

Dan Johnson

REALTOR®

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

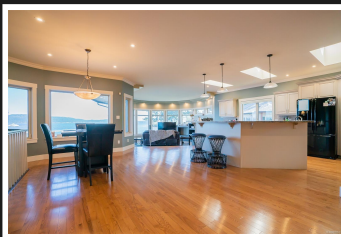
8128 Spinnaker Pl, Crofton



PEMBERTON
HOLMES

· 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 coffee 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!



Priced at
\$1,349,000

Area	Crofton	Age	2003
Bedrooms	3	Taxes	7988
Bathrooms	3	Tax Year	2020
Lot Size	12196.8	MLS#	869910
Floor Space	4411	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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

23 Queens Road
Duncan, V9L 2W1



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



**8128 Spinnaker Pl
 Du Crofton ~ V0R 1R0**

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 3 **Kitchens:** 2
Baths Tot: 3 **Fireplaces:** 2
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 4,411
Bth 4Pce: 1 **Unfin SqFt:** 329
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 8' / Finished, Full
Ens 4+Pce: 1 **FP Feat:** Family Room, Gas, Living Room
App Incl: Dishwasher, F/S/W/D
Intr Ftrs: Bar, Wine Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	21'7x12'1
Bedroom	Lower	10'11x12'
Family Room	Lower	22'10x19'
Kitchen	Lower	7'6x7'11
Other	Lower	8'1x10'5
Storage	Lower	5'1x6'0
Bathroom	Main	2-Piece
Dining Room	Main	12'7x14'7
Ensuite	Main	4-Piece
Entrance	Main	8'3x16'1
Kitchen	Main	12'10x20'
Laundry	Main	7'5x10'0
Living Room	Main	18'9x18'1
Office	Main	11'0x13'7
Other	Main	7'2x10'7
Pantry (Finished)	Main	10'0x3'10
Primary Bedroom	Main	16'0x19'3
Walk-in Closet	Main	11'7x7'9

Listing Summary

MLS@: 869910 **List Price:** \$1,349,000
Status: Active **Orig Price:** \$1,650,000
Sub Type: SF Det **Sold Price:**
DOM: 91 **Pend Date:**
Taxes: \$7,988 **Strata Fee:**
2021 Asmt: \$1,107,000 **Title:** Freehold

Remarks

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 coffee 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! Quick Completion (July 31st) is possible so you can enjoy this gorgeous waterfront home this summer!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	2,478	2,262			
Beds	2	1	0	0	0
Baths	1	2	0	0	0
Kitchens	1	1	0	0	0

Building Information

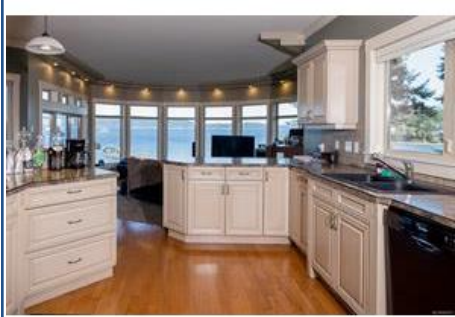
Built (est): 2003 **Lgl NC Use:**
Oth Equ: Security System
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls
Ext Feat: Balcony/Deck, Low Maintenance Yard, Sprinkler System

Frnt Faces: SW **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:
Cool: Air Conditioning
Heat: Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor, No Step

Lot/Strata Information

Prk Type: Driveway, Garage Double
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Cul-de-sac, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Recreation Nearby
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am:

