

Dan Johnson

REALTOR®

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

10014 Old Victoria Rd, Chemainus

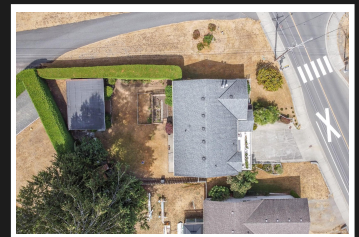


PEMBERTON
HOLMES

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LOVELY FAMILY HOME!



10014 Old Victoria Rd

Perfectly maintained and loved family home with some distant ocean views! This solidly built home has beautiful oak flooring, a nice big living room with a cultured stone fireplace and loads of windows to let in all the natural light. The dining area has French doors that lead out to a large sundeck with ocean & snow capped mountain views and stairs leading around to the fully fenced and sun-filled back yard with all kinds of gardening opportunities, fruit trees, veggies, etc! There is also a nice, detached workshop in the back and lots of storage space in the shop and in the house as well. The master is a good size with a cute bay window seat overlooking the back yard and a 2pc ensuite... and walk in closet. The downstairs has a large family room with a cozy wood stove that heats the whole house and large games/rec room. Add a single garage and good sized driveway and you have it all! Call your agent today to set up a private viewing before this one is gone!



Priced at
\$669,000

Area	Chemainus	Age	1979
Bedrooms	3	Taxes	4055
Bathrooms	3	Tax Year	2020
Lot Size	7405.2	MLS#	883795
Floor Space	2413	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

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Code with your
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Duncan, V9L 2W1



Dan Johnson
 Cell: 250-709-4987
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 Pemberton Holmes Ltd. (Dun)



**10014 Old Victoria Rd
 Du Chemainus ~ V0R 1K2**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bonus Room	Lower	24'1x16'2
Family Room	Lower	15'4x16'0
Laundry	Lower	6'3x10'3
Storage	Lower	4'4x16'2
Bathroom	Main	4-Piece
Bedroom	Main	8'2x11'6
Bedroom	Main	9'0x14'11
Dining Room	Main	9'10x10'2
Eating Nook	Main	11'9x6'4
Ensuite	Main	2-Piece
Kitchen	Main	11'4x11'7
Living Room	Main	15'4x17'9
Primary Bedroom	Main	16'4x11'6
Entrance	Other	6'6x8'2

Listing Summary

MLS@: 883795
Status: Active
Sub Type: SF Det
DOM: 1
Taxes: \$4,055
2021 Asmt: \$451,000
List Price: \$669,000
Orig Price: \$669,000
Sold Price:
Pend Date:
Strata Fee:
Title: Freehold

Remarks

Perfectly maintained and loved family home with some distant ocean views! This solidly built home has beautiful oak flooring, a nice big living room with a cultured stone fireplace and loads of windows to let in all the natural light. The dining area has French doors that lead out to a large sundeck with ocean & snow capped mountain views and stairs leading around to the fully fenced and sun-filled back yard with all kinds of gardening opportunities, fruit trees, veggies, etc! There is also a nice, detached workshop in the back and lots of storage space in the shop and in the house as well. The master is a good size with a cute bay window seat overlooking the back yard and a 2pc ensuite... and walk in closet. The downstairs has a large family room with a cozy wood stove that heats the whole house and large games/rec room. Add a single garage and good sized driveway and you have it all! Call your agent today to set up a private viewing before this one is gone!

Interior Details

Layout: Split Entry
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,413
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 1 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 8' / Finished, Full
Ens 4+Pce: 0 **FP Feat:** Wood Burning, Wood Stove
App Incl: Dishwasher, F/S/W/D
Intr Ftrs: Breakfast Nook, French Doors, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt					
Beds	0	3	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1979 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco, Vinyl Siding
Ext Feat: Balcony/Deck, Fencing: Full, Garden

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

Cool: None
Heat: Baseboard, Electric
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: Driveway, Garage
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Corner, Family-Oriented Neighbourhood, Landscaped, Recreation Nearby
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am:

