

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

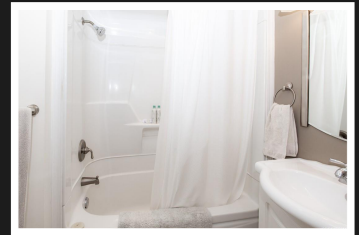
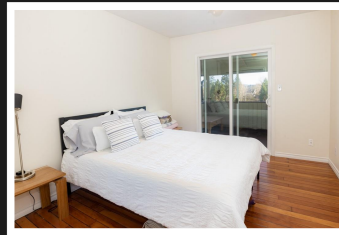
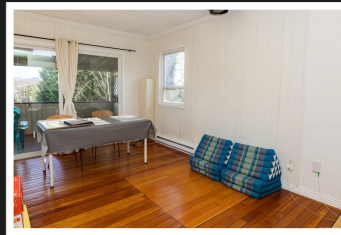
6125 Lakeview Dr, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

CHARACTER CHARM!



6125 Lakeview Dr

SUBDIVIDABLE AND CUTE! Well cared for 3 bed/1 bath cozy little home with lots of charm and beautiful east facing mountain views to enjoy your morning coffee or tea! Perfect for a first time homeowner, retirement downsize, or as an investment property! Recent improvements include refinished hardwood floors and fresh paint throughout, carpet replaced in bedroom downstairs, and the roof has been de-mossed and inspected. Earlier improvements included renovations of the laundry, kitchen and bath, as well as updated electrical. A large deck is accessible from both the living room and the primary bedroom. Note: two beds downstairs do not have closets. Preliminary proposed subdivision surveys are complete and a single family home with suite may be created on the lower lot. Does this little gem call your name? Call your agent today and schedule your viewing!



Priced at
\$549,900

Area	West Duncan	Age	1938
Bedrooms	3	Taxes	2627
Bathrooms	1	Tax Year	2021
Lot Size	10890	MLS#	890617
Floor Space	836	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)



6125 Lakeview Dr
Du West Duncan ~ V9L 2G3

Rooms

RoomType	Level	Dim/Pcs
Bedroom	Lower	9'7x10'9
Bedroom	Lower	9'9x10'9
Bathroom	Main	4-Piece
Kitchen	Main	8'0x10'5
Laundry	Main	10'0x5'3
Living Room	Main	10'5x14'4
Primary Bedroom	Main	10'0x14'3

Listing Summary

MLS@: 890617
Status: Active
Sub Type: SF Det
DOM: 13
Taxes: \$2,627
2021 Asmt: \$314,700
List Price: \$549,900
Orig Price: \$575,000
Sold Price:
Pend Date:
Strata Fee:
Title: Freehold

Remarks

SUBDIVIDABLE AND CUTE! Well cared for 3 bed/1 bath cozy little home with lots of charm and beautiful east facing mountain views to enjoy your morning coffee or tea! Perfect for a first time homeowner, retirement downsize, or as an investment property! Recent improvements include refinished hardwood floors and fresh paint throughout, carpet replaced in bedroom downstairs, and the roof has been de-mossed and inspected. Earlier improvements included renovations of the laundry, kitchen and bath, as well as updated electrical. A large deck is accessible from both the living room and the primary bedroom. Note: two beds downstairs do not have closets. Preliminary proposed subdivision surveys are complete and a single family home with suite may be created on the lower lot. Does this little gem call your name? Call your agent today and schedule your viewing!

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 836
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' 9" / Finished, Partial, Walk-Out Access
Ens 4+Pce: 0 **FP Feat:**
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	269	666			
Beds	2	1	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1938 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood
Ext Feat:

