

# Information Package

## For

## 8128 Spinnaker Pl, Crofton





• ESTABLISHED 1887•

# **OCEANFRONT VIEWS!**



## 8128 Spinnaker Pl

CUSTOM BUILT OCEANFRONT HOME in the neighbourly seaside village of Crofton! Gorgeous 3 bed/3 bath home with stunning, expansive views of the ocean, islands, and mountains. Built to take full advantage of the views with loads of large windows. Watch the ferry, sailboats and birds cruise by while enjoying your morning coffe on the sunny east facing deck. This home has so many amazing features including a large circular living and family room, big bright kitchen with three skylights, island, huge master bedroom with spa-like 4pc en suite and xl walk-in closet and two more generous bedrooms and 2 office/dens, and a bonus room! The garage is oversized and can hold 2 cars and a boat. The downstairs is also easily turned into a two bedroom suite with separate entrance. It's all there! Book your private viewing with your realtor today!

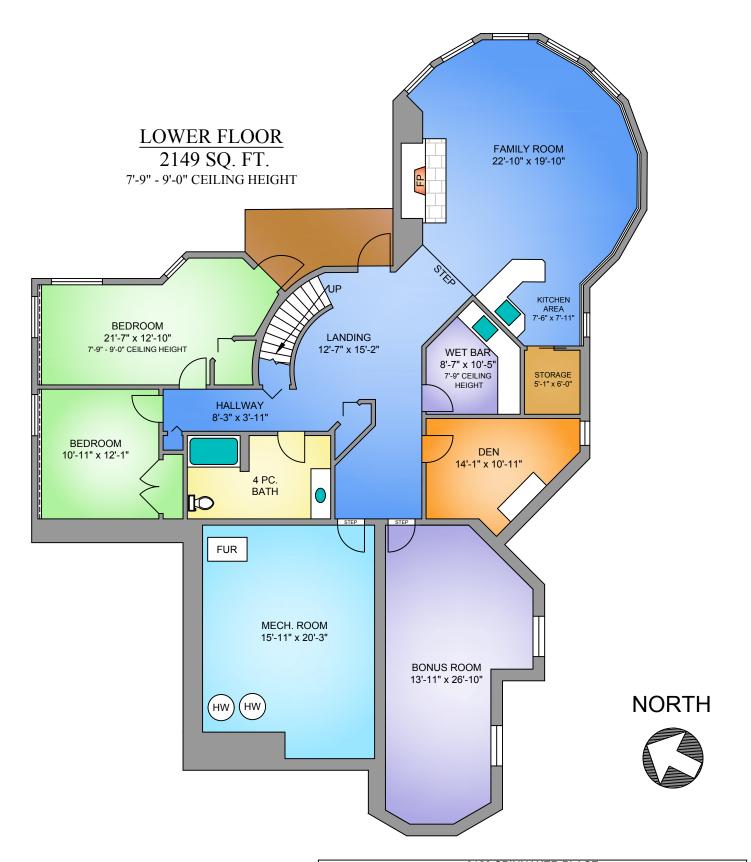
| <b>Priced at</b><br>\$1,349,000    | Area<br>Bedrooms<br>Bathrooms<br>Lot Size<br>Floor Space | Crofton<br>3<br>3<br>12196.8<br>4411          | Age<br>Taxes<br>Tax Ye<br>MLS#<br>Parkir | ear 2020<br>869910  |
|------------------------------------|--|---|--|---|
| DAN JOHN<br>Pemberton Holmes - Dur |  | Scan this QR<br>Code with your<br>smart phone |  | (250) 746-8123<br>wrkn4you@gmail.com<br>ww.DuncanBCRealEstate.ca<br>23 Queens Road<br>Duncan, V9L 2W1 |

|   | Pemberton Ho   | nines Liu. (L  | Dun)  |   |  |   | -   |   |                                    | ×.  |   |  | REALTO   |
|---|--|--|---|---|--|---|---|---|------------------------------------|---|---|--|--|
|   |  |  |   |   |  | Roo   | ms  |   |                                    |   | Listing S   | Summary  |  |
|   |  |  |   | <u>RoomTyp</u>  | _  |   | Level   |   | im/Pcs                             | MLS®: 869   |   | List Price:  |  |
|   |  |  | the de  | Bathroom<br>Bedroom   |  |   | Lower<br>Lower  |   | -Piece<br>1'7x12'1                 | Status: Acti<br>Sub Type: SF  |   | Orig Price:<br>Sold Price:   |  |
| te.   |  |  | State 1   | Bedroom   |  |   | Lower   | 1   | 0'11x12'                           | <b>DOM:</b> 91  | Dei   | Pend Date:   |  |
| Chintre Harts   | 1  | 4  | 2 All and a state   | Family Ro<br>Kitchen  | om   |   | Lower<br>Lower  |   | 2'10x19'<br>'6x7'11                | <b>Taxes:</b> \$7,9   | 988   | Strata Fee:  |  |
|   | 4  |  | -   | Other   |  |   | Lower   | 8   | '1x10'5                            | 2021 Asmt: \$1,1  | 107,000   | Title  | Freehold                                       |
|   |  |  | T SA  | Storage<br>Bathroom   |  |   | Lower<br>Main   |   | '1x6'0<br>-Piece                   |   | Rem   | narks  |  |
|   |  | - ANDER  |   | Dining Ro   |  |   | Main  | 1   | 2'7x14'7                           | CUSTOM BUIL   |   |  | /F in the                                      |
|   | and the second s | The same   |   | Ensuite<br>Entrance   |  |   | Main<br>Main  |   | -Piece<br>'3x16'1                  | neighbourly sea   | aside villag  | ge of Crofton  | !  |
|   | SA Y   | and the second   |   | Kitchen   |  |   | Main  | 1   | 2'10x20'                           | Gorgeous 3 bec<br>expansive views   |   |  |  |
|   | and the second   | Charles .  | 14.   | Laundry   | m  |   | Main<br>Main  |   | '5x10'0<br>8'9x18'1                | mountains. Built  | t to take fu  | ull advantage  | of the   |
| The second second   | 8128 Spinnak   | er Pl  |   | Living Roo<br>Office  | лп   |   | Main<br>Main  |   | 1'0x13'7                           | <ul> <li>views with loads of large windows. Watch<br/>the ferry, sailboats and birds cruise by while<br/>enjoying your morning coffe on the sunny.</li> </ul>   |   | atch   |  |
|   | u Crofton ~ V  | -  |   | Other   | aiab <sup>1</sup>  |   | Main  |   | '2x10'7                            |   |   | nny  |  |
|   | Interior Deta  |  |   | Pantry (Fi<br>Primary B   |  |   | Main<br>Main  |   | 0'0x3'10<br>6'0x19'3               | east facing decl  | k. This ho  | me has so m  | any  |
|   | Main Level Entry   |  | ar Lovel(a  | Walk-in Cl  |  |   | Main  |   | 1'7x7'9                            | amazing features including a large circular living and family room, big bright kitchen with   |   |  |  |
| ayout:<br>edrms:  | 3 Kitchens:  | -  |   |   |  |   |   |   |                                    | three skylights,  | island, hu  | ige master   | a  |
| aths Tot:   |  |  |   |   | Ro   | oms S   | ummary  |   |                                    | bedroom with s<br>walk-in closet a  |   |  |  |
|   |  |  | Lower Main Second Third Other   |   |  | bedrooms and 2 office/dens, and a bonus               |   |   |                                    |   |   |  |  |
| th 2Pce:  | 1 Storeys:   |  |   |   | Lower  | Internet  |   |   |                                    |   | an in over  | raizad and ac  |  |
| th 3Pce:  | 0 Fin SqFt:  | 4,411  |   | Fin SqFt  | 2,478  | 2,262   |   |   |                                    | room! The gara<br>2 cars and a bo   |   |  |  |
| th 3Pce:<br>th 4Pce:  | 0 Fin SqFt:<br>1 Unfin SqF   | t: 329   |   | Beds  | 2,478<br>2   | 2,262<br>1  | 0   | 0   | 0                                  | room! The gara<br>2 cars and a bo<br>easily turned int  | at. The do<br>to a two b  | ownstairs is a<br>edroom suite   | also<br>with                                   |
| th 3Pce:<br>th 4Pce:<br>th 5Pce:  | 0 Fin SqFt:<br>1 Unfin SqF<br>0 Bed & Brl  | it: 329<br>k:  |   |   | 2,478  | 2,262   |   |   |                                    | room! The gara<br>2 cars and a bo   | at. The do<br>to a two b<br>nce. It's all   | ownstairs is a<br>edroom suite<br>  there! Book  | also<br>e with<br>your                         |
| th 3Pce:<br>th 4Pce:<br>th 5Pce:<br>ns 2Pce:  | <ul> <li>Fin SqFt:</li> <li>Unfin SqF</li> <li>Bed &amp; Brl</li> <li>Addnl Act</li> </ul>   | it: 329<br>k:  | ished, Ful  | Beds<br>Baths<br>Kitchens   | 2,478<br>2<br>1  | 2,262<br>1<br>2                                       | 0<br>0  | 0<br>0  | 0<br>0                             | room! The gara<br>2 cars and a bo<br>easily turned int<br>separate entran<br>private viewing<br>Completion (Jul   | bat. The do<br>to a two b<br>nce. It's all<br>with your<br>ly 31st) is  | ownstairs is a<br>edroom suite<br>there! Book<br>realtor today<br>possible so  | also<br>e with<br>your<br>! Quick<br>you       |
| th 2Pce:<br>th 3Pce:<br>th 4Pce:<br>th 5Pce:<br>ns 2Pce:<br>ns 3Pce:<br>ns 4+Pce  | 0 Fin SqFt:<br>1 Unfin SqF<br>0 Bed & Brl<br>0 Addnl Act<br>0 Basemen<br>1 FP Feat:  | it: 329<br>c:<br>c:<br>t: 8' / Finis<br>Family   |   | Beds<br>Baths<br>Kitchens   | 2,478<br>2<br>1<br>1   | 2,262<br>1<br>2                                       | 0<br>0  | 0<br>0  | 0<br>0                             | room! The gara<br>2 cars and a bo<br>easily turned int<br>separate entran<br>private viewing  | bat. The do<br>to a two b<br>nce. It's all<br>with your<br>ly 31st) is  | ownstairs is a<br>edroom suite<br>there! Book<br>realtor today<br>possible so  | also<br>e with<br>your<br>! Quick<br>you       |
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Thursday, July 15, 2021