Lot Size 7,405sqft / 0.17ac

Dims (w/d):
View: Mountain(s), Ocean

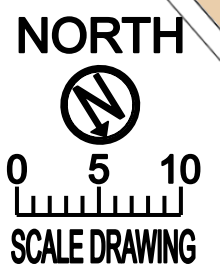
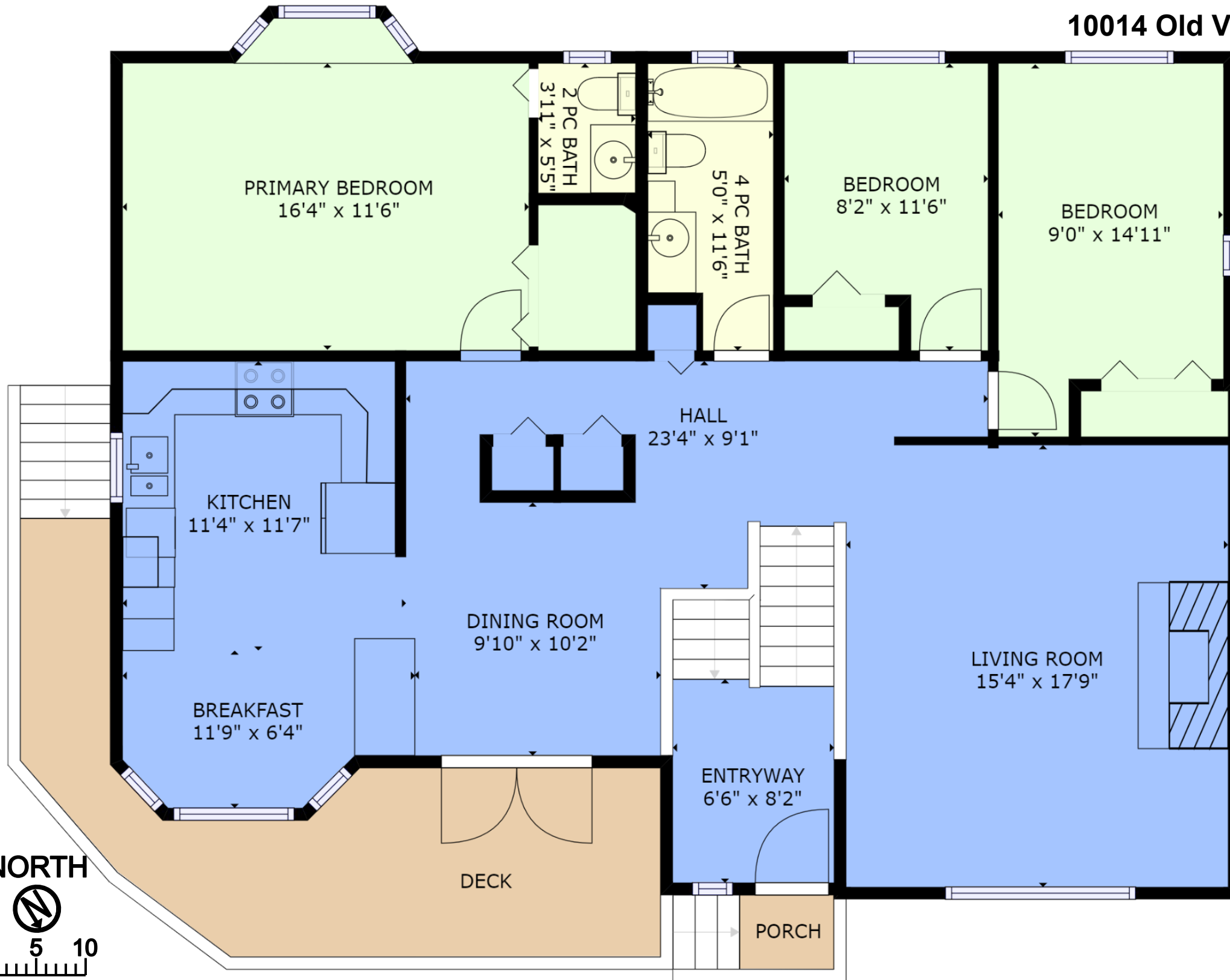
Waterfront:

Services:
Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:

Unit Incl:

