

# Dan Johnson

Realtor®

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

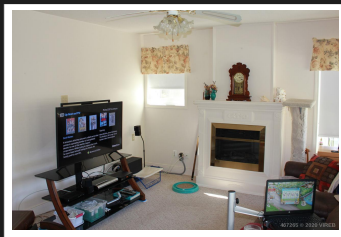
***6495 Burnett Pl, Duncan***



PEMBERTON  
HOLMES

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# FAMILY HOME IN LAKEVIEW ESTATES



## 6495 Burnett Place

If you are looking for a peaceful area to live at the end of a quiet cul-de-sac in Maple Bay, you just found it! This 3 bedroom + den, 3 bath home in Lakeview Estates has lots of windows on the main floor that let in natural light and a large open living and dining area with a cozy fireplace and access to the expansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The kitchen has lovely tile backsplash with classic oak cabinetry and there is a family room just off the eating nook which also accesses the deck. Master suite on the main level with a 3pc en suite, and a good-sized den which could easily be used as a 4th bedroom. Loads of parking with a double garage and space for your RV or boat, too! At this price, this home will not last long. Call today to view!

**Priced at**  
**\$525,000**

Area	Z3 East Duncan	Age	1990
Bedrooms	3	Taxes	3856
Bathrooms	3	Tax Year	2019
Lot Size	0.44	MLS#	467265
Floor Space	2910	Parking	Garage - Dbl



**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



<b>6495 BURNETT PLACE</b>		<b>MLS® 467265</b>	
Zone	<b>Zone 3- Duncan</b>	Listing Status	<b>Active (Unapproved)</b>
Sub Area	<b>Z3 East Duncan</b>	Title	<b>Freehold</b>
City	<b>DUNCAN</b>	Possession	
Sub/Complex	<b>Lakeview Estates</b>	Current Price	<b>\$525,000</b>
Cross Street		Sale Price	
Property Type	<b>Single Family</b>	Date Sold	
Style	<b>M Lev Ent w/Bsmt</b>		
Taxes	<b>\$3,856 (2019)</b>		
PID#	<b>014-493-284</b>		
Age			
Year Built	<b>1990</b>		
Postal Code	<b>V9L 5R7</b>		
Zoning	<b>Single Family R1</b>		
Zoning Jurisdiction	<b>North Cowichan, Municipality of</b>		

INTERIOR		STYLE		FEATURES	
Bedrooms	<b>3</b>	Exterior Finish	<b>Vinyl</b>	Insulation	<b>Walls:Yes Ceil:Yes</b>
Bathrooms	<b>3</b>	Roof	<b>Asphalt Shingle</b>	Fuel	<b>Electric</b>
Ensuite	<b>1</b>	Construction	<b>Frame</b>	Heating	<b>Baseboard</b>
# of Fireplaces	<b>3</b>	Mobile Approval		Water	<b>Municipal</b>
Fireplace Types	<b>Electric</b>	Foundation	<b>Yes</b>	Sewer	<b>Connected</b>
		Flooring	<b>Mixed</b>		
Basement Type	<b>Full</b>	Bsmt Devel	<b>Fully Finished</b>		
Chattels	<b>Fridge, Stove, Washer, Dryer, Dishwasher.</b>				
Amenities	<b>Garden Area, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced</b>				

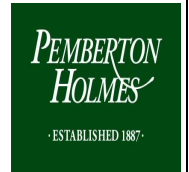
COMPLEX INFORMATION			
Strata Fee	Units in Bldg	Stores	Laundry
Display Suite#	Units Projects	Levels of Suite	Air Cond.
Fee Incl		# Covered Parking Spaces <b>2</b>	
Outdoor Area			
Access By			
Shared Amenities			

# of Rooms 15 (Total Sqft: 2,910 )				FLOOR AREA (sqft)			
	Down	Main	Up	Other	Finished	2,910	Unfinished
Entrance		<b>6'9x12'0</b>			Downstairs	<b>1,277</b>	Main Level
Living Room		<b>14'0x13'0</b>			Upper Level		Other
Dining Room		<b>14'0x10'0</b>			<b>EXTERIOR FEATURES</b>		
Kitchen		<b>12'3x9'2</b>			Lot Width		Lot Acres
Eating Nook		<b>9'0x7'0</b>			Lot Depth		<b>0.443</b>
Family Room		<b>14'0x12'7</b>			Lot Shape		Lot Size
Den		<b>13'7x14'4</b>			Parking Type	<b>Garage - Double</b>	
Laundry/Uti	<b>11'0x3'8</b>	<b>6'4x7'8</b>			Site Influences	<b>Golf Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped</b>	
Master Bedroom		<b>13'4x10'0</b>			Elementary	<b>Maple Bay</b>	
Ensuite		<b>4pc</b>			Middle	<b>Quamichan</b>	
Bathroom	<b>4pc</b>	<b>3pc</b>			Secondary	<b>Cowichan</b>	
Bedroom	<b>10'4x11'4</b>				Legal Description	<b>Lot 18, Section 4&amp;5, Range 4, Comiaken District, Plan VIP48848</b>	
Bedroom	<b>11'10x11'4</b>				Restrictions		
Rec Room	<b>16'0x14'8</b>				Mortgage Info	<b>Must be Paid Off</b>	Tax Roll Number
Other	<b>11'5x6'10</b>				Listed By	<b>Pemberton Holmes Ltd. (Dun)</b>	
Storage	<b>14'8x6'10</b>						

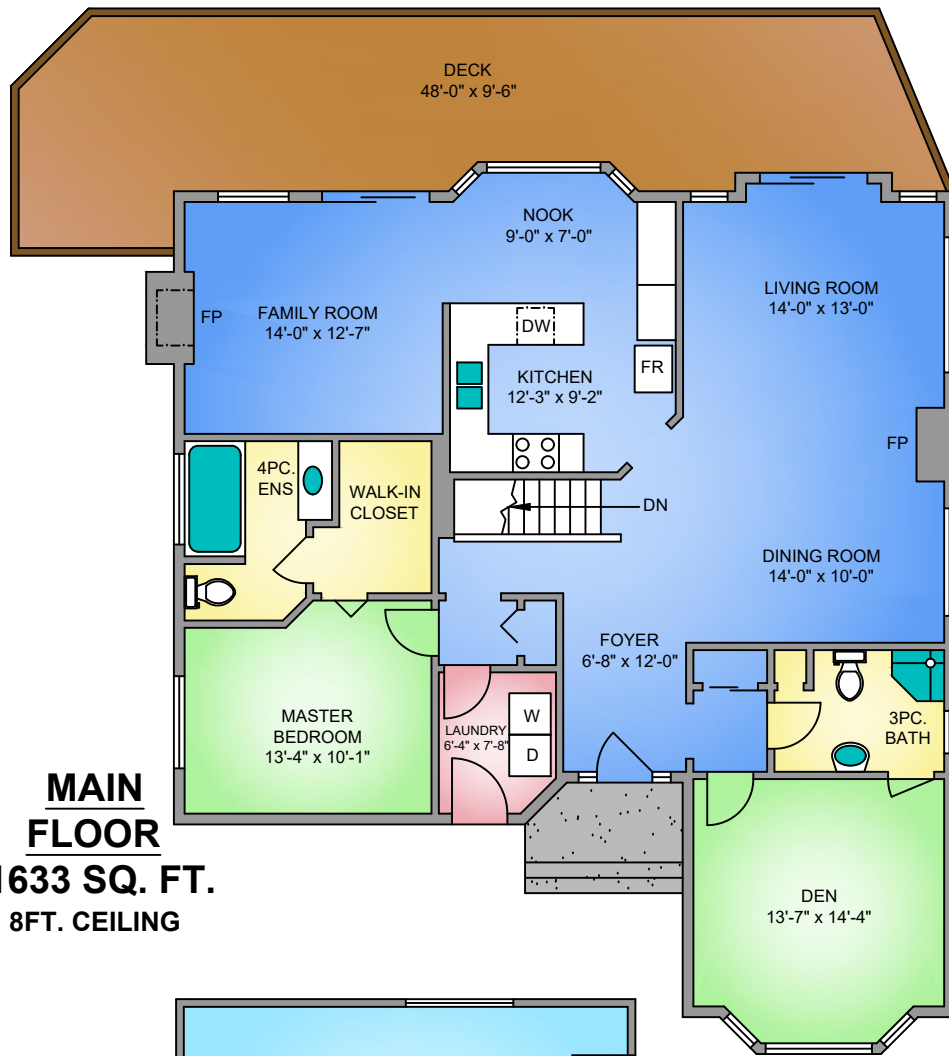
If you are looking for a peaceful area to live at the end of a quiet cul-de-sac in Maple Bay, you just found it! This 3 bedroom + den, 3 bath home in Lakeview Estates has lots of windows on the main floor that let in natural light and a large open living and dining area with a cozy fireplace and access to the expansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The kitchen has lovely tile backsplash with classic oak cabinetry and there is a family room just off the eating nook which also accesses the deck. Master suite on the main level with a 3pc en suite, and a good-sized den which could easily be used as a 4th bedroom. Loads of parking with a double garage and space for your RV or boat, too! At this price, this home will not last long. Call today to view!



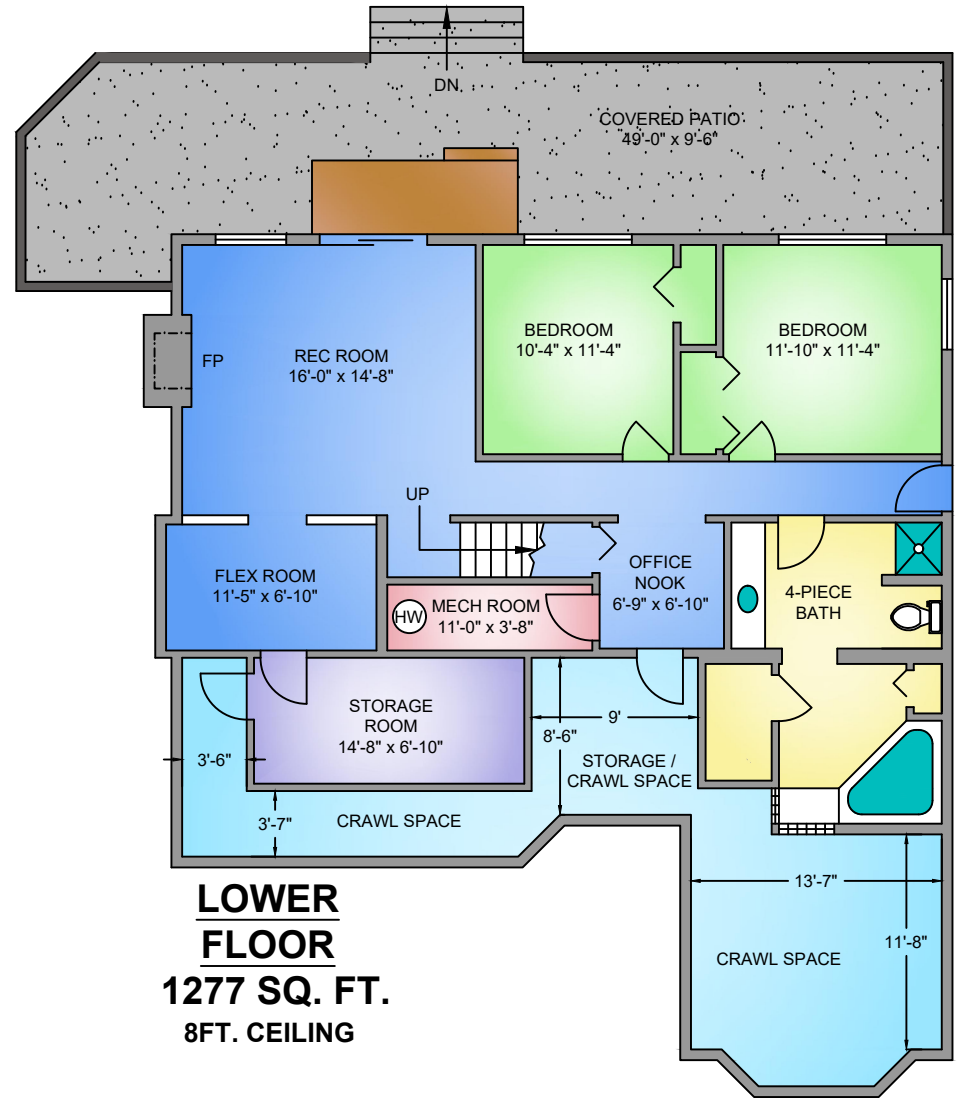
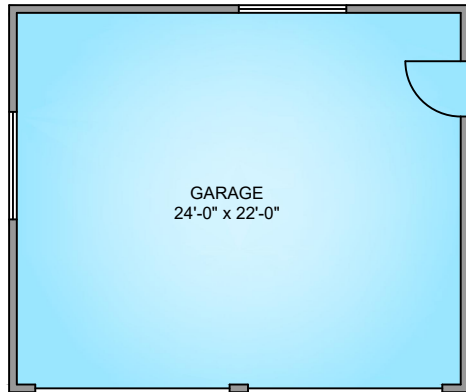
This listing information is provided to you by:  
**DAN JOHNSON** - Representative  
 ☎ 250-709-4987  
 Agent Email wrkn4you@gmail.com Agent Website http://DuncanBCRealEstate.ca  
**Pemberton Holmes Ltd. (Dun)**  
 ☎ 250-746-8123 📠 250-746-8115  
 Office Email duncan@pembertonholmes.com Office Website http://www.pembertonholmesduncan.com  
 23 QUEENS ROAD DUNCAN V9L 2W1



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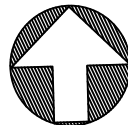


**MAIN FLOOR**  
**1633 SQ. FT.**  
**8FT. CEILING**



**LOWER FLOOR**  
**1277 SQ. FT.**  
**8FT. CEILING**

NORTH



6945 BURNETT PLACE MARCH 17, 2020					
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR	AREA (SQ. FT.)				
	TOTAL	FINISHED	CRAWL	GARAGE	DECK / PATIO
MAIN	1633	1633	-	524	455
LOWER	1277	1277	356	-	477
<b>TOTAL</b>	<b>2910</b>	<b>2910</b>	<b>356</b>	<b>524</b>	<b>932</b>



**Identify** [Close]

Identify Results

Results found: 3 Clear

**House 1:** 6495

**House 1:**

- Street Name:** BURNETT PLC
- PID:** 014-493-284
- Folio:** 08055-636
- Lot:** 18
- Plan:** VIP48848
- Non-Legal Description:** L 18 PL 48848

**Approx. m2:** 1,867.33

**Approx Acre:** 0.46

**Approx Hectare:** 0.19

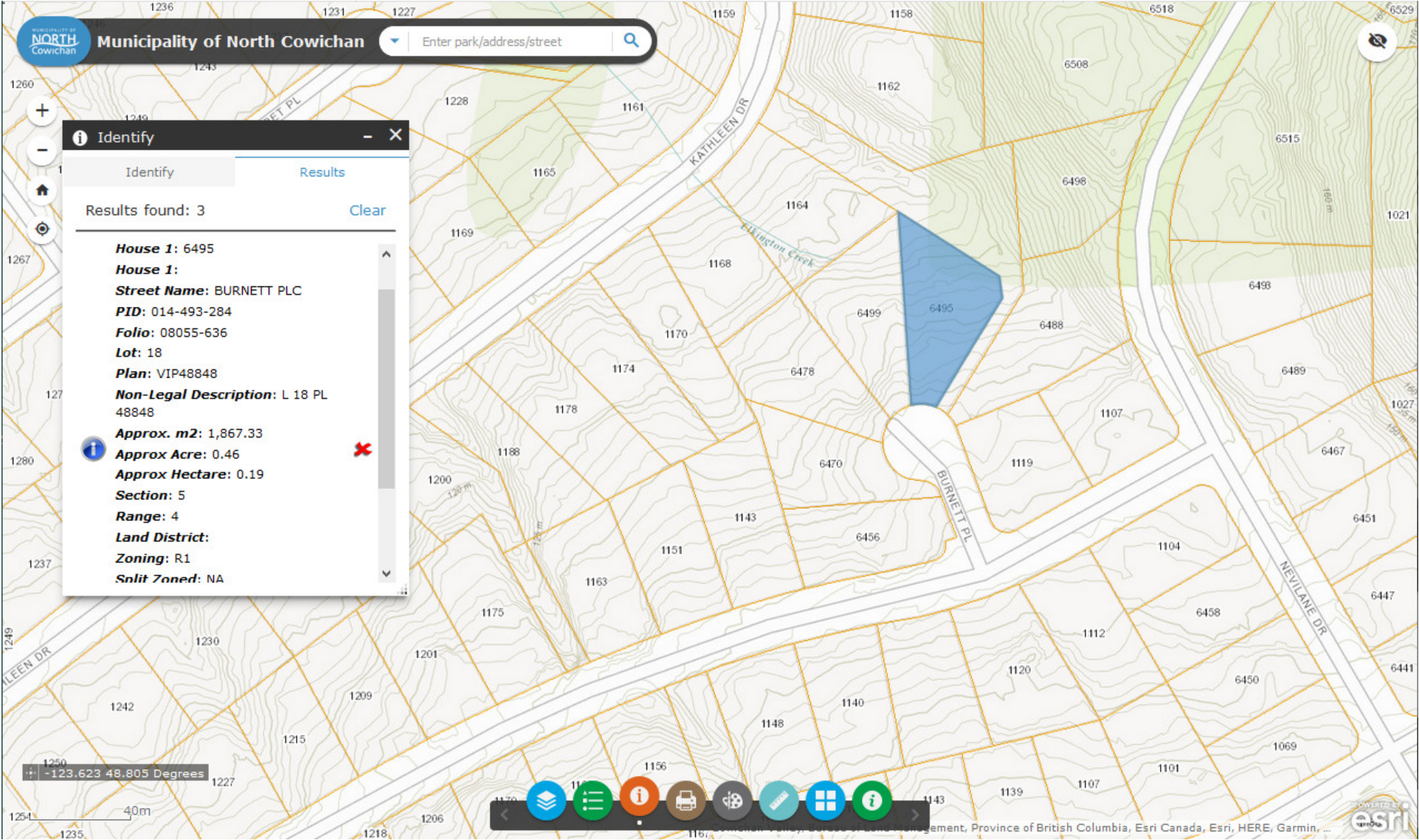
**Section:** 5

**Range:** 4

**Land District:**

**Zoning:** R1

**Split Zoned:** NA



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## Residential Rural Zone (R1)

### Permitted Uses

- 56 (1) The permitted uses for the R1 zone are as follows:
- Agriculture
  - Assisted Living
  - Bed and Breakfast
  - Community Care Facility
  - Home-based Business
  - Modular Home
  - Single-Family Dwelling
  - Supportive Housing
  - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
  - Two-Family Dwelling [BL3302, BL3367]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m<sup>2</sup> (18,029 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

### Density

- (4) The maximum permitted density for the R1 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
  - (b) Despite the foregoing, the placement of a temporary trailer may also be permitted on lots larger than 0.81 ha (two acres) subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
  - (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1. [BL3383]
  - (d) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 9272 Cottonwood Road (PID: 006-038-000). [BL3642]
  - (e) Despite section 56 (4) (a), a maximum of 2 residential buildings, with a total combined maximum of 2 dwelling units, is permitted on 1217 Barnes Road (PID: 003-134-814). [BL3666]

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 3.0 m (9.84')
    - Yard, Rear, 3.0 m (9.84')
- (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 R1 zone are as follows:
  - (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

## Conditions of Use

- (8) The conditions of use for the R1 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 six sleeping units.
  - (e) Agriculture use shall be subject to "Animal Control Bylaw, 1995", No. 2856.
  - (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that the number of residents does not exceed ten, including resident staff,
    - (ii) the use is within a single-family dwelling unit only,
    - (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available. [BL3302]
  - (g) 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]
  - (h) [Repealed. BL3367]

# Property Assessment Report

Address	<b>6495 BURNETT PL</b>	Owner 1
Jurisdiction	<b>315 DISTRICT OF NORTH COWICHAN</b>	Owner 2
Neighbourhood	<b>001 Maple Bay Rd To Genoa Rd</b>	Address
Roll No.	<b>008055636</b>	
PID/MHP No.	<b>014-493-284</b>	
School District	<b>79</b>	P C
Area Code	<b>4</b>	Hospital District <b>10</b>
Electoral Area		Regional District <b>10</b>

## Legal Description

Plan	Lot	Block	DLot	LDist	Section	TwN	Range	Md
<b>VIP48848</b>	<b>18</b>			<b>63</b>	<b>4&amp;5</b>		<b>4</b>	

	2013	2014	2015	2016	2017	2018	2019
Land Value	<b>131,000</b>	<b>120,000</b>	<b>120,000</b>	<b>120,000</b>	<b>167,000</b>	<b>209,000</b>	<b>215,000</b>
Improvements	<b>185,000</b>	<b>176,000</b>	<b>174,000</b>	<b>188,000</b>	<b>210,000</b>	<b>226,000</b>	<b>255,000</b>
Total Value	<b>316,000</b>	<b>296,000</b>	<b>294,000</b>	<b>308,000</b>	<b>377,000</b>	<b>435,000</b>	<b>470,000</b>
Percent Change	<b>67%</b>	<b>63%</b>	<b>63%</b>	<b>66%</b>	<b>80%</b>	<b>93%</b>	<b>100%</b>
Taxes	<b>3,040.37</b>	<b>2,996.32</b>	<b>3,062.70</b>	<b>3,202.63</b>	<b>3,627.54</b>	<b>3,842.81</b>	<b>3,856.34</b>

## Transactions

Month	Year	Sale Price	Title	Transaction Type
<b>January</b>	<b>2007</b>	<b>385,000</b>	<b>FB2467</b>	<b>Improved Single Property Cash</b>
<b>November</b>	<b>2002</b>	<b>175,000</b>	<b>ET133431</b>	<b>Improved Single Property Cash</b>
<b>January</b>	<b>1995</b>	<b>1</b>	<b>EJ7531</b>	<b>Reject</b>

Actual Use	<b>Single Family Dwelling</b>	Lot Size	<b>0.443</b>
Equity	<b>Registered Owner</b>		
Tenure		Lot Size Type	<b>Acres</b>

## Exemptions

**FULLY TAXABLE, FULLY TAXABLE PROPERTY**





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The information and documentation included  
in this package was gathered from assumed  
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upon without further independent  
investigation and verification.

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