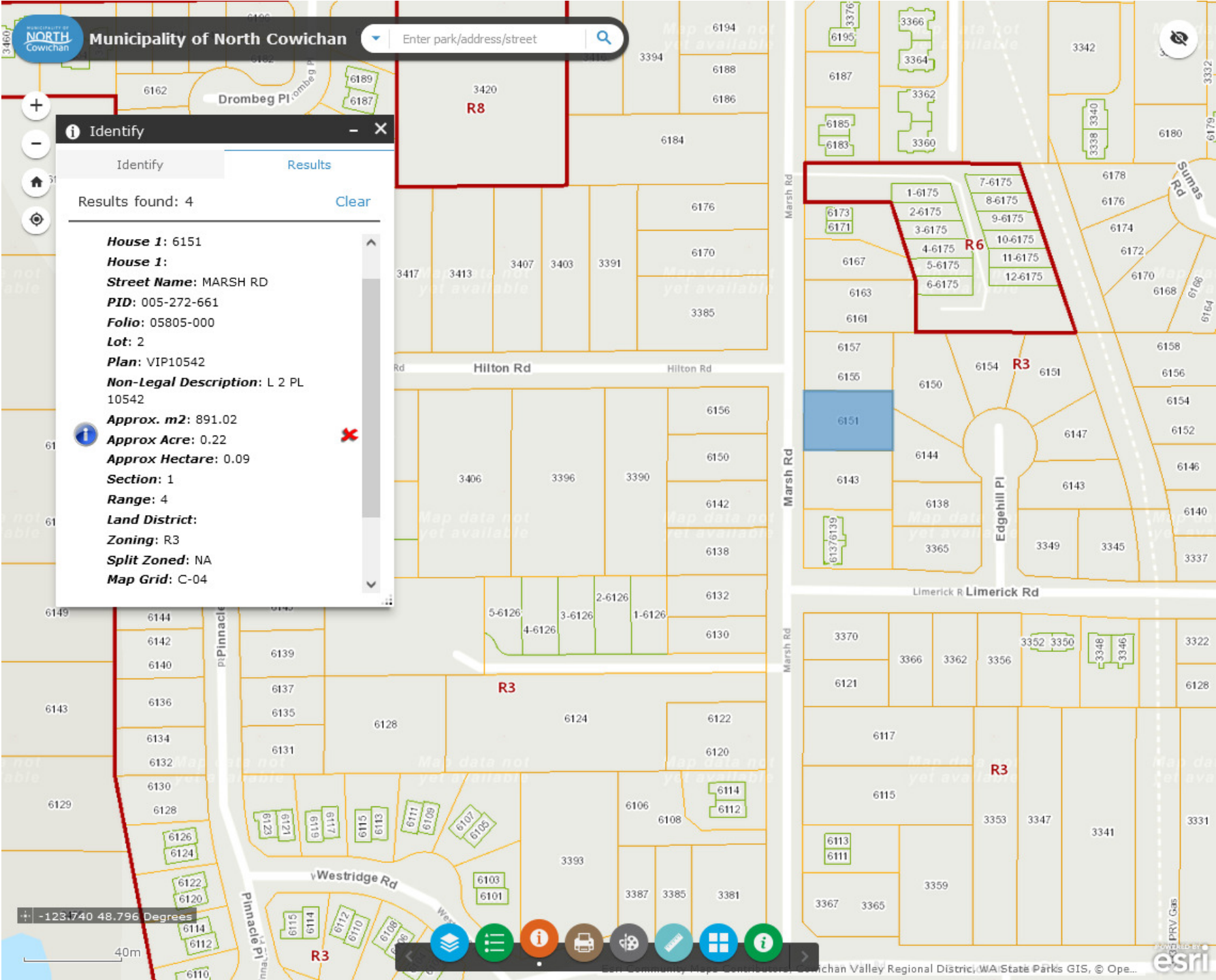
- Perimeter drain and down spout drains redone in 4in PVC 1.5 years ago connected to city drainage.
- Brand new fully contained sound-proofed suite with its own electrical panel. Currently rented out to an amazing lady for \$1,000 a month.
- Electrical has been completely redone.
- All plumbing pipes are new.
- Bathroom/laundry room updated last year.
- Crawlspace has been ground sealed and 3inches of spray foam applied to all walls.
- Attics have received approximately 2ft of new blown in insulation.
- New natural gas on demand hot water heater installed 3 years ago. Provides more than enough hot water for everything in the house and suite.
- New playground in the back yard.
- New deck built off back door.

