

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*  
· ESTABLISHED 1887 ·

Information Package

For

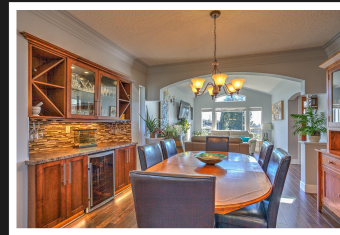
***3566 Hidden Oaks Cres, Cobble Hill***



PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# GORGEOUS FAMILY HOME IN COBBLE HILL!



## 3566 Hidden Oaks Cres

GORGEOUS home on 0.24 acre in Cobble Hill with spacious master on the main with a walk-in close and a luxurious ensuite with dbl sinks! Home has loads of windows and a bright kitchen with plenty of cabinetry, a large island with butcher block top, and an eating nook overlooking the lovely backyard. The dining room has a stunning built in hutch with cabinets and a wine fridge and the family room and living room have cozy fireplaces. The laundry and a 2pc bath complete the main floor. Upstairs you'll find 3 generous bedrooms and a 4pc bath, and a bonus room...perfect for the kid's tv room or an office space. This home offers plentiful storage, heating and cooling with the heat pump, and gorgeous flooring throughout! Outside is a beautiful covered composite deck for family gatherings, a soothing hot tub, and a large private yard as well as a fire pit. Double garage and loads of storage with sheds. Call today!!!



**Priced at**  
**\$988,000**

Area	Cobble Hill	Age	2000
Bedrooms	4	Taxes	4001
Bathrooms	3	Tax Year	2021
Lot Size	10454.4	MLS#	894019
Floor Space	2113	Parking	

**DAN JOHNSON\***  
Pemberton Holmes - Duncan

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**3566 Hidden Oaks Cres  
 ML Cobble Hill ~ V0R 1L4**

**Interior Details**

**Layout:** Main Level Entry with Upper Level(s)  
**Bedrms:** 4    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 2  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 2,113  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** Crawl Space  
**Ens 4+Pce:** 1    **FP Feat:** Gas, Propane  
**App Incl:** Dishwasher, F/S/W/D, Hot Tub, Microwave  
**Intr Ftrs**

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	9'10x13'5
Eating Nook	Main	5'6x7'10
Ensuite	Main	4-Piece
Entrance	Main	4'7x10'9
Family Room	Main	14'0x16'2
Kitchen	Main	11'11x12'
Laundry	Main	5'6x9'3
Living Room	Main	15'11x13'
Primary Bedroom	Main	17'6x12'0
Bathroom	Second	4-Piece
Bedroom	Second	11'3x10'6
Bedroom	Second	10'1x10'1
Bedroom	Second	14'6x10'7
Bonus Room	Second	10'0x12'5

**Listing Summary**

**MLS@:** 894019    **List Price:** \$988,000  
**Status:** Active    **Orig Price:** \$988,000  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$4,001    **Strata Fee:** \$33  
**2022 Asmt:** \$819,000    **Title:** Frhld/Str

**Remarks**

GORGEOUS home on 0.24 acre in Cobble Hill with spacious master on the main with a walk-in closet and a luxurious ensuite with dbl sinks! Home has loads of windows and a bright kitchen with plenty of cabinetry, a large island with butcher block top, and an eating nook overlooking the lovely backyard. The dining room has a stunning built in hutch with cabinets and a wine fridge and the family room and living room have cozy fireplaces. The laundry and a 2pc bath complete the main floor. Upstairs you'll find 3 generous bedrooms and a 4pc bath, and a bonus room...perfect for the kid's tv room or an office space. This home offers plentiful storage, heating and cooling with the heat pump, and gorgeous flooring throughout! Outside is a beautiful covered composite deck for family gatherings, a soothing hot tub, and a large private yard as well as a fire pit. Double garage and loads of storage with sheds. Call today!!!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>		1,367	746		
<b>Beds</b>	0	1	3	0	0
<b>Baths</b>	0	2	1	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 2000    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Balcony/Deck, Fencing: Partial

