

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

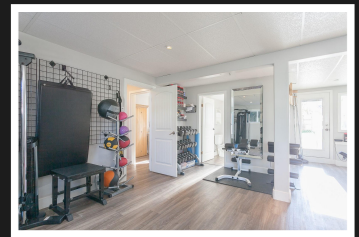
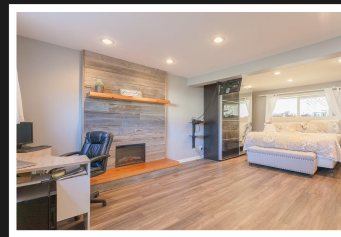
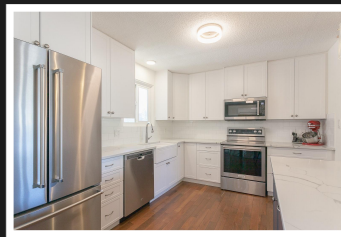
3108 Highfield Rd, Duncan



PEMBERTON
HOLMES

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A FULLY UPDATED FAMILY HOME !



3108 Highfield Rd

Gorgeous updated family home! This light & bright 3 bed 2 bath home has been beautifully updated from top to bottom. The sun-drenched main living space boasts a new kitchen with quartz countertops, new cabinetry, stainless appliances, light fixtures, and a large island with seating. The dining room leads to the covered deck, perfect for entertaining! The living room has a cozy wood-stove, shiplap feature wall, built-in cabinets and a big picture window. The wood flooring runs throughout the main floor including the 3 bedrooms which also have new lighting, and tile in the 4pc bath. Downstairs you will find the family room with electric fireplace finished with a custom live-edge mantle and hearth, lrg laundry room, a 3 pc bath, and the large studio space currently used as a gym. A good-sized flat yard, new cement drive & walk, fresh paint, Certainteed fibreglass roof (6 yrs old), new perimeter drains, updated windows...what more could you need? Call your agent to view this home today!



Priced at
\$675,000

Area	West Duncan	Age	1980
Bedrooms	3	Taxes	3702
Bathrooms	2	Tax Year	2021
Lot Size	7405.2	MLS#	889158
Floor Space	2186	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
wrkn4you@gmail.com
ww.DuncanBCRealEstate.ca

23 Queens Road
Duncan, V9L 2W1



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



**3108 Highfield Rd
 Du West Duncan ~ V9L 4A5**

Interior Details

Layout: Split Entry
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,186
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 0 **Basement:** 8' / Finished, Full
Ens 4+Pce: 0 **FP Feat:** Electric, Family Room, Insert, Living Room, Wood Stove
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Family Room	Lower	13'3x23'8
Laundry	Lower	7'10x11'1
Studio	Lower	19'11x24'
Bathroom	Main	4-Piece
Bedroom	Main	10'4x11'4
Bedroom	Main	9'7x11'4
Dining Room	Main	9'1x10'1
Entrance	Main	6'6x3'0
Kitchen	Main	12'6x10'1
Living Room	Main	18'6x15'4
Primary Bedroom	Main	12'4x10'2

Listing Summary

MLS@: 889158 **List Price:** \$675,000
Status: Active **Orig Price:** \$675,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,702 **Strata Fee:**
2021 Asmt: \$417,000 **Title:** Freehold

Remarks

UPDATED FAMILY HOME! This light & bright 3 bed (could be 4), 2 bath home has been beautifully updated from top to bottom. The sun-drenched main living space boasts a new kitchen with quartz countertops, new cabinetry, stainless appliances, light fixtures, and a large island with seating. The dining room leads to the covered deck, perfect for entertaining! The living room has a cozy wood-stove, shiplap feature wall, built-in cabinets and a big picture window. The wood flooring runs throughout the main floor including the 3 bedrooms which also have new lighting, and tile in the 4pc bath. Downstairs is the family room with electric fireplace finished with a custom live-edge mantle and hearth, lrg laundry room, a 3 pc bath, and the large studio space currently used as a gym. A good-sized flat yard, new cement drive & walk, fresh paint, Certainteed shingled roof (6 yrs old), new perimeter drains, updated windows...what more could you need? Call your agent to view this home today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,056	1,130			
Beds	0	3	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

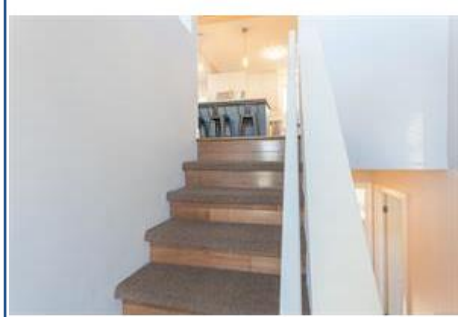
Built (est): 1980 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco
Ext Feat: Fencing: Full