Frnt Faces: W **Bldg Style:** Character
Bldg Warr:
EnerGuide Rtg/Dt: 77 | 2005

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

Lot/Strata Information

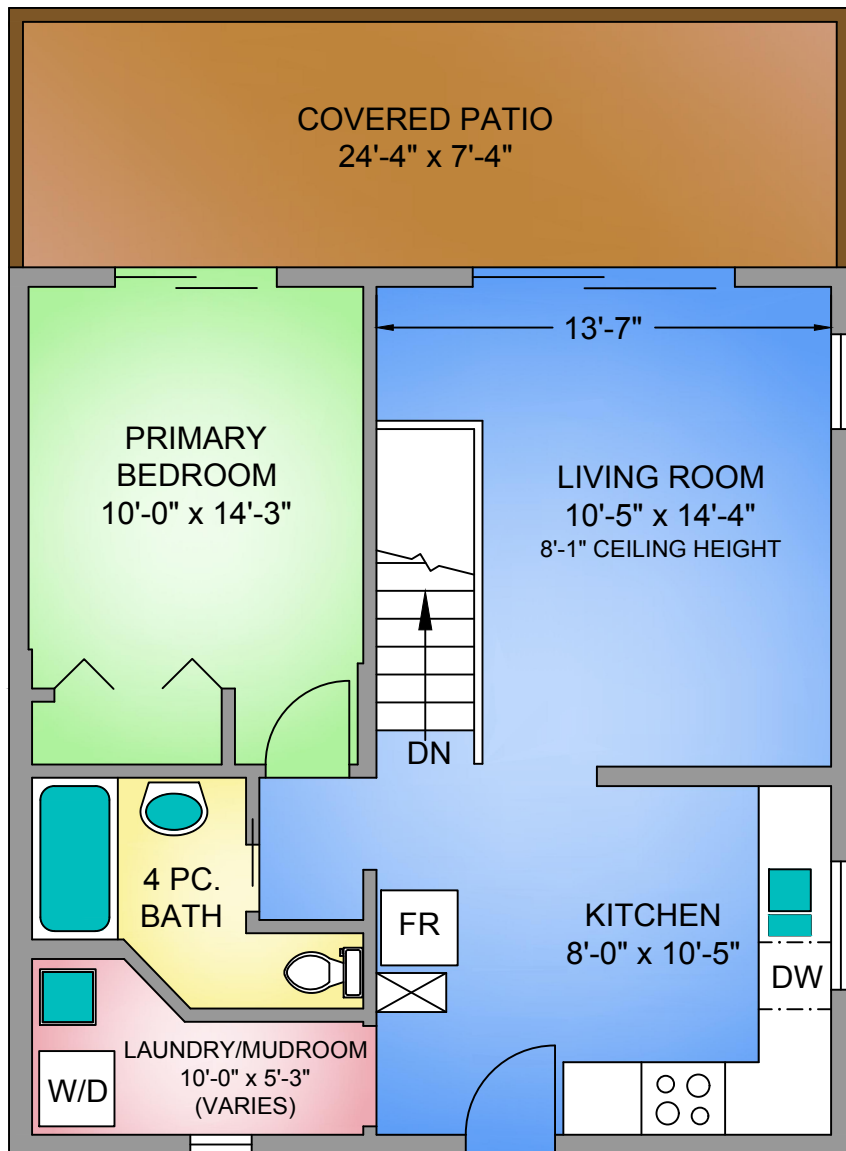
Prk Type: Additional, Driveway **Lot Size:** 10,890sqft / 0.25ac
Water: Municipal **Waste:** Sewer Connected **View:** Mountain(s)
Lot Feat: Central Location, Family-Oriented Neighbourhood, Recreation Nearby, Shopping Nearby
Complex: **Prk Tota:** 2 **Services:**
SqFt Balc: **StrLots/Cplx:** **Rent Alld?:**
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:**



MAIN FLOOR

666 SQ. FT.

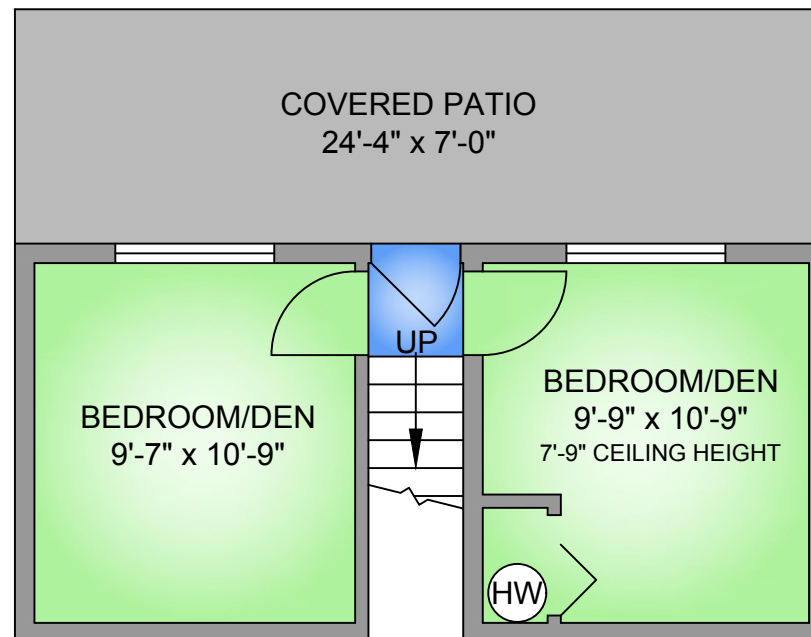
8'-1" CEILING HEIGHT



LOWER FLOOR

269 SQ. FT.

7'-9" CEILING HEIGHT



NORTH



6125 LAKEVIEW DRIVE

NOVEMBER 26, 2021

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

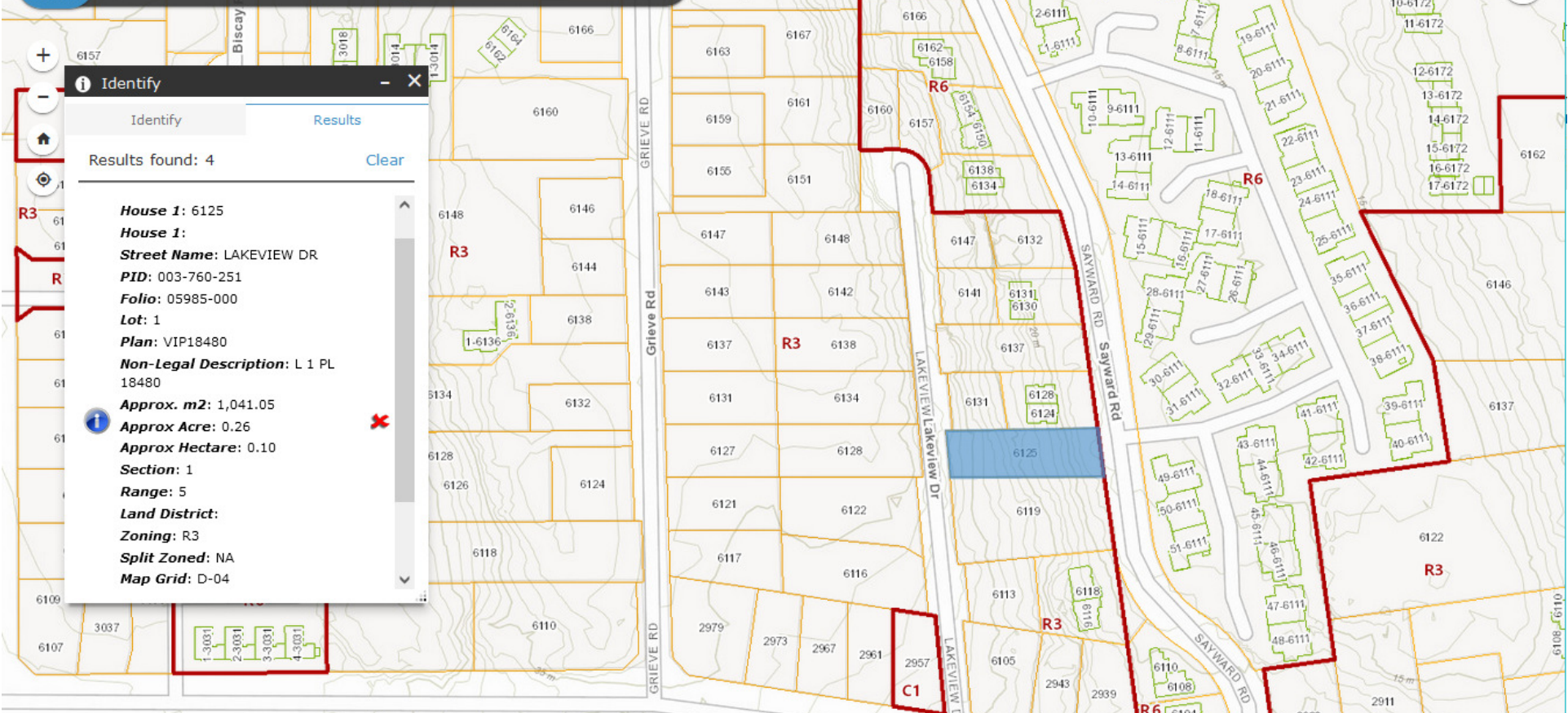
FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	666	666	178
LOWER	269	269	170
TOTAL	935	935	348

6125 Lakeview Drive - RECENT IMPROVEMENTS

- 2014 - Hardwood floors stripped and refinished throughout, crawlspace insulated
- 2018 - New paint – entire interior of house, replace carpet in lower bedroom
- 2020 - Roof de-moss and inspection for insurance purposes

PREVIOUS IMPROVEMENTS

- 2005 - Laundry, Kitchen and Bath renovated
- 2005 - Electrical updated

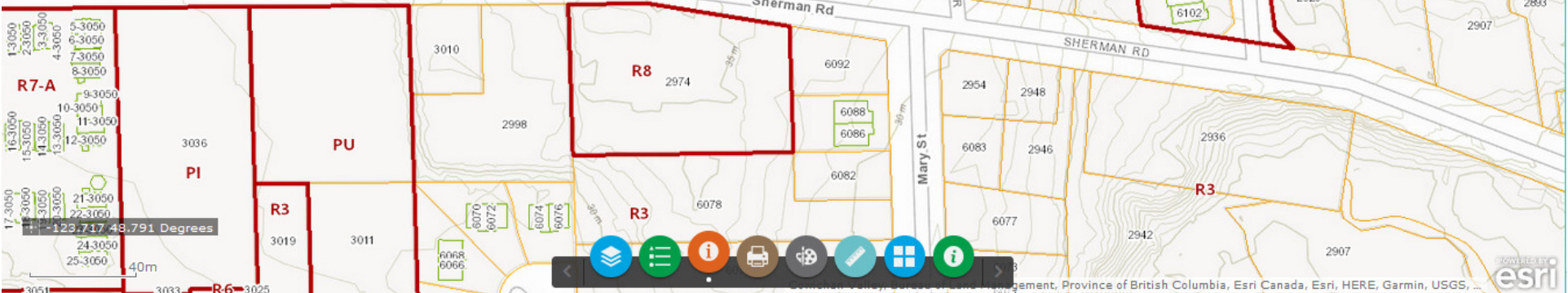


Identify

Identify Results

Results found: 4 Clear

House 1: 6125
House 1:
Street Name: LAKEVIEW DR
PID: 003-760-251
Folio: 05985-000
Lot: 1
Plan: VIP18480
Non-Legal Description: L 1 PL 18480
Approx. m2: 1,041.05
Approx Acre: 0.26
Approx Hectare: 0.10
Section: 1
Range: 5
Land District:
Zoning: R3
Split Zoned: NA
Map Grid: D-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.

6125 LAKEVIEW DR DUNCAN V9L 2G3

Area-Jurisdiction-Roll: 04-315-05985.000



04-315-05985000 11/09/2015

Total value **\$314,700**

2021 assessment as of July 1, 2020

Land \$257,000

Buildings \$57,700

Previous year value \$291,800

Land \$238,000

Buildings \$53,800

Property information

Year built	1938
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	.25 Acres
First floor area	663
Second floor area	
Basement finish area	250
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 1 Plan VIP18480 Section 1 Range 5 Land District 61
PID: 003-760-251

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: 6125 LAKEVIEW DR
Folio: 05985-000
LTO Number: CA3871850
PID: 003-760-251
MHR Number:
Status: Active
Property No: 105196
Legal: LOT 1 SECTION 1 RANGE 5 SOMENOS PLAN 18480

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0040	1 STY SFD-ALL AGES-SUBSTANDARD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BLUE A	BLUE A 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	2,626.90	1	257,000	57,700	314,700	314,700
2020	May 25, 2020	Reg	2,546.97	1	238,000	53,800	291,800	291,800
2019	May 13, 2019	Reg	2,467.00	1	229,000	49,300	278,300	278,300

Community Development Folder PL000085

Project No.: PRJ-000118 **Folder Manager:** DAVE PADY
Status: CANCELLED **Applied Date:** Mar 08, 2011 **Completed Date:** Sep 11, 2015
Type: SUBDIVISION - FEE SIMPLE
Purpose: 6125 Lakeview Drive (Owner: Richard Bocking) 1 Lot Xref 3320-20 11.04

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.

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

Folio No. 5985-000

BUILDING PERMIT

DEPT. FILE COPY

8328
VALIDATION

DATE Oct. 4 2005 PERMIT NO. # 357-05

APPLICANT [REDACTED] ADDRESS [REDACTED] Duncan

PERMIT TO Alter / Reno (2) STORY S.F.D. NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) (PROPOSED USE)

AT (LOCATION) 6125 Latteview Dr. ZONING DISTRICT _____
(NO.) (STREET)

SUBDIVISION Som S-1 R-5 LOT 1 BLOCK _____ LOT SIZE .25 ac.
Plan 18480

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: Interior Renovation / No increase in floor area.

BUILDING AREA N/A ESTIMATED VALUE \$ 20,000 PERMIT FEE \$ 170.00
(SQUARE FEET)

OWNER / AGENT _____ ADDRESS as above BUILDING DEPT. BY Bruce L. Opliant

The Corporation of the District of North Cowichan

P.O. Box 278, Duncan, BC
Building Department
Phone: 746-3100 • Fax: 746-3154

Folio No. 5985-000

Complete
CERTIFICATE ISSUED DATE Nov. 25/05
B20.
**BUILDING PERMIT -
CERTIFICATE OF OCCUPANCY**

DATE Oct. 4 2005 PERMIT NO. # 357-05

APPLICANT [REDACTED] ADDRESS [REDACTED] Duncan

PERMIT TO Alter / Reno (2) STORY S.F.D. NUMBER OF DWELLING UNITS 1
(TYPE OF IMPROVEMENT) (PROPOSED USE)

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REMARKS: [REDACTED]

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

BUILDING AREA N/A [REDACTED] PERMIT FEE \$ 170.00
(SQUARE FEET)

OWNER / AGENT _____ ADDRESS as above

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746 7101

Duncan, B.C. 5985
Folio No. _____

BUILDING PERMIT

DEPT. FILE COPY

5725

VALIDATION

APPLICANT [REDACTED] DATE AUG 28 19 89 PERMIT NO. 387
ADDRESS 6125 LAKEVIEW DR DUNCAN V9L2G3
(NO.) (STREET)
PERMIT TO CONSTRUCT (TYPE OF IMPROVEMENT) () STORY ADDITION (PROPOSED USE) NUMBER OF DWELLING UNITS _____
AT (LOCATION) 6125 LAKEVIEW DRIVE ZONING DISTRICT _____
(NO.) (STREET)

SUBDIVISION SOY 18480 RSS1 LOT 1 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 25 FT. WIDE BY 12 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA _____ ESTIMATED VALUE \$ 20000 PERMIT FEE \$ 80
(SQUARE FEET)

OWNER Steve BUILDING DEPT. BY [Signature]
ADDRESS _____

The Corporation of the District of North Cowichan
P.O. Box 278,
Building Dept.
Phone 746 7101

Duncan, B.C. 5985
Folio No. _____

BUILDING PERMIT

DEPT. FILE COPY

5725

VALIDATION

APPLICANT [REDACTED] DATE SEPT 1 19 89 PERMIT NO. 387
ADDRESS 6125 LAKEVIEW DRIVE DUNCAN V9L 2G3
(NO.) (STREET)
PERMIT TO BUILD ADDITION (TYPE OF IMPROVEMENT) () STORY LIVING AREA (PROPOSED USE) NUMBER OF DWELLING UNITS _____
AT (LOCATION) 6125 LAKEVIEW DRIVE ZONING DISTRICT _____
(NO.) (STREET)

SUBDIVISION SOY 18480 RSS1 LOT 1 BLOCK _____ LOT SIZE _____

BUILDING IS TO BE 25 FT. WIDE BY 12 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: _____

AREA _____ ESTIMATED VALUE \$ 20000 PERMIT FEE \$ 80
(SQUARE FEET)

OWNER Steve BUILDING DEPT. BY [Signature]
ADDRESS _____

EXPLANATORY PLAN OF EASEMENT AREA OVER PART OF
 LOT 1, SECTION 1, RANGE 5,
 SOMENOS DISTRICT, PLAN 6835.

PLAN EPP116881

PURSUANT TO SECTION 99 (1) (e) OF THE LAND TITLE ACT.
 BCGS 92B.072

SCALE  10 metres

The intended plot size of this plan is 432mm in width by
 280mm in height (B Size) when plotted at a scale of 1:200.

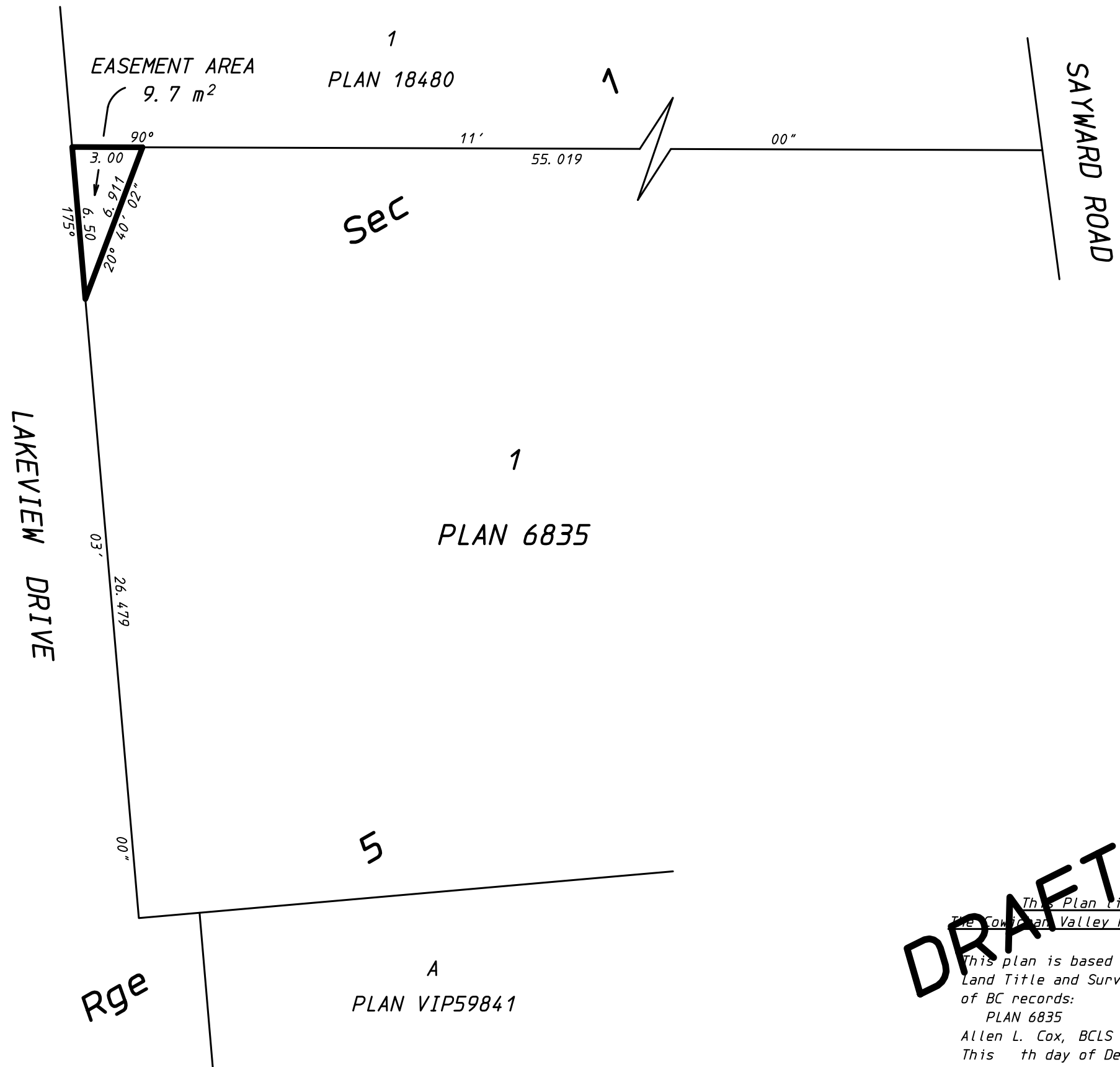
LEGEND

All distances are in metres.

This plan lies within Integrated Survey Area
 No. 10, The Corporation of The District of North Cowichan,
 NAD83 (CSRS) 3.0.0.BC.1.NVI.

Astronomic bearings are derived from Plan 6835.

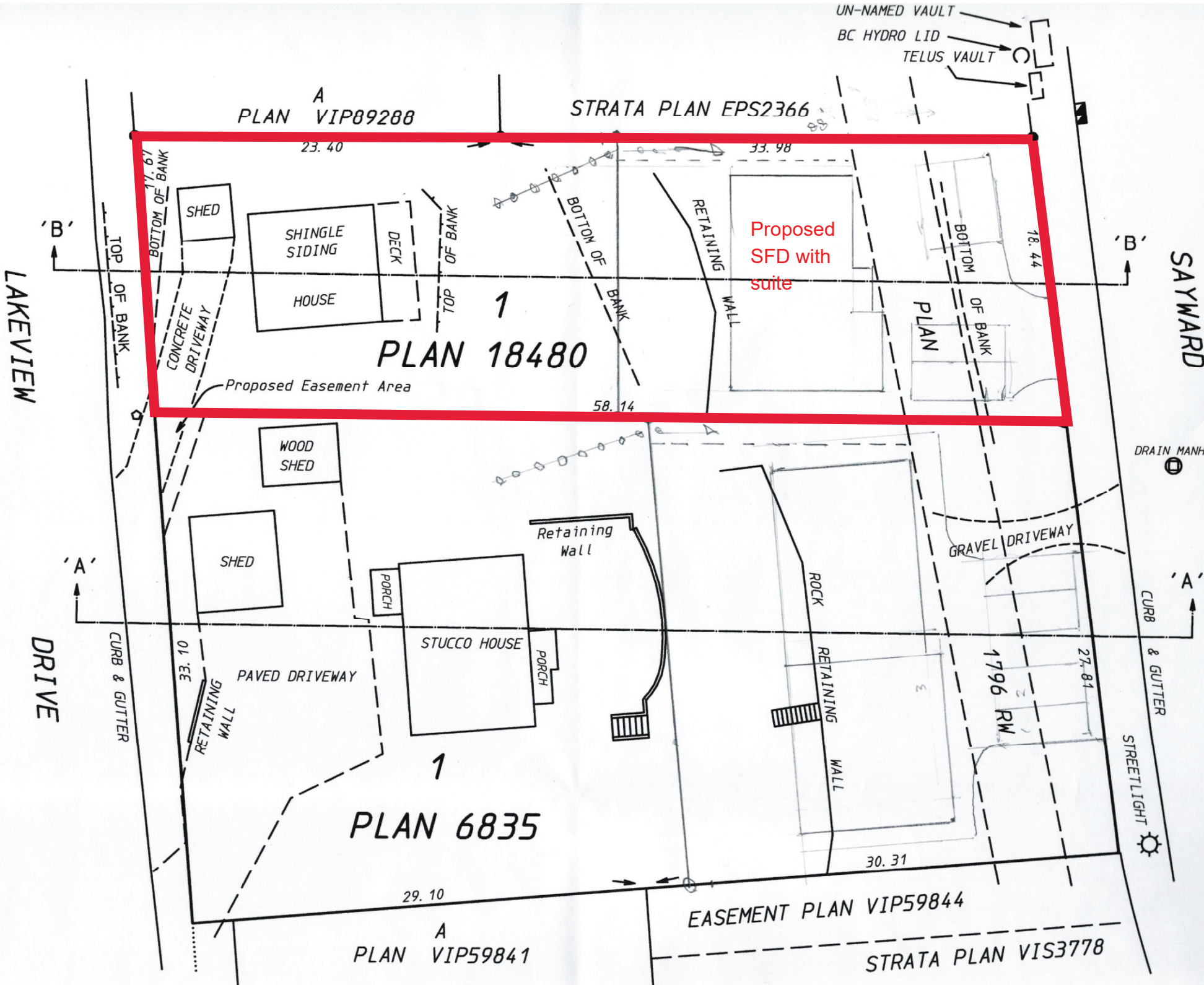
This plan shows horizontal ground level distances.



KENYON WILSON
 PROFESSIONAL LAND SURVEYORS
 221 CORONATION AVE.
 DUNCAN, B. C. V9L 2T1 (250) 746-4745
 FILE 19-8472.EAS

DRAFT
 This Plan lies within
 The Cowichan Valley Regional District.
 This plan is based on the following
 Land Title and Survey Authority
 of BC records:
 PLAN 6835
 Allen L. Cox, BCLS # 778
 This th day of December, 2021.

OPTION B





Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Personal Real Estate Corporation

Pemberton Holmes Ltd

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250-709-4987

www.duncanbcrealestate.ca