Identify

Identify Results

Results found: 4

House 1: 6151
House 1:
Street Name: MARSH RD
PID: 005-272-661
Folio: 05805-000
Lot: 2
Plan: VIP10542
Non-Legal Description: L 2 PL 10542
Approx. m2: 891.02
Approx Acre: 0.22
Approx Hectare: 0.09
Section: 1
Range: 4
Land District:
Zoning: R3
Split Zoned: NA
Map Grid: C-04



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.

6151 MARSH RD DUNCAN V9L 4G7

Area-Jurisdiction-Roll: 04-315-05805.000



04-315-05805000 11/10/2015

Total value \$550,000

2022 assessment as of July 1, 2021

Land	\$276,000
Buildings	\$274,000
Previous year value	\$422,000
Land	\$219,000
Buildings	\$203,000

Property information

Year built	1956
Description	2 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	G
Land size	80 x 120 Ft
First floor area	1,250
Second floor area	637
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 2 Plan VIP10542 Section 1 Range 4 Land District 61
PID: 005-272-661

Sales history (last 3 full calendar years)

May 21, 2019	\$325,000
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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: 6151 MARSH RD
Folio: 05805-000
LTO Number: CA7511446
PID: 005-272-661
MHR Number:
Status: Active
Property No: 104989
Legal: LOT 2 SECTION 1 RANGE 4 SOMENOS PLAN 10542

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0142	2 STY SFD-AFTER 1960-MOD. STD
ACTUAL USE	032	Residential Dwelling with Suite
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN B	BROWN B SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022		Reg	0.00	1	276,000	274,000	550,000	550,000
2021	May 19, 2021	Reg	4,192.82	1	219,000	203,000	422,000	422,000
2020	May 25, 2020	Reg	3,795.27	1	213,000	162,000	375,000	375,000

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.

PROPERTY INFORMATION

General Property Information

Civic Address: 1-6151 MARSH RD
Folio: 05805-000
LTO Number:
PID:
MHR Number:
Status: Active
Property No: 120896
Legal:

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS		
ACTUAL USE		
FIRE AREA		
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

Property Tax Levies and Assessments Summary

There are no tax levies and assessments for this property.

Licensing Information

There is no licensing account information for this property.

Community Development Folder BP008654

Project No.: **Folder Manager:** PATRICK KOBY
Status: COMPLETED **Applied Date:** Oct 09, 2019 **Completed Date:** May 08, 2020
Type: SECONDARY SUITE - ALT
Purpose: THIS PERMIT IS FOR the addition a secondary suite

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.

ELECTRICAL INSTALLATION PERMIT

CONTRACTOR RESIDENTIAL SINGLE FAMILY DWELLING

June 04, 2019

Kurtis Wikkerink O/A Kurtis Wikkerink Electric
1571 ESCARPMENT WAY
DUNCAN BC V9L 5W7

SITE OF INSTALLATION

6151 MARSH ROAD
DUNCAN BC V9L 4G7

Contractor Information:

Contractor Name - Kurtis Wikkerink O/A Kurtis
Wikkerink Electric
Licence Class - Contractor Licence
Licence No. - LEL0107631

Designated FSR Information:

FSR Name - Andrew Nielsen
FSR Class - FSR Class B

INSTALLATION DESCRIPTION

Building Occupancy: Residential			
Main Service Switch:	Volts: 240	Amps: 200	Phase: 1
High Voltage: No	Low Energy:	Hazardous Area:	Patient Care:

Scope of Work: add sub panel
dryer, washer, range, counter plugs. fridge, smoke detectors, move a few light switches and add a few plugs.

The Permit holder is permitted to install electrical equipment at this site of installation within the listed scope of work above, subject to listed Terms & Conditions.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at www.technicalsaftybc.ca.