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

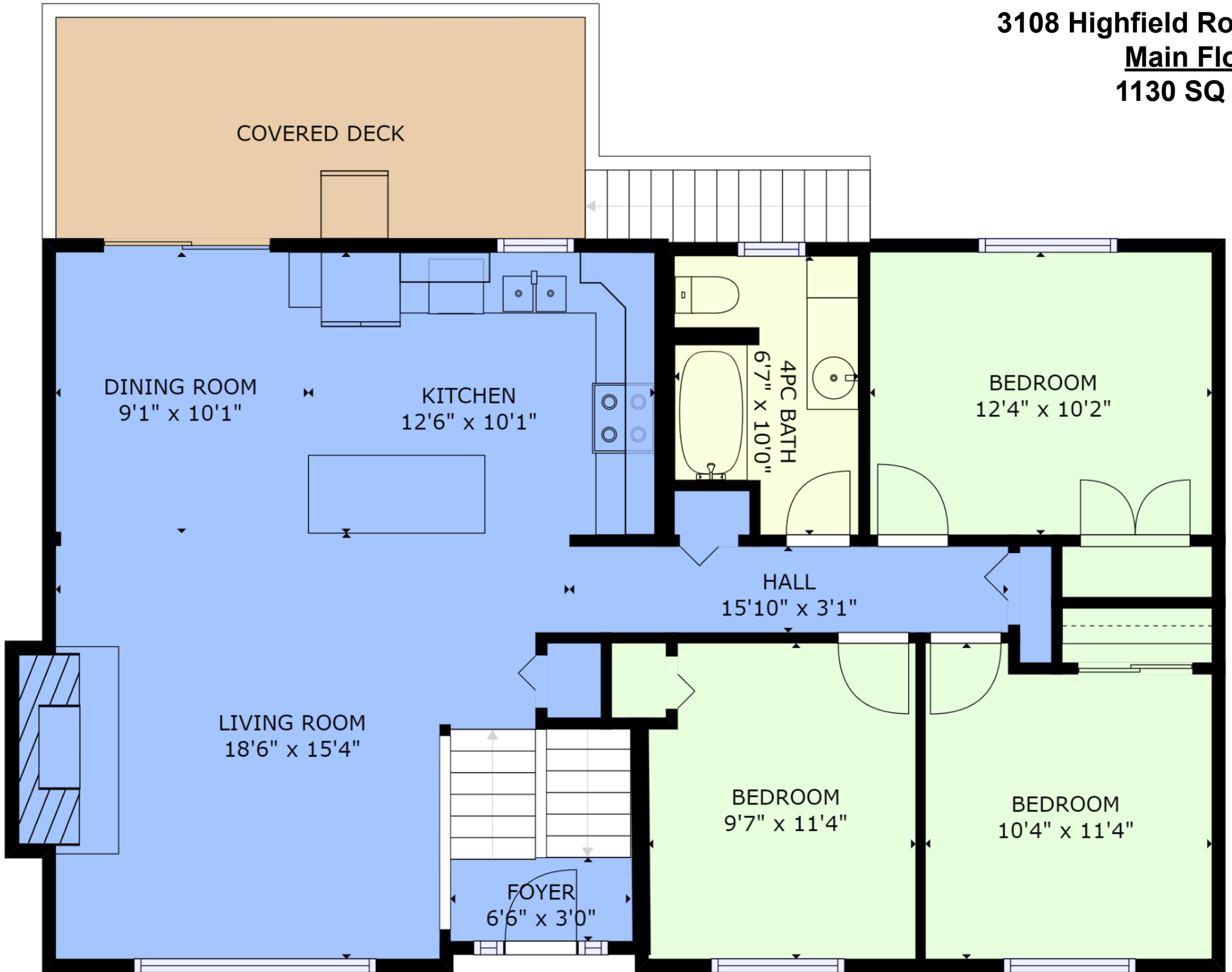
Cool: Air Conditioning
Heat: Baseboard, Electric, Heat Pump, W
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: Additional, Driveway **Lot Size:** 7,405sqft / 0.17ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:** Mountain(s)
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, Recreation Nearby, Rectangular Lot, Shopping Ne
Complex: **Prk Tota:** 2 **Services:**
SqFt Balc: **StrLots/Cplx:** **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **BBQs Alld?:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



3108 Highfield Road
Main Floor
1130 SQ FT



NORTH
0 5 10
SCALE DRAWING

3108 Highfield Road
Lower Level
1056 SQ FT



NORTH
N
0 5 10
SCALE DRAWING

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

Improvements List for 3108 Highfield Rd

- Perimeter drains all redone
 - Big O all replaced
 - Exterior walls sealed
- All exterior Concrete new in (2021) front and back
- Chimney repointed (2016)
- All windows in the house have been replaced from the originals
- All new interior doors
- Back upper deck, all plywood floor replaced
- Back Stairs replaced (2016)
- Roof done 6 years ago (2015)
 - CertainTeed Shingles
 - Venting increased
- Basement renovated
 - Both sides taken down to the studs
 - Insulated & Rewired
 - Wood paneling removed and drywalled
 - New vinyl plank flooring throughout (2020)
 - Gym side
 - Separate entrance installed front and back
 - Wired for kitchen
 - Family Room side (2013)
 - Pot lights
 - Engineered beam to ensure floor wouldn't sag
 - Ceiling insulated and drywall hung on Resilient Channel
 - Fireplace remodeled in (2020)
 - Live edge mantle and hearth
 - Reclaimed barn board
 - Electric fireplace installed
 - Laundry Room
 - New hot water heater (2016)
 - New washer and dryer (2020)
- Entrance way (2020)
 - New metal exterior door
 - New glass panels on either side of door
 - Replaced old style beer glass above door with clear
- Upstairs
 - Ductless heat pump upstairs (August 2021)
 - Kitchen renovated years ago (was originally enclosed kitchen and it was opened up)
 - Kitchen recently updated (2021)
 - New cabinet doors
 - New Island
 - New quartz counter tops
 - New Farmhouse sink with top-of-the-line Moen faucet
 - New lighting
 - New appliances in the kitchen (2016 and newer)
 - All Kitchenaid except a Whirlpool dishwasher (fridge less than a year old)
 - New wood-stove insert (2019), Installed by Granny's Woodstoves
 - Chimney cleaned (October 28, 2021) WETT certified
 - Fireplace remodel (2020)
 - Upstairs bedrooms remodeled in the last 3 years
 - Tongue and groove pine put on the ceilings in the bedroom
 - New closet doors
 - Bathroom remodeled 12 years ago
 - Fully fenced back yard

- One side brand new as of (September 2021)
- New gate into backyard (2014)
- New turf on one side of yard (2021)
- Back shed
 - New roof (2016)
 - Lean-to side (2014)
 - New floor
 - Board and baton

3108 HIGHFIELD RD DUNCAN V9L 4A5

Area-Jurisdiction-Roll: 04-315-06261.000



04-315-06261000 11/08/2015

Total value \$417,000

2021 assessment as of July 1, 2020

Land \$219,000

Buildings \$198,000

Previous year value \$378,000

Land \$203,000

Buildings \$175,000

Property information

Year built 1974
Description 1 STY house - Standard

Bedrooms 4

Baths 2

Carports

Garages

Land size 60 x 120 Ft

First floor area 1,107

Second floor area

Basement finish area 970

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 21 Plan VIP24468 Section 1 Range 5 Land District 61
PID: 003-031-951

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



View recently viewed properties

PROPERTY INFORMATION

General Property Information

Civic Address: 3108 HIGHFIELD RD
Folio: 06261-000
LTO Number: CA1931621
PID: 003-031-951
MHR Number:
Status: Active
Property No: 105552
Legal: LOT 21 SECTION 1 RANGE 5 SOMENOS PLAN VIP24468

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0140	1 STY SFD-AFTER 1960-MOD. STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
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
2021	May 19, 2021	Reg	3,701.90	1	219,000	198,000	417,000	417,000
2020	May 25, 2020	Reg	3,529.93	1	203,000	175,000	378,000	378,000
2019	May 13, 2019	Reg	3,447.10	1	195,000	169,000	364,000	364,000

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.



AVERILL DR

Averill Dr



Identify - X

Identify Results

Results found: 4 Clear

House 1: 3108
House 1:
Street Name: HIGHFIELD RD
PID: 003-031-951
Folio: 06261-000
Lot: 21
Plan: VIP24468
Non-Legal Description: L 21 PL 24468
Approx. m2: 668.11
Approx Acre: 0.17
Approx Hectare: 0.07
Section: 1
Range: 5
Land District:
Zoning: R3
Split Zoned: NA
Map Grid: C-04

PU

6221 6225 6229 6233 6235

3133 3129 3125 3121 3117 3113 3109 3105 6196

Highfield Rd

R3

3132 3128 3124 3120 3116 3112 3108 6178

PU

6173 3147 3143 3139 3131 3127 3123 3119 3115

-123.725 48.796 Degrees

20m



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.

CERTIFICATE ISSUED
DATE # 7148 JAN 30 73

The Corporation of the District of North Cowichan
P.O. Box 278
Building Dept. Duncan, B.C.
Folio No. 6261

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

DATE OCT. 15 19 73 PERMIT NO. 316

APPLICANT [REDACTED] ADDRESS (NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO CONSTRUCT (1) STORY RESIDENCE NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) (NO.) (PROPOSED USE)

AT (LOCATION) 3108 HIGHFIELD R.D. ZONING DISTRICT R-2
(NO.) (STREET)

BETWEEN OFF LANES RD. AND [REDACTED]
(CROSS STREET) (CROSS STREET)

SUBDIVISION SOM. 24468, R-5, S1 LOT 21 BLOCK [REDACTED] LOT SIZE 60' X 120'

BUILDING IS TO BE 26 FT. WIDE BY 42 FT. LONG BY [REDACTED] FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE RESIDENTIAL USE GROUP SINGLE FAMILY BASEMENT WALLS OR FOUNDATION CONCRETE
(TYPE)

REMARKS: _____

AREA OR VOLUME 1,092 SQ. FT.
(CUBIC/SQUARE FEET)

OWNER SELF
ADDRESS [REDACTED]



TO BE USED ON PREMISES
SEE REVERSE SIDE FOR CONDITIONS OF CERTIFICATE

FORM NO. BOCA - DP 1968

[Handwritten signature]



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23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

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