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|       |  | 8128 SPINN         | VAKER PLACE           |               |              |  |
|-------|--|--------------------|-----------------------|---------------|--------------|--|
|       | MARCH 29, 2021                                 |                    |                       |               |              |  |
|       | PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. |                    |                       |               |              |  |
|       | PLANS MA                                       | Y NOT BE 100% ACCU | RATE, IF CRITICAL BUY | ER TO VERIFY. |              |  |
| FLOOR | TOTAL  |                    | AREA (SQ. FT.)        |               |              |  |
| TEOOR | IOIAL  | FINISHED           | UNFINISHED            | GARAGE        | DECK / PATIO |  |
| MAIN  | 2262   | 2262               | -                     | 918           | 246          |  |
| LOWER | 2478   | 2149               | 329                   | -             | -            |  |
|       |  |                    |                       |               |              |  |
| TOTAL | 4740   | 4411               | 329                   | 918           | 246          |  |



### Property Notes – 8128 Spinnaker PI, Crofton

Tenanted month to month @ \$2600/mo

Extra large garage

In ground sprinkler system

Security System

Two Natural Gas Fireplaces

Natural Gas Cooktop

Roof was replaced 4yrs ago with fiberglass shingles

BC ASSESSMENT

The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

#### 8128 SPINNAKER PL CROFTON VOR 1R0

Area-Jurisdiction-Roll: 04-315-09053.094



04-315-09053094 10/31/2015

| Total value                     | \$1,107,000 |
|---------------------------------|-------------|
| 2021 assessment as of July 1, 2 | 2020        |
| Land                            | \$411,000   |
| Buildings                       | \$696,000   |
| Previous year value             | \$992,000   |
| Land                            | \$370,000   |
| Buildings                       | \$622,000   |

| /ear built          | 2003                      |
|---------------------|---------------------------|
| Description         | 1 STY house - Semi-Custom |
| Bedrooms            | 4                         |
| Baths               | 4                         |
| Carports            |                           |
| Carages             | G                         |
| and size            | .28 Acres                 |
| First floor area    | 2,384                     |
| econd floor area    |                           |
| asement finish area | 2,269                     |
| trata area          |                           |
| uilding storeys     |                           |
| Gross leasable area |                           |
| let leasable area   |                           |

#### Legal description and parcel ID

Lot 14 Plan VIP58480 Section 20 Range 3 Land District 63 PID: 018-732-305

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

| Width |
|-------|
|-------|

Length

Total area

devices

#### **Register with BC Assessment**



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## **PROPERTY INFORMATION**

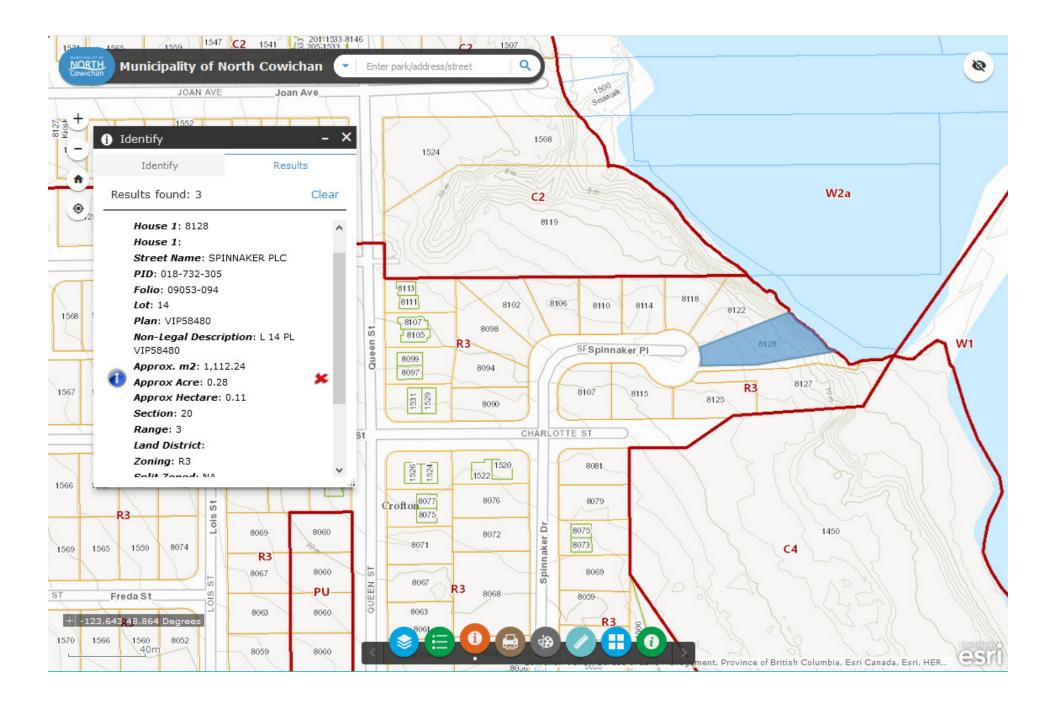
|                | General Property Information                     |  |  |  |  |
|----------------|--|--|--|--|--|
| Civic Address: | 8128 SPINNAKER PLC                               |  |  |  |  |
| Folio:         | 09053-094  |  |  |  |  |
| LTO Number:    | ET73249  |  |  |  |  |
| PID:           | 018-732-305                                      |  |  |  |  |
| MHR Number:    |  |  |  |  |  |
| Status:        | Active   |  |  |  |  |
| Property No:   | 107781   |  |  |  |  |
| Legal:         | LOT 14 SECTION 20 RANGE 3 COMIAKEN PLAN VIP58480 |  |  |  |  |

| Property Attributes |         |                                     |  |
|---------------------|---------|-------------------------------------|--|
| Title               | Value   | Description                         |  |
| BCAA                |         |                                     |  |
| MANUAL CLASS        | 0155    | 1 Sty Sfd - New Semicustom          |  |
| ACTUAL USE          | 000     | SINGLE FAMILY DWELLING              |  |
| FIRE AREA           | CROFTON |                                     |  |
| CURBSIDE PICKUP     |         |                                     |  |
| GARBAGE SCHEDULE    | GREEN B | GREEN B SCHEDULE                    |  |
| ZONING              | R3      | RESIDENTIAL ONE AND TWO FAMILY ZONE |  |

| Property Tax Levies and Assessments Summary |      |               |       |               |                       |                     |                   |
|---|------|---------------|-------|---------------|-----------------------|---------------------|-------------------|
| Notice<br>Year Date                         | Туре | Total<br>Levy | Class | Gross<br>Land | Gross<br>Improvements | Gross<br>Assessment | Net<br>Assessment |
| 2021  | Reg  | 0.00          | 1     | 411,000       | 696,000               | 1,107,000           | 1,107,000         |
| 2020 May 25,<br>2020                        | Reg  | 7,988.18      | 1     | 370,000       | 622,000               | 992,000             | 992,000           |
| 2019 May 13,<br>2019                        | Reg  | 7,218.06      | 1     | 353,000       | 518,000               | 871,000             | 871,000           |

| 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.



#### **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 m<sup>2</sup> (4,844 sq. ft.)
  - (b) Single-family dwelling with a secondary suite, 450 m<sup>2</sup> (4,844 sq. ft.)
  - (c) Two-family dwelling, 700 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> (7,000 sq. ft.) or larger; and
  - (b) 35% of the lot area for lots less than 650 m<sup>2</sup> (7,000 sq. ft.).

#### Minimum Setbacks

(a)

- (6) The minimum permitted setbacks for the R3 zone are as follows:
  - 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 m<sup>2</sup> (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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