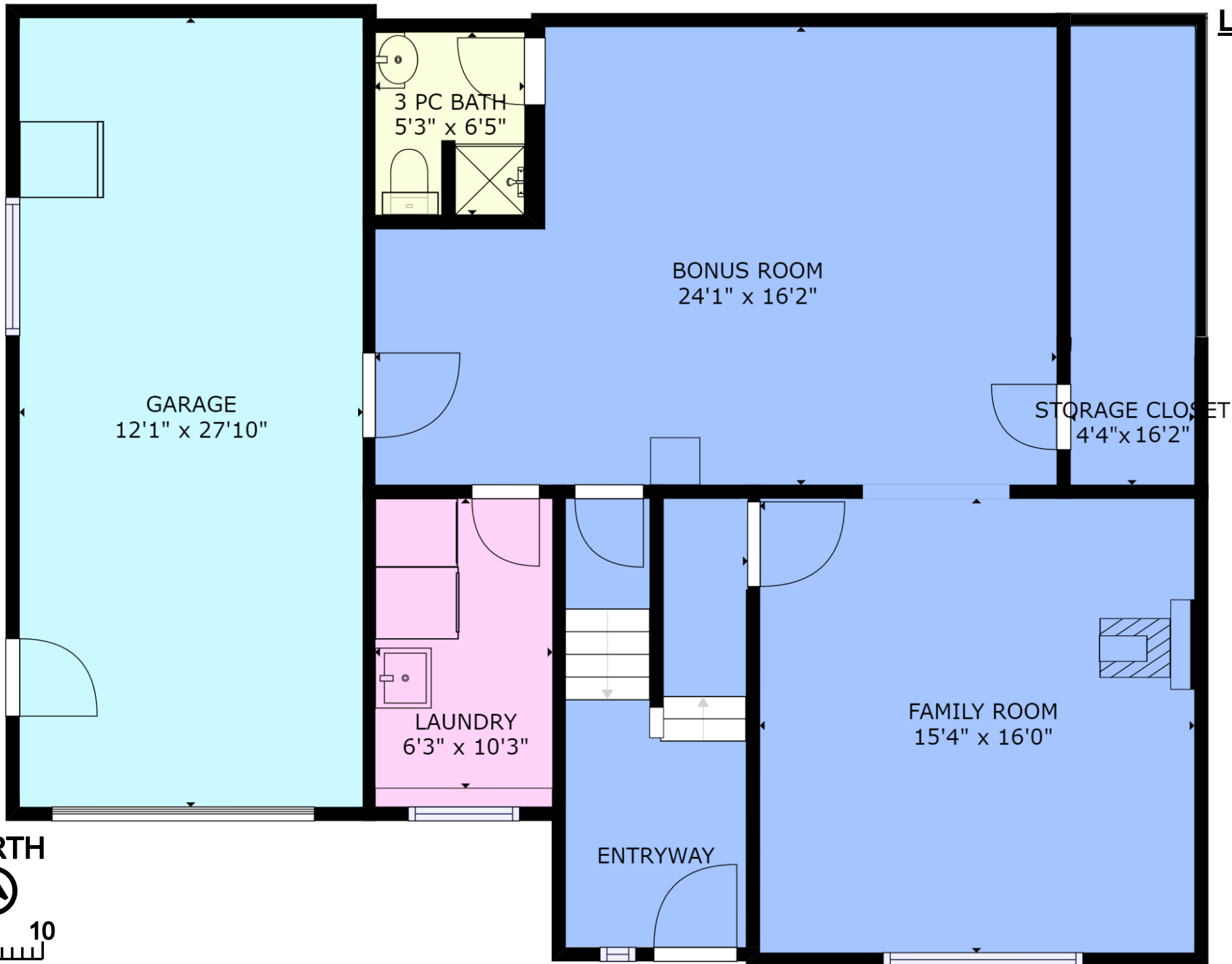


10014 Old Victoria Road
Main Floor
1451 SQ FT



Prepared by Coastalviews Real Estate Services.
Measurements on this Scale Property Drawing are intended for visual reference only and may not be 100% accurate.

10014 Old Victoria Road
Lower Level
962 SQ FT



10014 VICTORIA RD CHEMAINUS V0R 1K2

Area-Jurisdiction-Roll: 04-315-16488.000



04-315-16488000 10/27/2015

Total value \$451,000

2021 assessment as of July 1, 2020

Land \$195,000

Buildings \$256,000

Previous year value \$423,000

Land \$191,000

Buildings \$232,000

Property information

Year built	1979
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	G
Land size	7383 Sq Ft
First floor area	1,401
Second floor area	
Basement finish area	995
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 1 Plan VIP32290 Section 19 Range 4 Land District 08
PID: 001-077-341

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



Store and access favourite properties across devices



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PROPERTY INFORMATION

General Property Information

Civic Address:	10014 VICTORIA RD
Folio:	16488-000
LTO Number:	CA2117010
PID:	001-077-341
MHR Number:	
Status:	Active
Property No:	111619
Legal:	LOT 1 SECTION 19 RANGE 4 CHEMAINUS PLAN 32290

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0140	1 STY SFD-AFTER 1960-MOD. STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	CHEMAINUS	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	YELLOW B	YELLOW B SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021 May 19, 2021	Reg	4,160.11	1	195,000	256,000	451,000	451,000
2020 May 25, 2020	Reg	4,055.26	1	191,000	232,000	423,000	423,000
2019 May 13, 2019	Reg	3,896.04	1	175,000	226,000	401,000	401,000

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.

