

Dan Johnson

REALTOR®

*PEMBERTON
HOLMES*

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Information Package

For

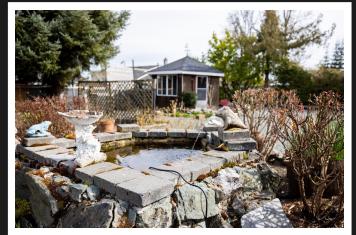
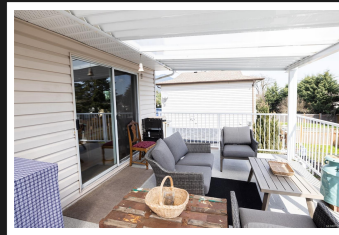
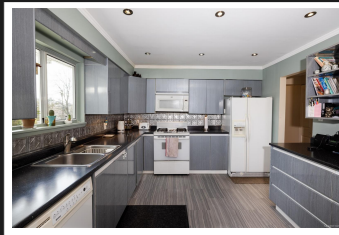
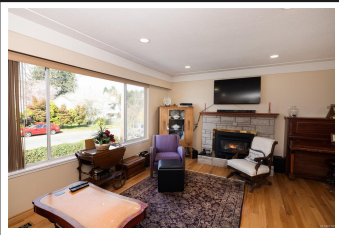
6143 Marsh Rd, Duncan



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UPDATED FAMILY HOME!



6143 Marsh Rd

EXCELLENT FAMILY HOME with updated kitchen and flooring throughout, new furnace and roof within the last 3 years, and an in-law suite with it's own separate entrance! The living room is welcoming with a cozy natural gas fireplace, and the kitchen is very functional and overlooks the backyard. The dining has patio doors that lead out to an awesome covered deck with vinyl decking looking out over your large, easily maintained yard with a cute little pond, and a gazebo with power! There is also a great workshop for all your projects. This area of Duncan has a lot of new homes and a new commercial centre with grocery store and restaurants at Berkey's Corner making shopping super convenient. Schools and transit within walking distance, as well as baseball and soccer fields. Nothing to do here but move right in! Call your realtor today to view!

Priced at
\$598,000

Area West Duncan
Bedrooms 4
Bathrooms 2
Lot Size 9583.2
Floor Space 2011

Age 1970
Taxes 3558
Tax Year 2020
MLS# 871526
Parking



DAN JOHNSON

Pemberton Holmes - Duncan

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23 Queens Road
Duncan, V9L 2W1



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



**6143 Marsh Rd
 Du West Duncan ~ V9L 4G7**

Interior Details

Layout: Ground Level Entry With Main Up
Bedrms: 4 **Kitchens:** 2
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,011
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' 8" / Finished, Full, Walk-Out Access
Ens 4+Pce: 0 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	10'5x10'4
Dining Room	Lower	11'0x11'6
Kitchen	Lower	9'9x8'2
Laundry	Lower	5'4x7'9
Living Room	Lower	10'8x10'9
Other	Lower	6'0x5'7
Bathroom	Main	4-Piece
Bedroom	Main	10'2x9'6
Bedroom	Main	9'8x8'7
Dining Room	Main	9'10x11'4
Entrance	Main	6'6x3'10
Kitchen	Main	14'0x11'0
Living Room	Main	17'0x12'0
Primary Bedroom	Main	14'2x11'0
Workshop	Other	18'10x11'

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	839	1,172			
Beds	1	3	0	0	0
Baths	1	1	0	0	0
Kitchens	1	1	0	0	0

Listing Summary

MLS®: 871526 **List Price:** \$598,000
Status: Active **Orig Price:** \$598,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,558 **Strata Fee:**
2021 Asmt: \$400,000 **Title:** Freehold

Remarks

EXCELLENT FAMILY HOME with updated kitchen and flooring throughout, new furnace and roof within the last 3 years, and an in-law suite with it's own separate entrance! The living room is welcoming with a cozy natural gas fireplace, and the kitchen is very functional and overlooks the backyard. The dining has patio doors that lead out to an awesome covered deck with vinyl decking looking out over your large, easily maintained yard with a cute little pond, and a gazebo with power! There is also a great workshop for all your projects. This area of Duncan has a lot of new homes and a new commercial centre with grocery store and restaurants at Berkey's Corner making shopping super convenient. Schools and transit within walking distance, as well as baseball and soccer fields. Nothing to do here but move right in! Call your realtor today to view!