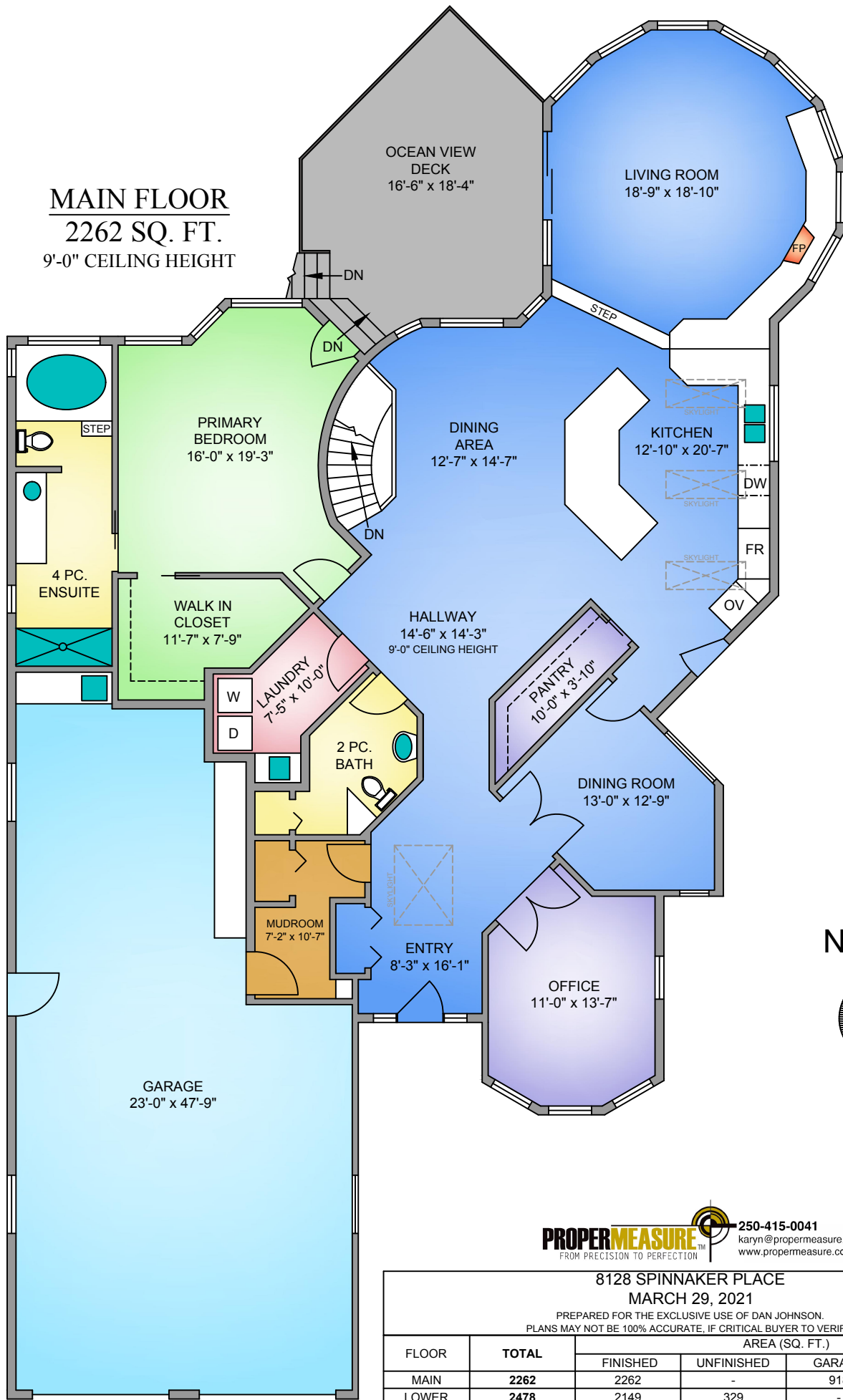
Lot Size: 12,197sqft / 0.28ac
Dims (w/d):
View: Mountain(s), Ocean
Services:
Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:
Unit Incl:



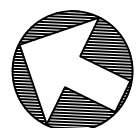
MAIN FLOOR

2262 SQ. FT.

9'-0" CEILING HEIGHT



NORTH

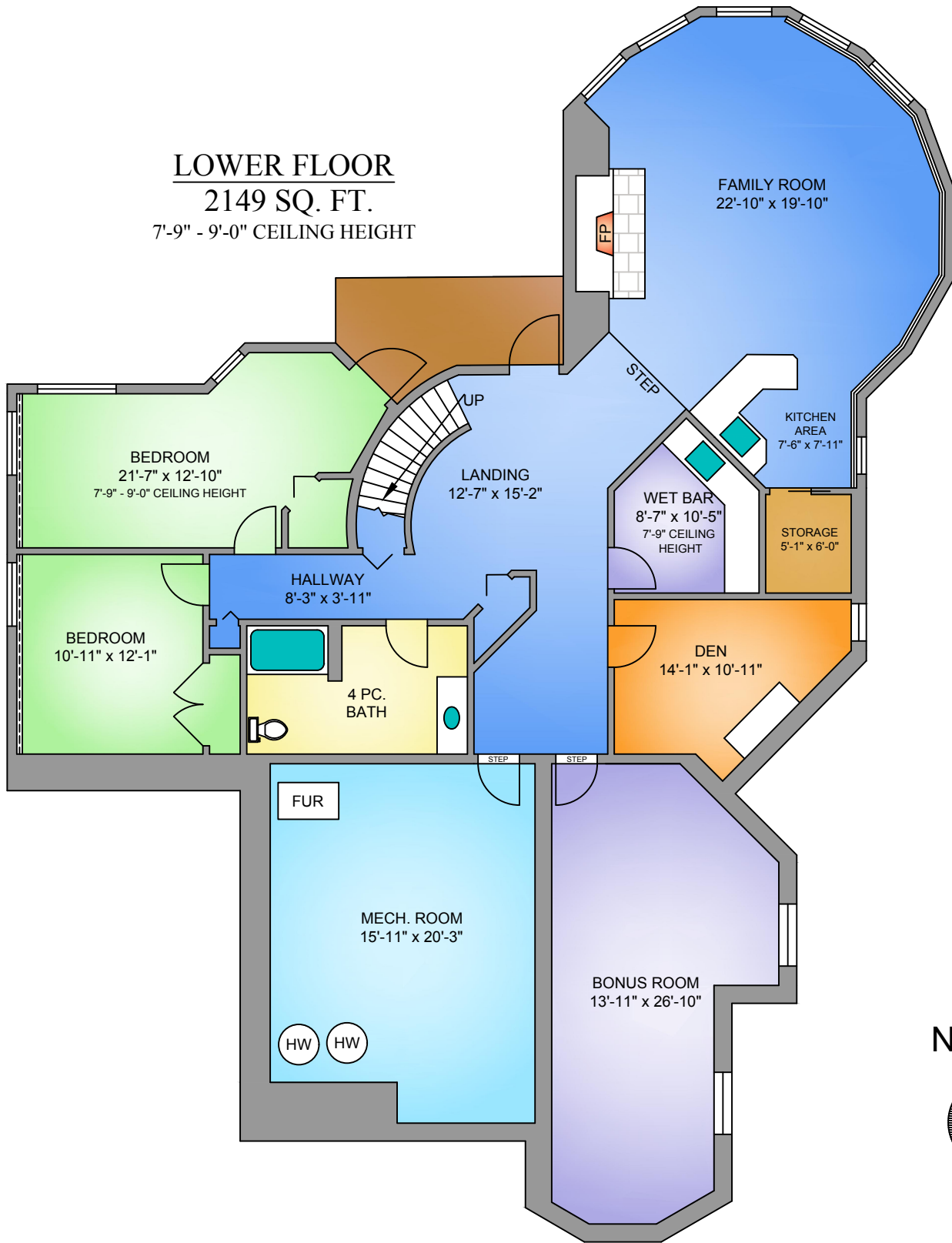


PROPER MEASURE
FROM PRECISION TO PERFECTION

250-415-0041
karyn@propermeasure.com
www.propermeasure.com

8128 SPINNAKER PLACE					
MARCH 29, 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	2262	2262	-	918	246
LOWER	2478	2149	329	-	-
TOTAL	4740	4411	329	918	246

LOWER FLOOR
2149 SQ. FT.
 7'-9" - 9'-0" CEILING HEIGHT



NORTH



8128 SPINNAKER PLACE					
MARCH 29, 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	2262	2262	-	918	246
LOWER	2478	2149	329	-	-
TOTAL	4740	4411	329	918	246

Property Notes – 8128 Spinnaker Pl, 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

8128 SPINNAKER PL CROFTON V0R 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, 2020

Land	\$411,000
Buildings	\$696,000

Previous year value \$992,000

Land	\$370,000
Buildings	\$622,000

Property information

Year built	2003
Description	1 STY house - Semi-Custom
Bedrooms	4
Baths	4
Carports	
Garages	G
Land size	.28 Acres
First floor area	2,384
Second floor area	
Basement finish area	2,269
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

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

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: 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