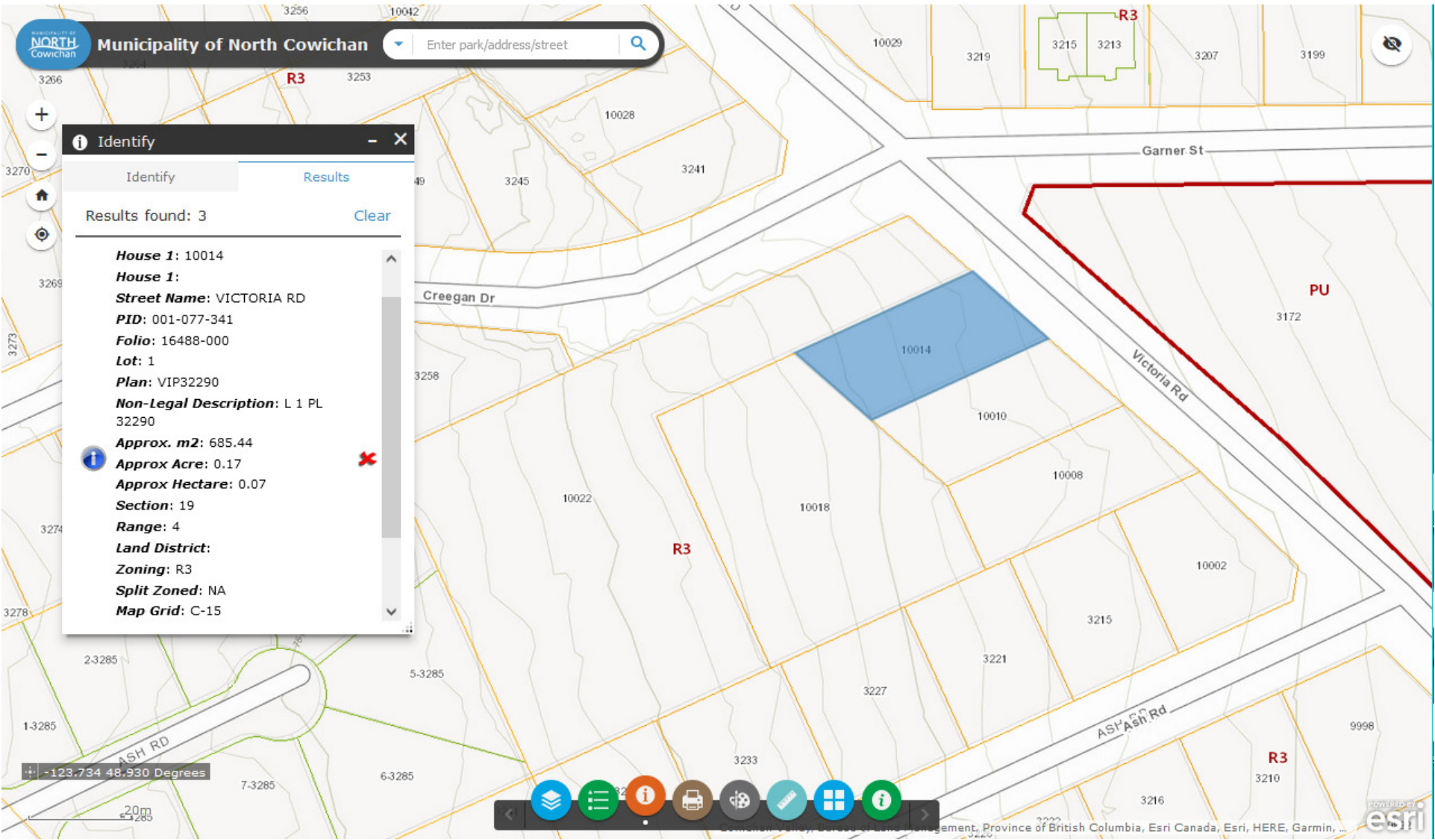


Identify - X

Identify Results

Results found: 3 Clear

House 1: 10014
House 1:
Street Name: VICTORIA RD
PID: 001-077-341
Folio: 16488-000
Lot: 1
Plan: VIP32290
Non-Legal Description: L 1 PL 32290
Approx. m2: 685.44
Approx Acre: 0.17
Approx Hectare: 0.07
Section: 19
Range: 4
Land District:
Zoning: R3
Split Zoned: NA
Map Grid: C-15



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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