

# Dan Johnson

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Information Package

For

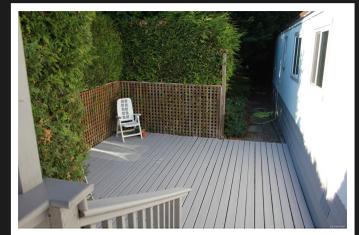
*70-1751 Northgate Rd, Cobble Hill*



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# RETIREMENT NEST IN COBBLE HILL!



70-1751 Northgate Rd

Fantastic retirement home in popular Burnum MH Park! Nothing to do but move right in! This unit comes with an unprecedented 4 parking spaces and is located on a small private cul-de-sac near the main entrance, in the adult (55+) section of the park which is shared by only a handful of units. Two pets allowed with park approval. Outside are two decks for entertaining; one on each side (16x16 & 10x10), with mature hedging to provide plenty of privacy. A good sized shed for the garden tools and storage, too. The park is located close to the beauty and recreational opportunities the Cowichan Valley has to offer... Cobble Hill Mountain, Shawnigan Lake, and the town of Cobble Hill with local wineries and bistros. Don't miss out on this lovely home, call your agent to view today!

**Priced at**  
**\$149,000**

|             |             |          |        |
|-------------|-------------|----------|--------|
| Area        | Cobble Hill | Age      | 1982   |
| Bedrooms    | 3           | Taxes    | 579    |
| Bathrooms   | 1           | Tax Year | 2019   |
| Lot Size    | 0           | MLS#     | 853846 |
| Floor Space | 924         | Parking  |        |



DAN JOHNSON

Pemberton Holmes - Duncan

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 Pemberton Holmes Ltd. (Dun)



**70 - 1751 Northgate Rd  
 ML Cobble Hill ~ V0R 1L6**

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 1    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 924  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 0    **FP Feat:**  
**App Incl:**  
**Intr Ftrs**

**Rooms**

| RoomType       | Level | Dim/Pcs   |
|----------------|-------|-----------|
| Bathroom       | Main  | 4-Piece   |
| Bedroom        | Main  | 9'0x7'3   |
| Bedroom        | Main  | 7'3x7'8   |
| Eating Nook    | Main  | 7'0x3'0   |
| Kitchen        | Main  | 11'0x9'0  |
| Living Room    | Main  | 13'0x15'6 |
| Master Bedroom | Main  | 12'0x10'9 |

**Listing Summary**

**MLS@:** 853846    **List Price:** \$149,000  
**Status:** Active    **Orig Price:** \$149,000  
**Sub Type:** Manu    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$579    **Strata Fee:** \$560  
**2020 Asmt:** \$99,000    **Title:** Pad Rental

**Remarks**

Fantastic retirement home in popular Burnum MH Park! Nothing to do but move right in! This unit comes with an unprecedented 4 parking spaces and is located on a small private cul-de-sac near the main entrance, in the adult (55+) section of the park which is shared by only a handful of units. Two pets allowed with park approval. Outside are two decks for entertaining; one on each side (16x16 & 10x10), with mature hedging to provide plenty of privacy. A good sized shed for the garden tools and storage, too. The park is located close to the beauty and recreational opportunities the Cowichan Valley has to offer... Cobble Hill Mountain, Shawnigan Lake, and the town of Cobble Hill with local wineries and bistros. Don't miss out on this lovely home, call your agent to view today!

**Rooms Summary**

|                 | Lower | Main | Second | Third | Other |
|-----------------|-------|------|--------|-------|-------|
| <b>Fin SqFt</b> |       |      |        |       |       |
| <b>Beds</b>     | 0     | 3    | 0      | 0     | 0     |
| <b>Baths</b>    | 0     | 1    | 0      | 0     | 0     |
| <b>Kitchens</b> | 0     | 1    | 0      | 0     | 0     |

**Building Information**

**Built (est)** 1982    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Aluminum Siding, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Low Maintenance Yard

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

**Cool:** None  
**Heat:** Forced Air, Oil  
**Roof:** Metal  
**Fndn:** Other  
**Accss**

**Lot/Strata Information**

**Prk Type:** Driveway, Guest  
**Water:** Cooperative, Municipal  
**Lot Feat:** No Through Road  
**Complex:** Burnum Park West  
**SqFt Balc:**    **StrLots/Cplx**  
**SqFt Prk:**    **Bldgs/Cplx:**  
**SqFt Pat:**    **Suites/Bldg**  
**SqFt Strg:**    **Floors/Bldg**  
**Gnd/Top?**    **Lvls/Suite:**  
**Shrd Am:**

**Lot Size** 0sqft / 0.00ac  
**Waste:** Septic System

**Prk Tota** 4  
**Prk Cm Prp:**  
**Prk LCP:**  
**Prk Str Lot:**  
**Str Lot Incl:**

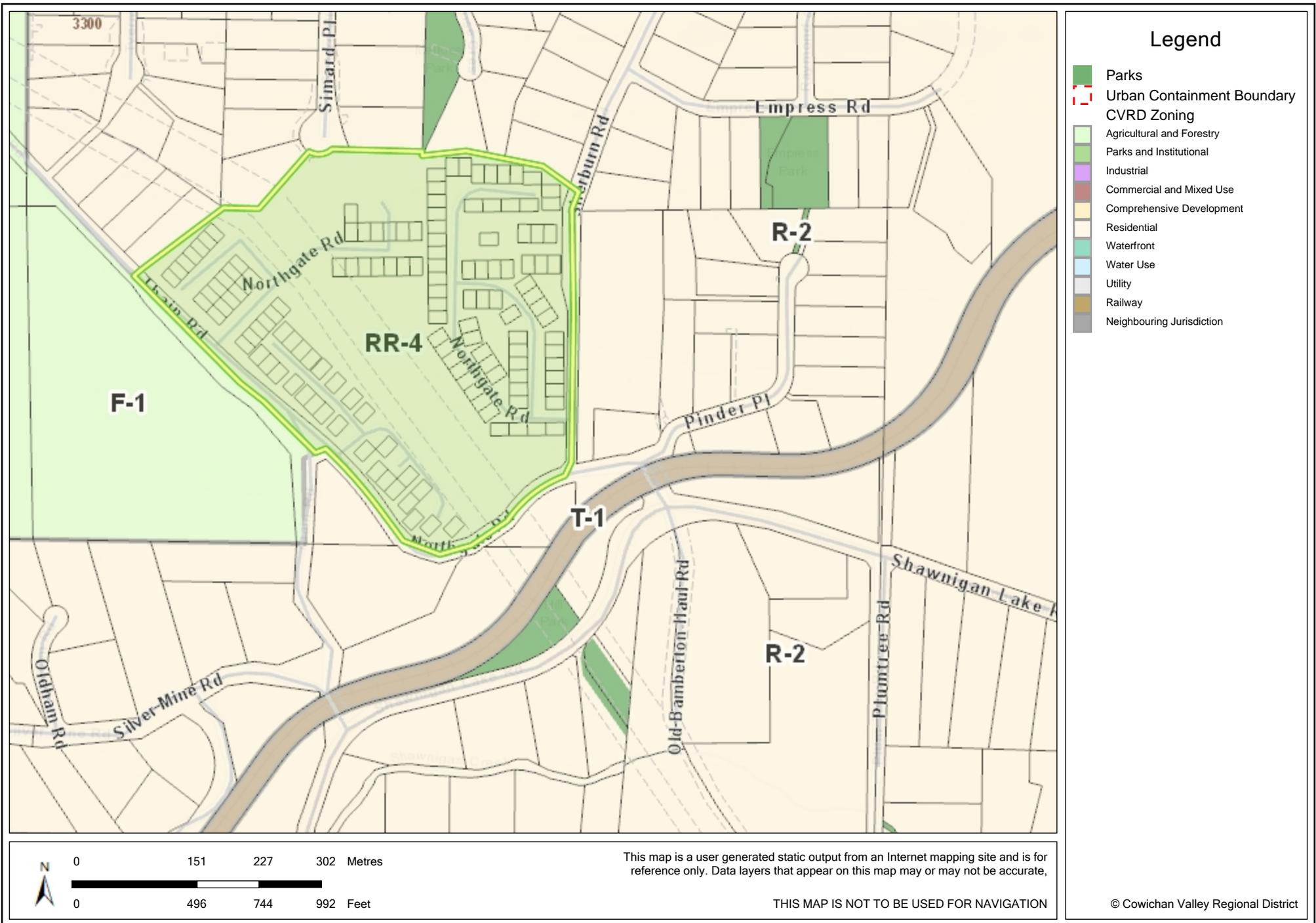
**Dims (w/d):**  
**View:**  
**Services:**

**Waterfront:**

**Rent Alld?:** No Rentals: See Park Rules  
**Yng Ag Alld?:** 55: See Park Rules  
**Pets Alld?:** Cats, Dogs: See Park Rules  
**BBQs Alld?:** Yes: See Park Rules

**Assmt Incl:**





### 7.3D RR-4 RURAL MANUFACTURED HOME PARK 4 ZONE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-4 Zone:

(a) Permitted Uses

The following principal use and no others are permitted in the RR-4 Zone:

- 1) Manufactured home park.

(b) Minimum Parcel Size

The minimum parcel size in the RR-4 Zone is 2 hectares.

(c) Density

In the RR-4 Zone, the maximum density must not exceed 15 dwelling units per hectare of parcel area.

(d) Conditions of Use

A parcel in the RR-4 Zone is subject to the regulations concerning the use and operation of manufactured home parks, as set out in the CVRD Mobile Home Park Bylaw No. 275, as amended.

(e) Standards, Definitions and Setbacks

The setbacks, definitions of mobile home, minimum site area and other standards for the RR-4 Zone are set out in the CVRD Mobile Home Park Bylaw, as amended.

(f) Height

In the RR-4 Zone, the height of all principal buildings and structures must not exceed 7.5 metres, and the height of all accessory buildings shall not exceed 4.5 metres.

Property Identification and Legal Description

**Address:** 70-1751 NORTHGATE RD COBBLE HILL BC V0R 1L6  
**Jurisdiction:** Duncan Rural (765) **Assessment Area:** 4  
**Roll No:** 70500700  
**PID No:** **MHR(s):** 53708  
**Neighbourhood:** ALL THE REST IN SD #65  
**Legal Unique ID:** D00000C5DU  
**Legal Description:** Shawnigan Land District, Manufactured Home Reg.# 53708, Bay # 70, 04765 BURNUM Manufactured Home Park, MHP Roll # 04-765-17319.000

2019 Municipal Taxes

Gross Taxes: \$579

2020 Assessed Values

| Valuation         | Land | Improvements | Total    |
|-------------------|------|--------------|----------|
| Value:            | \$0  | \$99,000     | \$99,000 |
| <b>General</b>    |      |              |          |
| Gross Value:      | \$0  | \$99,000     | \$99,000 |
| Exempt Value:     | \$0  | \$0          | \$0      |
| Net Value:        | \$0  | \$99,000     | \$99,000 |
| <b>School</b>     |      |              |          |
| Gross Value:      | \$0  | \$99,000     | \$99,000 |
| Exempt Value:     | \$0  | \$0          | \$0      |
| Net Value:        | \$0  | \$99,000     | \$99,000 |
| <b>BC Transit</b> |      |              |          |
| Gross Value:      | \$0  | \$0          | \$0      |
| Exempt Value:     | \$0  | \$0          | \$0      |
| Net Value:        | \$0  | \$0          | \$0      |

Last Three Sales per BCA

| Conveyance Date: | Price:   | Document No. | Conveyance Type:                     |
|------------------|----------|--------------|--------------------------------------|
| 2013/03/15       | \$58,000 | 00361916     | Improved Single Property Transaction |
| 1993/05/31       | \$36,000 | D11810       | Improved Single Property Transaction |
| 1989/05/02       | \$25,900 | C50251       | Improved Single Property Transaction |

Other Property Information

**Lot SqFt:** **Width:**  
**Lot Acres:** **Depth:**  
**Tenure:** Continuous Structures And/Or Improvements C **Actual Use:** Manufactured Home (Within Manufactured Home Park)  
**School District:** Cowichan Valley **Manual Class:**  
**Vacant Flag:** False **Man Class %Dev:**  
**BC Transit Flag:** **Reg District:** Cowichan Valley  
**Police Tax Flag:** True **Reg Hosp Dist:** Cowichan Valley  
**Farm No:** **Mgd Forest No:**  
**DB Last Modified:** 2020/03/19 **Rec Last Modified:** 3/19/2020



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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.

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