TERMS & CONDITIONS

The following Terms & Conditions are attached to this Installation Permit:

1. The Field Safety Representative named on the permit must physically examine the work described, including any amendments, for regulatory compliance prior to submission of an inspection request.
2. To obtain authorization to cover rough wiring for a Contractor Installation Permit, the Permit holder must request an inspection and submit a declaration of compliance with the Safety Standards Act (“the Act”) and regulations at least two full business days prior to cover. This may be done online. Please post a copy of this declaration in a conspicuous manner at the site of installation.”

GENERAL REQUIREMENTS & INFORMATION

The Following General Requirements apply to all Installation permits:

1. All electrical work is to be discontinued immediately if the installation permit is suspended, revoked, or otherwise rendered invalid by Technical Safety BC.
2. Only qualified individuals may perform regulated work as defined by the Act and Regulations.
3. When an Operating Permit is required, the installation owner has 60 days to obtain a valid Operating Permit following a Passed Final Assessment.
4. Technical Safety BC is to be notified of any incident that results in an injury to any person or damage to the regulated equipment. To report an incident, go to www.technicalsaftybc.ca (search: “report an incident”).
5. Variances must be obtained prior to commencement of installation work. For installations already commenced, all applicable regulated work must be discontinued until the request for variance, where required, has been approved by Technical Safety BC.
6. Failure to disclose additional work or alterations to the work authorized under this installation permit may result in additional fees and assessments being levied and/or the suspension or revocation of the installation permit.
7. On final completion of the regulated work authorized by a permit, the holder of the permit must immediately complete a Notification of Completion, Installation Repair or Alteration Form online, or mail the completed form and data reports to Technical Safety BC. Permits will be suspended after a period of 180 days unless an inspection request has been submitted. Contact your Safety Officer if you need an extension, prior to suspension of the permit.
8. When making an inspection request, information on how to access the site must be provided to the Safety Officer performing the inspection and must also indicate how the property is marked at the driveway.
9. Failure to comply with the regulatory inspection requirements may result in an order

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to the supply authority to disconnect electrical power to the premises.

The Following General Requirements apply to Contractor Installation Permits:

10. To obtain authorization for service connection or upon completion of installation, a request for an inspection and a declaration of compliance with the Act and regulation must be submitted. This may be done online. Please post a copy of this declaration in a conspicuous manner at the site of installation.

The Following General Requirements apply to Homeowner Installation Permits:

11. A homeowner must request an electrical inspection under this permit by submitting an online request or by submitting the "Homeowner Inspection Request" form.
12. After an inspection is requested (prior to covering of wiring or prior to connection of power) work must not proceed until authorized by a Safety Officer.

If you disagree with a term or condition applied to this permit, you may request, in writing, a Safety Manager review within 30 days from the date of issue. A Review Request Form can be obtained from any Technical Safety BC office or online at: www.technicalsaftybc.ca (search: "manager review").

For information on the Safety Standards Act, Regulations, and the Review/Appeal process, please visit www.technicalsaftybc.ca.

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The Corporation of the District of North Cowichan

7030 Trans Canada Highway
P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

BUILDING PERMIT

Permit #: **BP008654**

Folio: 05805-000

Issued Date:

Permit Type: **SECONDARY SUITE - ALT**

Description: THIS PERMIT IS FOR the addition a secondary suite

Address: **6151 MARSH RD**
Legal: LT 2 SEC 1 RGE 4 SOM PL 10542

Zone:
P.I.D. 005-272-661

Applicant: **ANDREW NIELSEN**
Address: 6151 MARSH RD DUNCAN, BC

Phone: 250-710-7290

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
Bp Fees	10,000.00	150.00	Bp Fixtures	5.00	63.00
				Total:	\$213.00

Building Information:

TYPE OF IMPROVEMENT: ALT

CONSTRUCTION VALUE: 10,000.00

Special Conditions:

- * The Municipality of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- * Noise associated with erecting, demolishing altering, or repairing of any building or structure, or the excavation of any land, street, highway, or lane prior to 7:00 am or after 8:00 pm on Monday to Saturday inclusive, or prior to 9:00 am or after 6:00 pm on Sundays in such a manner as to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of any person or persons in the neighbourhood or vicinity.
- * Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the Municipality of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. 2018.
- * Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.
- * Applicant to ensure that there are a minimum of three off street parking spaces available
- * Contractor shall be prime contractor while working within road right of way.

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant: _____

Building Inspector: _____



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca