

# Dan Johnson

REALTOR®

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Information Package

For

***3159 Gilana Pl, Duncan***



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## LOVELY HALF-DUPLEX IN A GREAT NEIGHBOURHOOD!



### 3159 Gilana Pl

SUPER CUTE DUPLEX in a great location with a private east facing vinyl deck with mountain views and a lower stone patio area and a gorgeous backyard! The main level has a cozy natural gas fireplace in the living room and very functional floor plan with dining area and kitchen with sliders going out to the newer private deck to enjoy those morning sunrises. The upper level has 3 bedrooms with the master having its own 3pc ensuite and a full main bathroom. The lower level has a family room and a 4th bedroom and some storage as well as the laundry room with a toilet. This lower level could be a great in-law suite with its own separate entrance. Add a nice garage and a fully fenced backyard and you've got everything you need! Close to schools, shopping, sports fields, etc. Call your agent today to book your viewing!



**Priced at**  
**\$479,900**

Area	West Duncan	Age	1993
Bedrooms	4	Taxes	3416
Bathrooms	3	Tax Year	2020
Lot Size	3800	MLS#	886225
Floor Space	1838	Parking	

**DAN JOHNSON**

Pemberton Holmes - Duncan

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Duncan, V9L 2W1



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 Pemberton Holmes Ltd. (Dun)



**3159 Gilana Pl  
 Du West Duncan ~ V9L 5H5**

**Interior Details**

**Layout:** Duplex Side/Side  
**Bedrms:** 4    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 1  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 1,838  
**Bth 4Pce:** 1    **Unfin SqFt:** 129  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 1    **Basement:** 8' / Full  
**Ens 4+Pce:** 0    **FP Feat:** Gas  
**App Incl:**  
**Intr Ftrs**

**Rooms**

RoomType	Level	Dim/Pcs
Bedroom	Lower	9'8x12'7
Family Room	Lower	31'8x11'3
Bathroom	Main	2-Piece
Dining Room	Main	9'11x9'10
Entrance	Main	6'1x7'11
Kitchen	Main	10'1x13'5
Living Room	Main	16'3x11'1
Bathroom	Second	4-Piece
Bedroom	Second	9'10x9'9
Bedroom	Second	10'3x9'9
Ensuite	Second	3-Piece
Primary Bedroom	Second	12'0x14'3
Laundry (Unfin)	Lower	11'9x10'1

**Listing Summary**

**MLS@:** 886225    **List Price:** \$479,900  
**Status:** Active    **Orig Price:** \$479,900  
**Sub Type:** Hlf Dup    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$3,416    **Strata Fee:** \$0  
**2021 Asmt:** \$388,000    **Title:** Freehold

**Remarks**

SUPER CUTE DUPLEX in a great location with a private east facing vinyl deck with mountain views and a lower stone patio area and a gorgeous backyard! The main level has a cozy natural gas fireplace in the living room and very functional floor plan with dining area and kitchen with sliders going out to the newer private deck to enjoy those morning sunrises. The upper level has 3 bedrooms with the master having its own 3pc ensuite and a full main bathroom. The lower level has a family room and a 4th bedroom and some storage as well as the laundry room with a toilet. This lower level could be a great in-law suite with its own separate entrance. Add a nice garage and a fully fenced backyard and you've got everything you need! Close to schools, shopping, sports fields, etc. Call your agent today to book your viewing!

