

# 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!

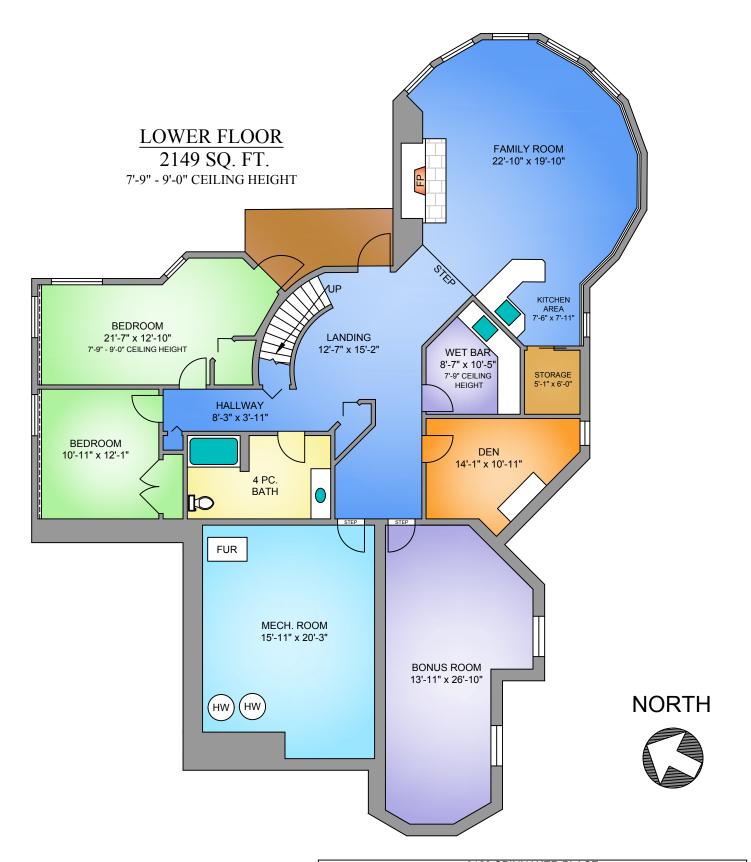
<b>Priced at</b> \$1,349,000	Area Bedrooms Bathrooms Lot Size Floor Space	Crofton 3 3 12196.8 4411	Age Taxes Tax Ye MLS# Parkir	ear 2020 869910
DAN JOHN Pemberton Holmes - Dur		Scan this QR Code with your smart phone		(250) 746-8123 wrkn4you@gmail.com ww.DuncanBCRealEstate.ca 23 Queens Road Duncan, V9L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

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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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Compare property information and assessment values  $\bigcirc$ 

View recently viewed properties

Store and access favourite properties across

## **PROPERTY INFORMATION**

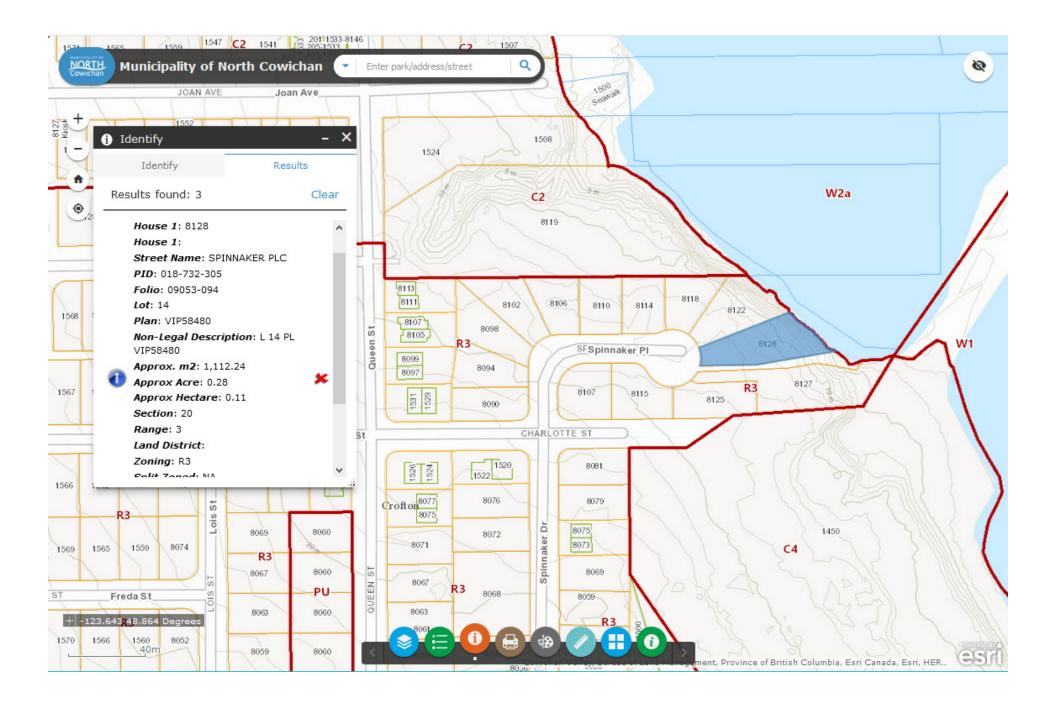
	General Property Information				
Civic Address:	8128 SPINNAKER PLC				
Folio:	09053-094				
LTO Number:	ET73249				
PID:	018-732-305				
MHR Number:					
Status:	Active				
Property No:	107781				
Legal:	LOT 14 SECTION 20 RANGE 3 COMIAKEN PLAN VIP58480				

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	Туре	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.



#### **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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