Building Information

Built (est) 1970 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat: Balcony/Deck, Fencing: Full, Garden, Low Maintenance Yard

Frnt Faces: W

Bldg Style:
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Forced Air, Natural Gas
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss

Lot/Strata Information

Prk Type: Driveway, Garage, RV Access/Parking
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Near Golf Course, Quiet Area, Recreation Nearby, Shopping N
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg**
SqFt Strg: **Floors/Bldg**
Gnd/Top? **Lvls/Suite:**
Shrd Am:

Lot Size 9,583sqft / 0.22ac
Prk Tota 3
Prk Cm Prp:
Prk LCP:
Prk Str Lot:
Str Lot Incl:

Dims (w/d):
View:
Services:
Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:

Unit Incl:



Property Notes – 6143 Marsh Rd, Duncan

Tenanted - \$800 mo to mo including utilities

Access to Suite is on the left side of home

Included items – 2x Fridge, 2x Stove, 2x Dishwasher, 2x Washer, 2x Dryer, Air
Conditioner in Window upstairs

Thermostat controlled in Suite and a sensor upstairs evens out heat – 360 Comfort
installed (main thermostat can be put back in as wiring still exists)

Professional Electrician did all electrical downstairs

Professional Gas Fitter connected the stove downstairs

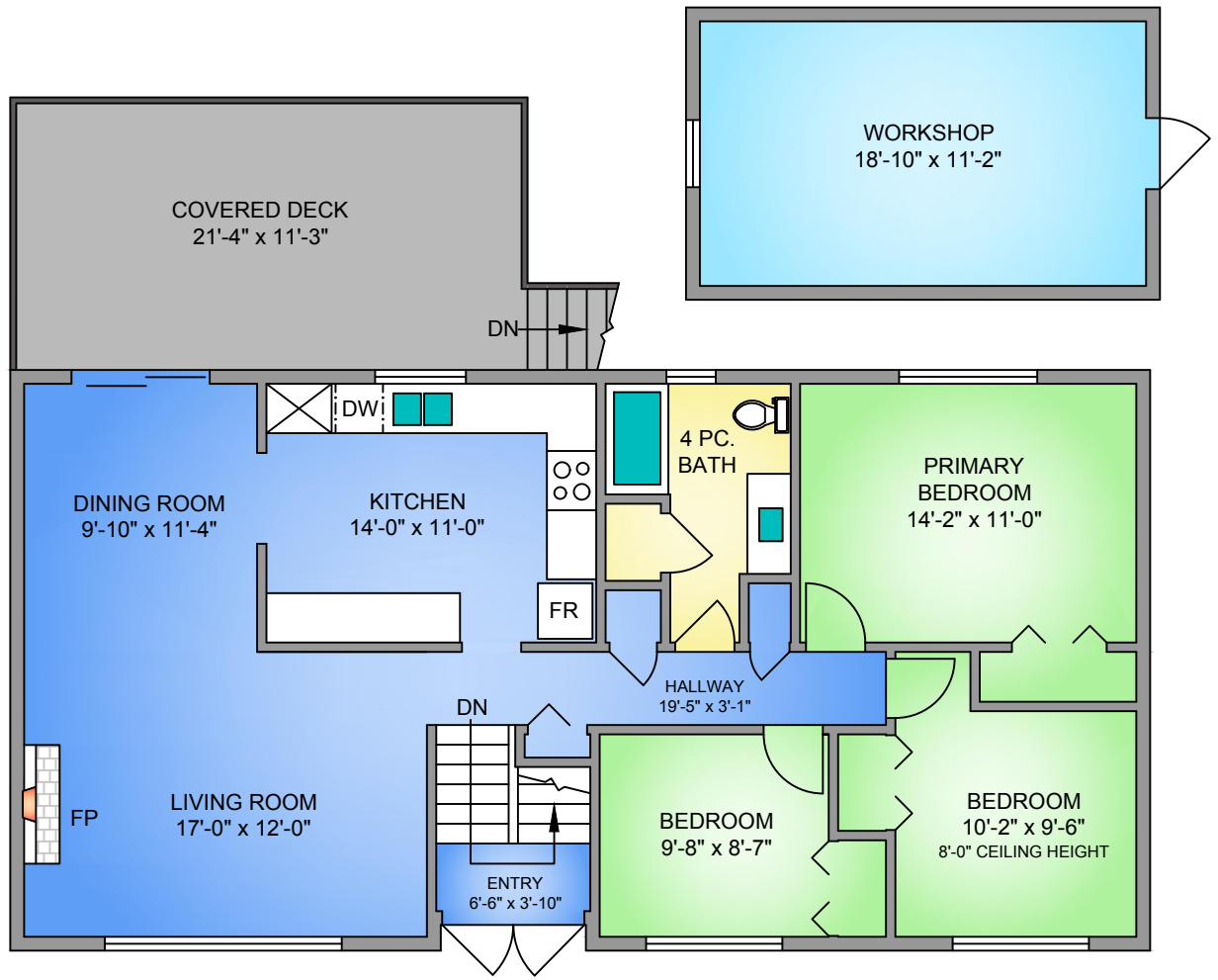
Duradeck Deck with Workshop Below

Fully Fenced, large sunny yard with Gazebo with power

MAIN FLOOR

1172 SQ. FT.

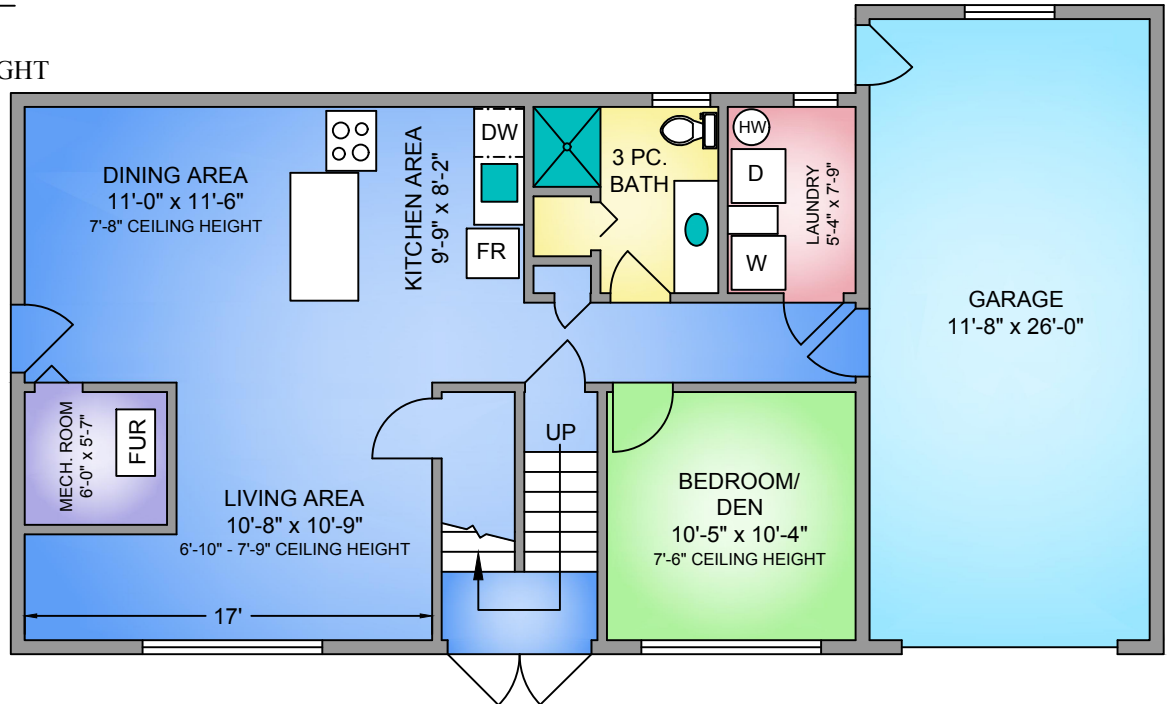
8'-0" CEILING HEIGHT



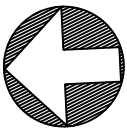
LOWER FLOOR

839 SQ. FT.

6'-10" - 7'-9" CEILING HEIGHT



NORTH



6143 MARSH ROAD

APRIL 6, 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	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1172	1172	-	-	241
LOWER	839	839	-	334	-
TOTAL	2011	2011	#	334	241

6143 MARSH RD DUNCAN V9L 4G7

Area-Jurisdiction-Roll: 04-315-05806.000



04-315-05806000 11/10/2015

Total value \$400,000

2021 assessment as of July 1, 2020

Land \$219,000

Buildings \$181,000

Previous year value \$382,000

Land \$213,000

Buildings \$169,000

Property information

Year built 1970

Description 1 STY house - Standard

Bedrooms 3

Baths 2

Carports

Garages C

Land size 80 x 120 Ft

First floor area 1,146

Second floor area

Basement finish area 745

Strata area**Building storeys****Gross leasable area****Net leasable area****No. of apartment units****Legal description and parcel ID**

Lot 3 Plan VIP10542 Section 1 Range 4 Land District 61

PID: 000-560-138

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

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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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