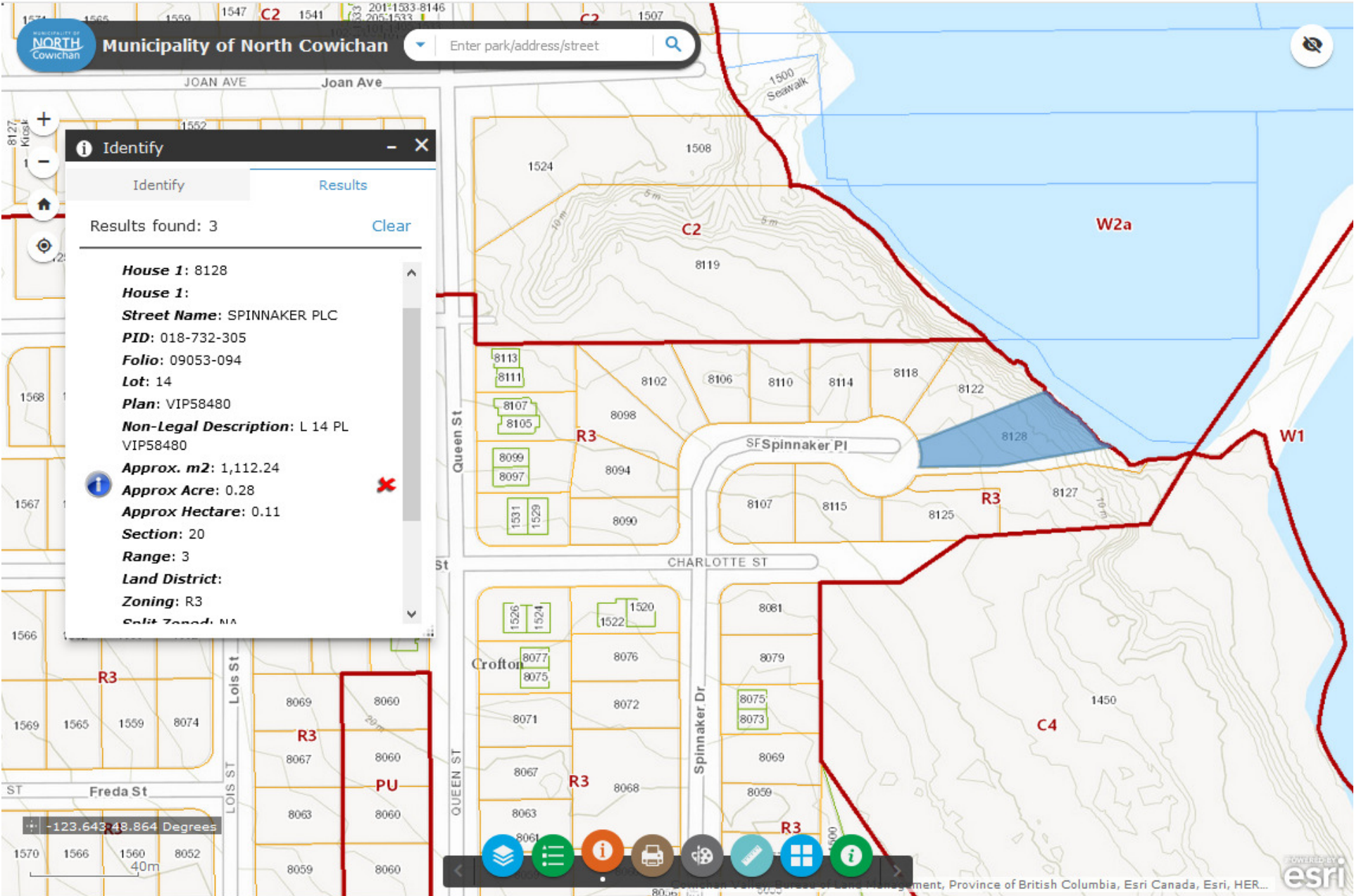
Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	Reg	0.00	1	411,000	696,000	1,107,000	1,107,000
2020 May 25, 2020	Reg	7,988.18	1	370,000	622,000	992,000	992,000
2019 May 13, 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.



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.



Dan Johnson

REALTOR®

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Realtor® - Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca