

Dan Johnson

REALTOR®

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Information Package

For

577 Cedar Ave, Duncan



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FANTASTIC FAMILY HOME WITH A POOL!



577 Cedar Ave

FANTASTIC FAMILY HOME in a quiet neighbourhood! This 3 bedroom/2 bath split level home has so many wonderful features, including a sundrenched in-ground swimming pool, detached garage/workshop (currently used as a 4th bedroom of sorts), great deck space overlooking the pool for hosting bbqs, and a lovely low maintenance yard. There is an electrical hook up for a hot tub at the back of the house (poolside). Inside, the well thought out floor plan includes a large kitchen with ample oak cabinetry, oak hardwood flooring and gas fireplace in the living room, generous dining room with access to the back deck, and the 3 bedrooms on the upper floor with the 4 pc bathroom. The lower floor houses the laundry, 3 pc bath and large family room. There is also the distinct possibility of using the detached garage to create a "Garden Suite" and there is loads of level parking on the large driveway too! Put this lovely home on your 'must see' list and call your agent today!



Priced at
\$679,000

Area	West Duncan	Age	1960
Bedrooms	3	Taxes	3833
Bathrooms	2	Tax Year	2020
Lot Size	7405.2	MLS#	886761
Floor Space	1766	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

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577 Cedar Ave
Du West Duncan ~ V9L 1J4

Interior Details

Layout: Split Level
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,777
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 0 **Basement:** 8' / Finished, Partial
Ens 4+Pce: 0 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Entrance	Lower	8'4x10'4
Family Room	Lower	10'8x25'1
Laundry	Lower	8'0x9'0
Dining Room	Main	8'6x18'4
Kitchen	Main	12'9x9'3
Living Room	Main	21'5x15'9
Bathroom	Second	4-Piece
Bedroom	Second	8'2x10'11
Bedroom	Second	8'2x10'11
Primary Bedroom	Second	11'7x12'4
Garage (Unfin)	Other	18x25

Listing Summary

MLS@: 886761 **List Price:** \$679,000
Status: Active **Orig Price:** \$679,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,833 **Strata Fee:**
2021 Asmt: \$446,000 **Title:** Freehold

Remarks

FANTASTIC FAMILY HOME in a quiet neighbourhood! This 3 bedroom/2 bath split level home has so many wonderful features, including a sunrenched in-ground swimming pool, detached garage/workshop (currently used as a 4th bedroom of sorts), great deck space overlooking the pool for hosting bbqs, and a lovely low maintenance yard. There is an electrical hook up for a hot tub at the back of the house (poolside). Inside, the well thought out floor plan includes a large kitchen with ample oak cabinetry, oak hardwood flooring and gas fireplace in the living room, generous dining room with access to the back deck, and the 3 bedrooms on the upper floor with the 4 pc bathroom. The lower floor houses the laundry, 3 pc bath and large family room. There is also the distinct possibility of using the detached garage to create a "Garden Suite" and there is loads of level parking on the large driveway too! Put this lovely home on your 'must see' list and call your agent today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt					
Beds	0	0	3	0	0
Baths	1	0	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1960 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat: Fencing: Full, Low Maintenance Yard, Sprinkler System, Swimming Pool

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

Cool: None
Heat: Forced Air, Natural Gas
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: Driveway, Garage, RV Access/Parking **Lot Size:** 7,405sqft / 0.17ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:**
Lot Feat: Central Location, Curb & Gutter, Easy Access, Family-Oriented Neighbourhood, Landscaped, Private, Quiet Area, Recreation Near
Complex: **Prk Tota:** 3 **Services:**
SqFt Balc: **StrLots/Cplx:** **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **BBQs Alld?:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



Property Notes – 577 Cedar Ave, Duncan

Roof leak fixed but roof needs replacing in approximately 1 year.

Drywall on ceiling has been patched.

No vacuum hose for built-in system but does have the canister and dust vacuum.

Pool heater has not been functioning for quite some time.

Pool is known at the City and the garage is permitted.

Zoning allows for a secondary suite or a separate suite.

TV upstairs not included but mount will stay.

Shelf on wall in main bedroom will not be included.









TV downstairs can be included.

Natural gas fireplace not currently working.

Home is wired for hot tub.

Subject Property
577 Cedar Ave, Duncan

City of Duncan Zoning Map

	Low Density Residential Zone - LDR
	Medium Density Residential Zone - MDR
	High Density Residential Zone - HDR
	Downtown Comprehensive Zone - DTC
	Neighbourhood Commercial Zone - NC
	Highway Corridor Commercial Zone - HCC
	Community Services Zone - CS
	Community Parks Zone - CP



PART 4 – RESIDENTIAL ZONES

Low Density Residential Zone

LDR

4.1 Intent

- 4.1.1 The intent of the Low Density Residential (LDR) zone is to permit *single-unit dwellings, two-unit dwellings, attached secondary suites and detached secondary suites* on a variety of *parcel* sizes.

4.2 Permitted Uses

- 4.2.1 Subject to the specified *conditions of use*, the *uses* permitted in the LDR zone are as follows:

Principal Uses	Accessory Uses
<i>Dwelling, Single-Unit</i> <i>Dwelling, Two-Unit</i> <i>Dwelling, Two-Unit Rowhouse</i>	<i>Bed and Breakfast</i> <i>Home-Based Business</i> <i>Residential Daycare</i> <i>Secondary Suite, Attached</i> <i>Secondary Suite, Detached</i>

4.3 Development Regulations

- 4.3.1 Development in the LDR zone is subject to the following:

Development Criteria	Regulations
Maximum <i>Parcel Coverage</i>	35% for the <i>principal building</i> 40% for all <i>buildings and structures</i> combined
Maximum <i>Floor Area Ratio</i>	0.5:1
Driveway Access	Where a <i>parcel</i> abuts a dedicated <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .
Principal Building	Regulations
Maximum <i>Height</i>	7.5 m For <i>buildings</i> with a roof pitch less than 6:12
	8.25 m For <i>buildings</i> with a roof pitch 6:12 to 8:12
	9 m For <i>buildings</i> with a roof pitch 8:12 or greater
Minimum <i>Parcel Line Setback</i>	Front 4 m
	Rear 6 m
	Side, Interior 1.5 m, except where the <i>dwelling units</i> in a <i>two-unit rowhouse</i> are separated by a <i>party wall</i> .

	Side, Exterior	3 m
Minimum Garage Setback		6 m where the garage door attached to a <i>single-unit</i> or <i>two-unit dwelling</i> is facing a <i>highway</i> .
Accessory Buildings and Structures		Regulations
Maximum Height		5 m
		6 m for <i>buildings</i> with a flat roof where a <i>detached secondary suite</i> is located in the second storey.
		7.5 m for <i>buildings</i> with a roof pitch 8:12 or greater, if a <i>detached secondary suite</i> is located in the second storey.
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Interior	1.5 m; 3 m for a second storey with a <i>detached secondary suite</i>
	Side, Exterior	3 m

4.4 Conditions of Use and Subdivision Regulations

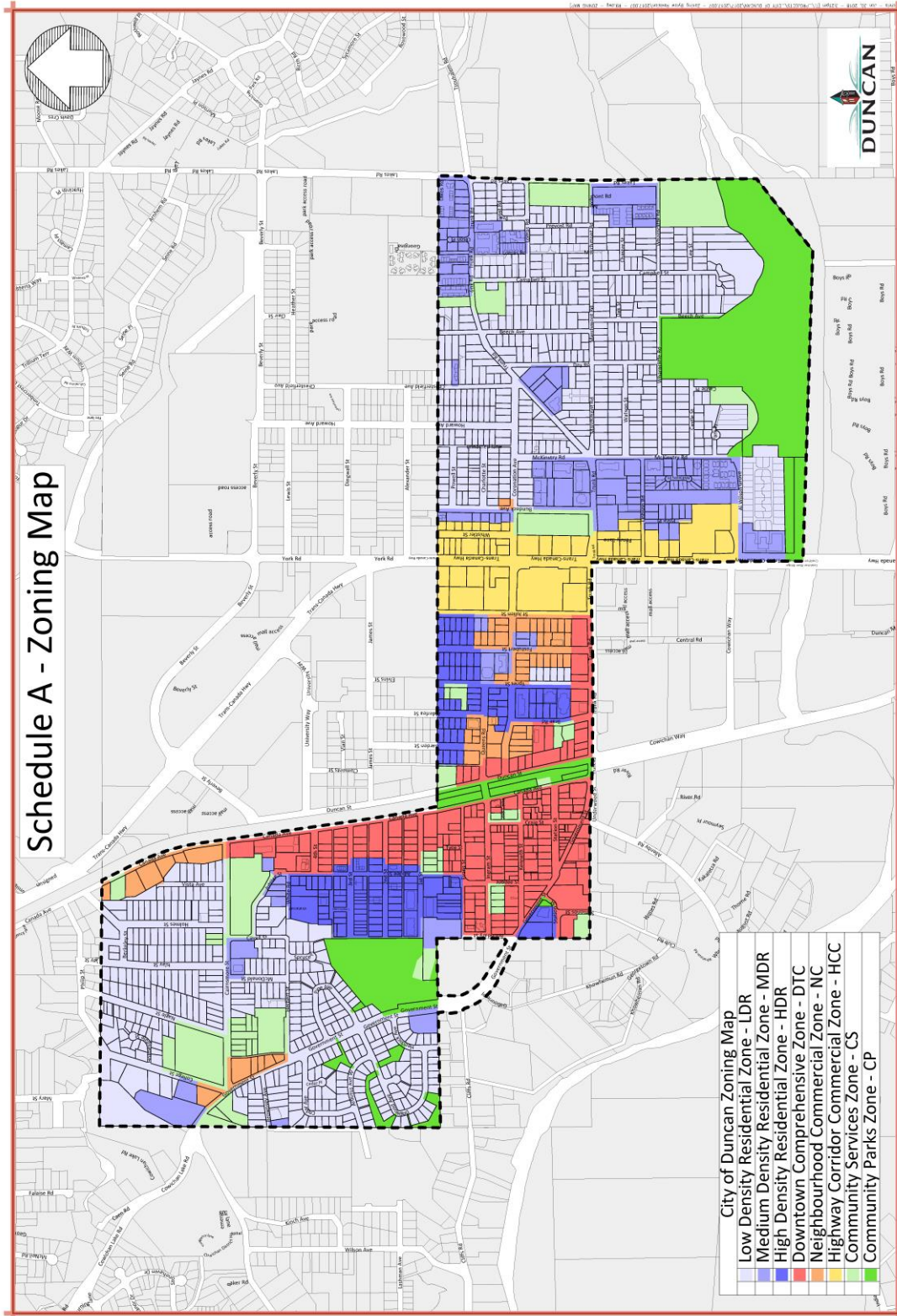
4.4.1 Permitted uses within the LDR zone are subject to the following:

Parcel Area and Frontage by Use	Conditions	
Minimum Parcel Area – <i>Single-Unit Dwelling</i>	400 m ²	
Minimum Parcel Frontage – <i>Single-Unit Dwelling</i>	15 m	
Average Parcel Area – <i>Single-Unit Dwelling</i>	The minimum <i>parcel area</i> is reduced by 30% if the average <i>parcel area</i> in the <i>subdivision</i> is at least 400 m ² .	
Average Parcel Frontage – <i>Single Unit Dwelling</i>	The minimum <i>parcel frontage</i> is reduced by 30% if the average <i>parcel frontage</i> in the <i>subdivision</i> is at least 15 m.	
Minimum Panhandle Parcel Frontage – <i>Single-Unit Dwelling</i>	4 m	
Minimum Panhandle Parcel Area – <i>Single-Unit Dwelling</i>	Same as minimum area for <i>Single-Unit Dwelling</i> ; however, the area of the panhandle shall not be included within the calculation of lot area.	
Minimum Parcel Area – <i>Two-Unit dwelling</i> or a <i>Single-Unit Dwelling</i> with a <i>Detached Secondary Suite</i>	600 m ²	
Minimum Parcel Area – <i>two Single-Unit Dwellings</i>	800 m ²	
Minimum Parcel Area – <i>Two-Unit Rowhouse Dwelling</i>	350 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .

	300 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Frontage</i> – <i>Two-Unit Rowhouse Dwelling</i>	9 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .
	7.5m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
Minimum <i>Parcel Depth</i>	25 m	

- 4.4.2 Despite subsection 4.4.1, where a *two-unit dwelling* is proposed on a *corner parcel*, one entrance must face the *front parcel line* and the other must face the *exterior side parcel line*.
- 4.4.3 Where a *panhandle parcel* is created, a reciprocal access easement agreement is required over the panhandle for purposes of a shared driveway and one consolidated single access for the new *parcel* and the remainder *parcel*.
- 4.4.4 Not more than one *panhandle parcel subdivision* is permitted per *parcel*.
- 4.4.5 Where a *panhandle parcel* abuts another panhandle on an adjacent *parcel* the total width of both panhandles must not be less than 6 m and a reciprocal access agreement must be provided for all affected *parcels* for purposes of consolidating access to one (1) single driveway.

Schedule A - Zoning Map



Amend#3097 5.21 Suites

- (a) Suites, specifically both Secondary Suites and Garden Suites, shall be permitted in all areas zoned R-1, R-2, and RM-1, where only one principle single family residential dwelling exists. Secondary Suites and Garden Suites are subject to the following requirements:
- (i) An owner of the principal single family residential dwelling must occupy either the suite or the principal dwelling;
 - (ii) Not more than one suite (secondary suite or garden suite) shall be permitted per principle single family residential dwelling on a lot;
 - (iii) a secondary suite or garden suite cannot be stratified, subdivided, or otherwise legally separated from the principle single family residential dwelling on the property wherein it is located;
 - (iv) Secondary suites and garden suites are not permitted on a lot less than 460 square meters in lot area;
 - (v) Secondary Suites and garden suites are not permitted in association with a mobile home;
 - (vi) All forms of secondary suites must meet floodplain building requirements; and
 - (vii) Appropriate service availability, including water sizing, sewer size and grading, must be confirmed.
- (b) One secondary suite or garden suite is a permitted use in association with a principle single family residential dwelling provided that the suite:
- (i) for a suite within a principle single family residential dwelling, does not exceed 40% of the gross floor area of the single family dwelling, or 85 square meters (915 square feet), whichever is less;
 - (ii) for a garden suite, does not exceed 40% of the gross floor area of the single family dwelling or 60 square meters (646 square feet), whichever is less;
 - (iii) is a minimum of 30 square meters (323 square feet);
 - (iv) is a maximum of two bedrooms;
 - (v) is provided with one additional off-street parking space;
 - (vi) Complies with the B.C. Building Code; and
 - (vii) Has access to an exterior entrance with outdoor lighting.
- (c) Additionally, all garden suite structures must meet the following conditions:
- (i) garden suites must meet the requirements of the Homeowner Protection Office for home warranty insurance;

- (ii) garden suites must not exceed the permitted accessory building height requirements;
- (iii) is provided with screening (hard or soft landscaping) to provide privacy in relation to both the principle dwelling and neighbouring properties;
- (iv) is provided with access to private outdoor space;
- (v) in no case shall a garden suite be located closer than 2.5 meters from a principal residential dwelling unit or the rear property line;
- (vi) in no case shall a garden suite be located in front of the principal use building or within 12 meters of the front property line, whichever is greater; and
- (vii) in no case shall a garden suite be located within the required side yard setback for a principal use building.”

577 CEDAR AVE DUNCAN V9L 1J4

Area-Jurisdiction-Roll: 04-207-1073-00-00



04-207-10730000 10/26/2015

Total value \$446,000

2021 assessment as of July 1, 2020

Land \$225,000

Buildings \$221,000

Previous year value \$440,000

Land \$235,000

Buildings \$205,000

Property information

Year built	1960
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	7200 Sq Ft
First floor area	1,092
Second floor area	
Basement finish area	486
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 5 Block 1 Plan VIP12568 Section 18 Range 5 Land District 45

PID: 003-408-698

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



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