**Rooms Summary**

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

**Building Information**

**Built (est):** 1993    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco  
**Ext Feat:**

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

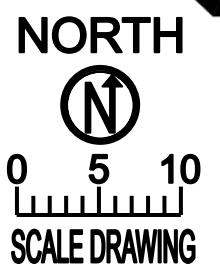
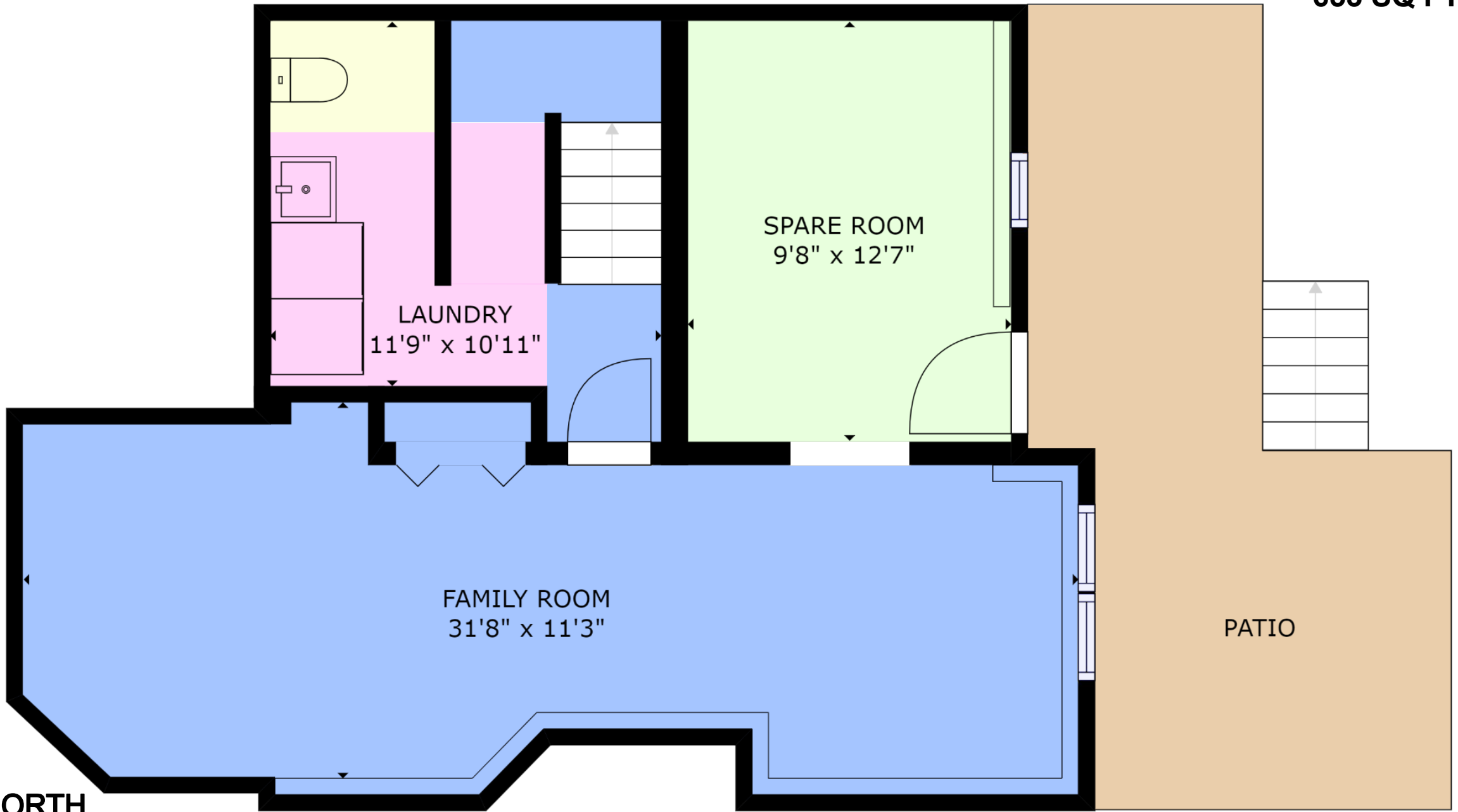
**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Driveway, Garage    **Lot Size:** 3,800sqft / 0.09ac    **Dims (w/d):**    **Waterfront:**  
**Water:** Municipal    **Waste:** Sewer Connected    **View:**  
**Lot Feat:** Cul-de-sac, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, Recreation Nearby, Shopping Nearby    **Services:**  
**Complex:**    **Prk Tota:** 2    **Rent Alld?:**  
**SqFt Balc:**    **StrLots/Cplx:**    **Prk Cm Prp:**    **Yng Ag Alld?:**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Prk LCP:**    **Pets Alld?:**  
**SqFt Pat:**    **Suites/Bldg:**    **Prk Str Lot:**    **BBQs Alld?:**  
**SqFt Strg:**    **Floors/Bldg:**    **Str Lot Incl:**  
**Gnd/Top?:**    **Lvl/Suite:**  
**Shrd Am:**    **Unit Incl:**

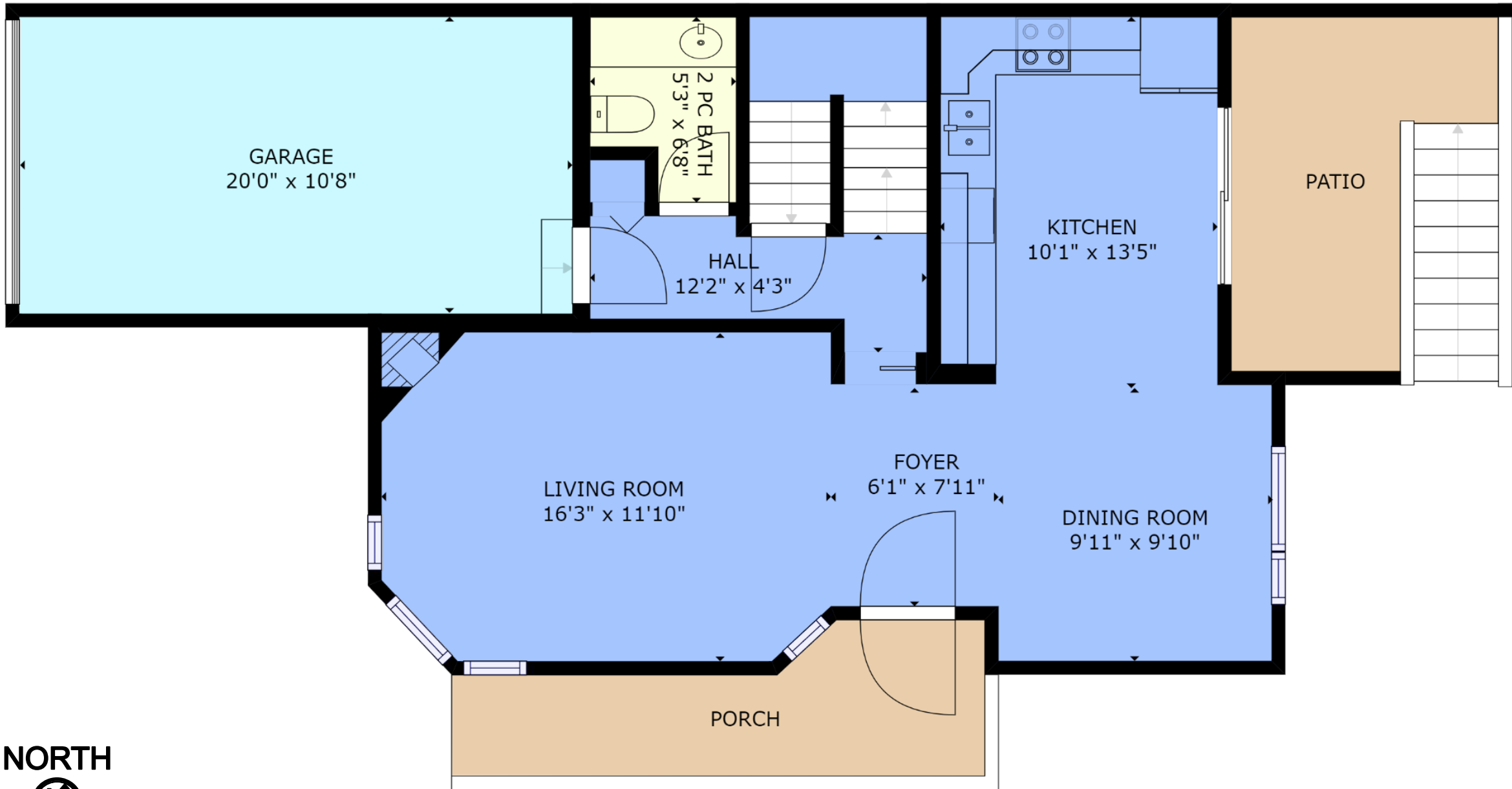


3159 Gilana Place  
Lower Level  
653 SQ FT

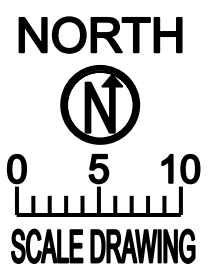
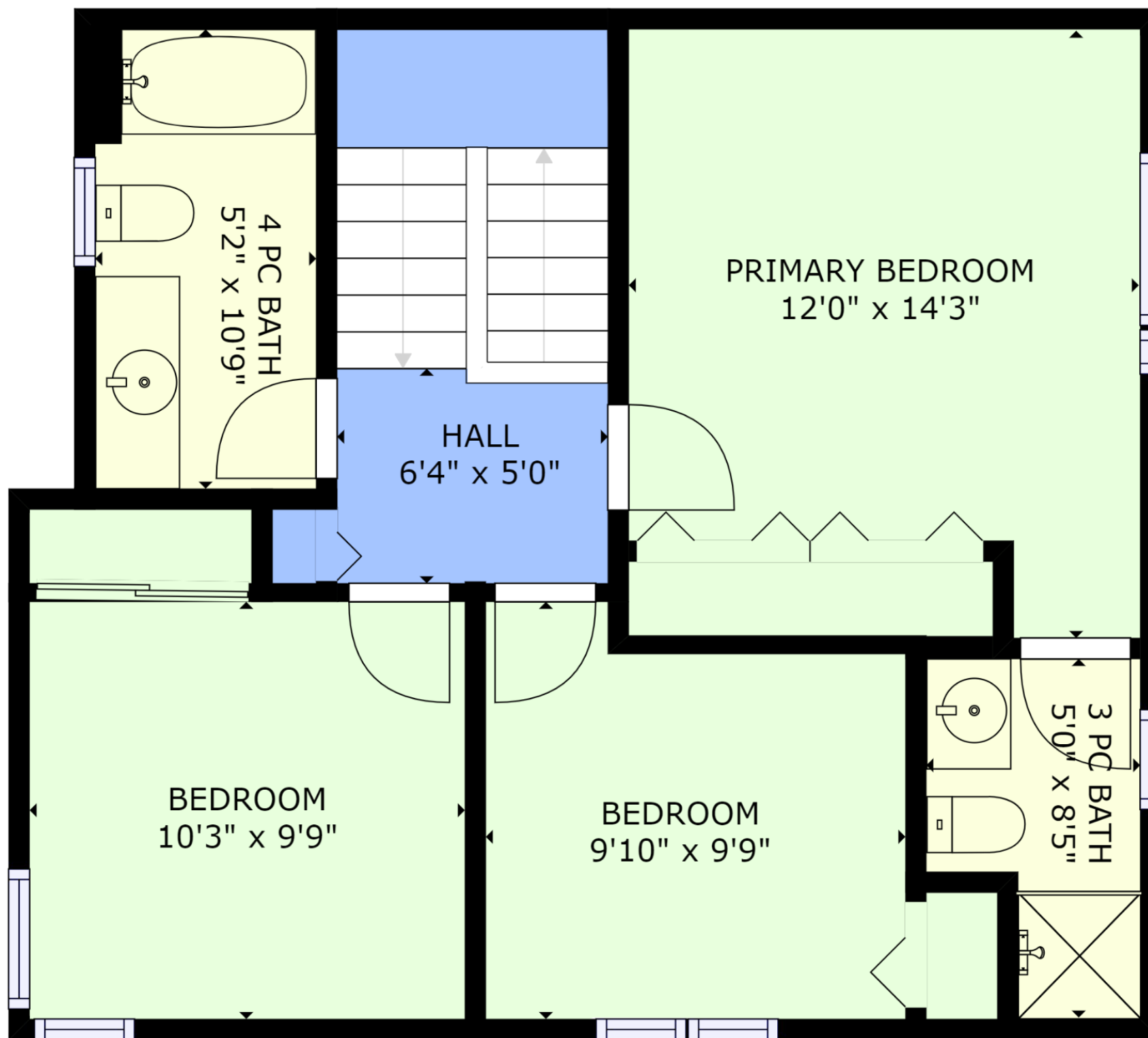


Prepared by Coastalviews Real Estate Services.  
Measurements on this Scale Property Drawing are intended for visual reference only and may not be 100% accurate.

3159 Gilana Place  
Main Floor  
677 SQ FT



3159 Gilana Place  
Second Floor  
637 SQ FT



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## 3159 GILANA PL DUNCAN V9L 5H5

Area-Jurisdiction-Roll: 04-315-05566.036



04-315-05566036 11/05/2015

**Total value \$388,000**

2021 assessment as of July 1, 2020

Land	\$153,000
Buildings	\$235,000

Previous year value	\$362,000
Land	\$136,000
Buildings	\$226,000

### Property information

Year built	1993
Description	2 STY Duplex - Standard
Bedrooms	3
Baths	3
Carports	
Garages	C
Land size	
First floor area	725
Second floor area	618
Basement finish area	286
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Strata Lot B Plan VIS3006 Section 1 Range 4 Land District 61 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 018-558-127

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width	
Length	
Total area	

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# PROPERTY INFORMATION

## General Property Information

<b>Civic Address:</b>	3159 GILANA PLC
<b>Folio:</b>	05566-036
<b>LTO Number:</b>	CA8120904
<b>PID:</b>	018-558-127
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	104681
<b>Legal:</b>	LOT B SECTION 1 RANGE 4 SOMENOS PLAN VIS3006

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	2147	2 Sty Duplex - After 1980 - New Standard
ACTUAL USE	035	DUPLEX - SINGLE UNIT OWNERSHIP
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN A	BROWN A SCHEDULE
ZONING		

## Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021 May 19, 2021	Reg	3,505.17	1	153,000	235,000	388,000	388,000
2020 May 25, 2020	Reg	3,416.17	1	136,000	226,000	362,000	362,000
2019 May 13, 2019	Reg	3,215.19	1	130,000	202,000	332,000	332,000

## 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 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

- (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 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.



# Dan Johnson

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