**Frnt Faces:** SE    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning  
**Heat:** Heat Pump  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Driveway, Garage Double, RV Access/Parking    **View:**  
**Water:** Cooperative    **Waste:** Sewer Connected    **Services:**  
**Lot Feat:** Family-Oriented Neighbourhood, Landscaped, Private, Quiet Area, Recreation Nearby  
**Complex:**    **Prk Tota** 4    **Rent Alld?:** Unrestricted  
**SqFt Balc:**    **StrLots/Cplx** 60    **Prk Cm Prp:**    **Yng Ag Alld? 0**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Prk LCP:**    **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: see  
**SqFt Pat:**    **Suites/Bldg:**    **Prk Str Lot:**    **BBQs Alld?:** Yes  
**SqFt Strg:**    **Floors/Bldg:**    **Str Lot Incl:**  
**Gnd/Top?:**    **Lvl/Suite:**  
**Shrd Am:**    **Unit Incl:**



3566 Hidden Oaks Cres  
Main Floor  
1367 SQ FT



NORTH

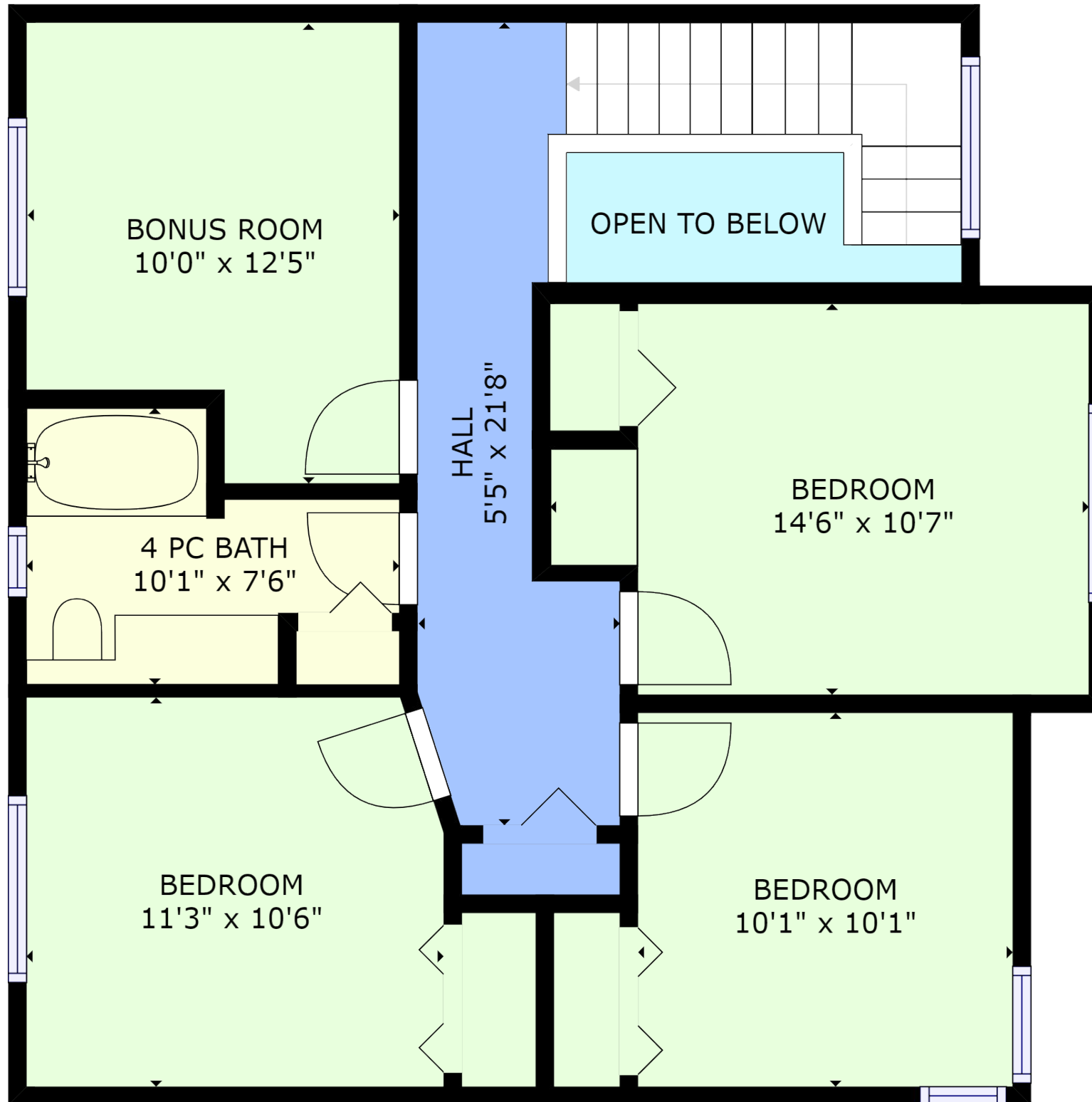


SCALE DRAWING

Prepared by Coastalviews Real Estate Services.

Measurements on this Scale Property Drawing are intended for visual reference only and may not be 100% accurate.

3566 Hidden Oaks Cres  
Second Floor  
746 SQ FT



NORTH

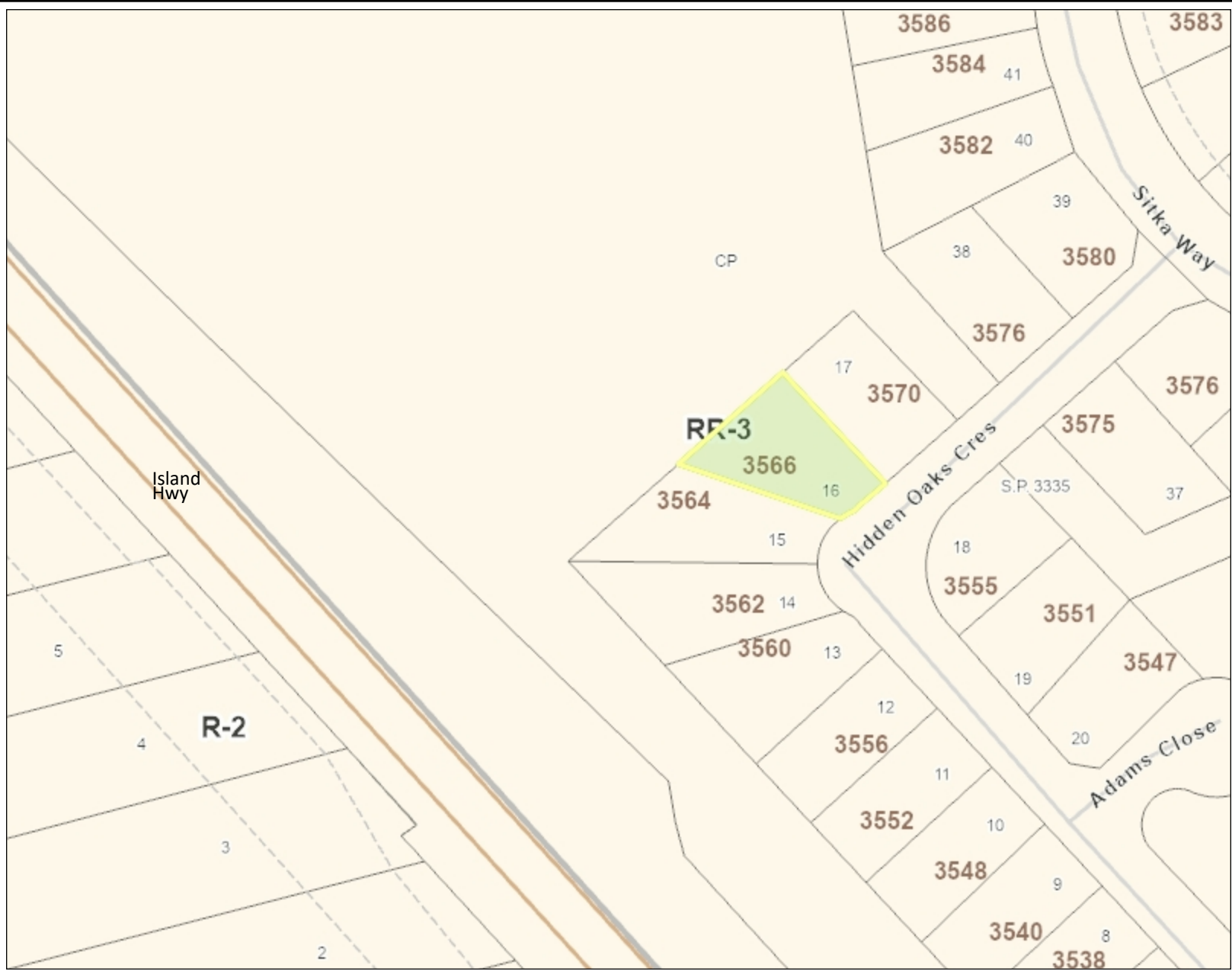


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SCALE DRAWING

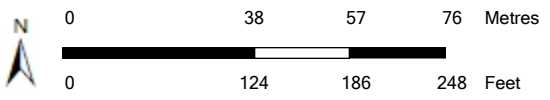
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### Legend

- Parks
- Park
- Recreation Area
- Zoning**
- Agricultural and Forestry
- Parks and Institutional
- Industrial
- Commercial and Mixed Use
- Comprehensive Development
- Residential
- Waterfront
- Water Use
- Utility
- Railway
- Neighbouring Jurisdiction



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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### 10.3 **RR-3 RURAL RESIDENTIAL 3 ZONE**

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the RR-3 Zone:

#### 1. **Permitted Uses**

The following principal uses and no others are permitted in the RR-3 Zone:

- a. Single-family dwelling;
- b. Horticulture;

The following accessory uses are permitted in conjunction with a single-family dwelling in the RR-3 Zone:

- c. Accessory dwelling unit or secondary suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales;
- f. Home-based business;
- g. Limited agriculture subject to Sections 4.14 and 10.3.6;
- h. Unlicensed daycare and group daycare.

#### 2. **Parcel Coverage**

The parcel coverage in the RR-3 Zone shall not exceed 20 percent of parcel area, or 500 m<sup>2</sup>, whichever is less, for all buildings and structures.

#### 3. **Building Height**

The height of buildings and structures in the RR-3 Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

#### 4. **Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-3 Zone:

<b>Type of Parcel Line</b>	<b>Principal Uses</b>	<b>Residential Accessory Uses</b>	<b>Limited Agricultural Uses</b>
Front	7.5 metres	7.5 metres	15 metres
Interior Side	3 metres	3 metres; 1 metre if in rear yard	15 metres
Exterior Side	4.5 metres	4.5 metres	15 metres
Rear	4.5 metres	4.5 metres	15 metres
Adjoining an Agricultural Resource 1 Zone	15 metres	15 metres	4.5 metres

#### 5. **Minimum Parcel Size**

The minimum parcel size in the RR-3 Zone is:

- a. 1 hectare for parcels not serviced by a community water system;
- b. 4000 m<sup>2</sup> for parcels that are serviced by a community water system.

**6. Special Use Regulation for Limited Agriculture**

Notwithstanding that limited agriculture is an accessory use to a single family dwelling, where a parcel without a single family dwelling on it in the RR-3 Zone shares a parcel line with another parcel in any zone upon which the owner of both parcels resides, limited agricultural uses are permitted on the RR-3 parcel without a single family dwelling.



## 3566 HIDDEN OAKS CRES COBBLE HILL V0R 1L4

Area-Jurisdiction-Roll: 04-765-04113.116



04-765-04113116 11/11/2015

**Total value \$819,000**

2022 assessment as of July 1, 2021

Land	\$351,000
Buildings	\$468,000
Previous year value	\$617,000
Land	\$240,000
Buildings	\$377,000

### Property information

Year built	2000
Description	2 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	G
Land size	.24 Acres
First floor area	1,438
Second floor area	833
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Strata Lot 16 Plan VIS3335 Section 12 Range 7 Land District 53 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE  
 PID: 018-849-806

### 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



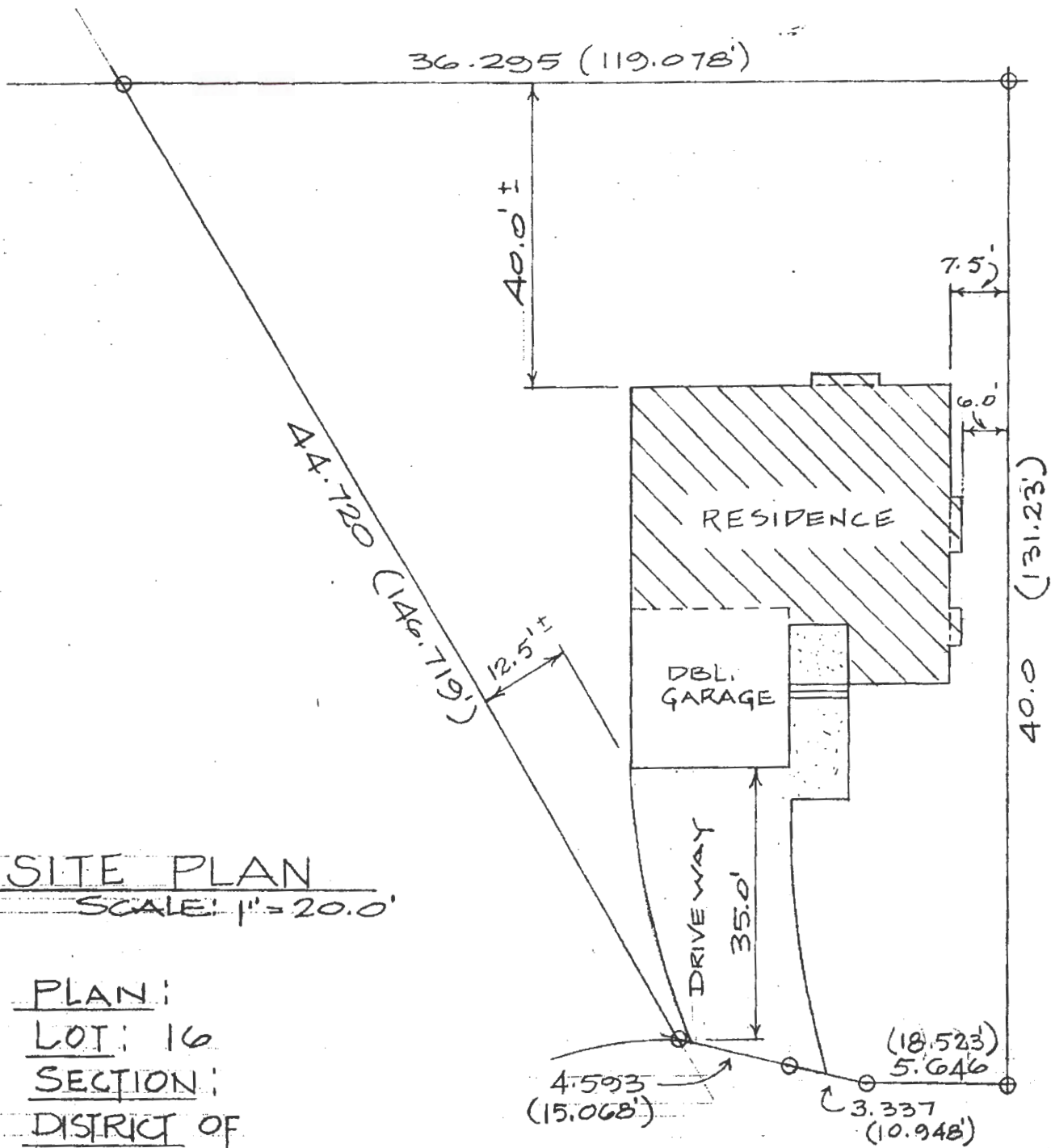
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36.295 (119.078')

40.0'±

44.720 (146.719')

12.5'±

7.5'

RESIDENCE

DBL. GARAGE

40.0 (131.23')

DRIVEWAY

35.0'

SITE PLAN  
SCALE: 1" = 20.0'

PLAN:  
LOT: 16  
SECTION:  
DISTRICT OF

4.593 (15.068')

35.0'

18.523 (5.646)

3.337 (10.948')

HIDDEN OAKS CRESCENT



# Dan Johnson

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