

## **Information Package**

### For

## 6495 Burnett Pl, Duncan





# 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 Bedrooms Bathrooms Lot Size Floor Space	Z3 East Duncan 3 3 0.44 2910	Age Taxes Tax Year MLS# Parking	1990 3856 2019 467265 Garage - Dbl
				(250) 746-81



Scan this QR Code with your smart phone



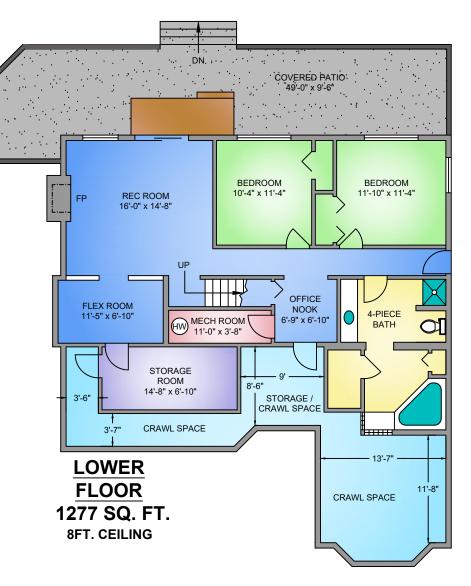
(250) 746-8123 wrkn4you@gmail.com www.DuncanBCRealEstate.ca

> 23 Queens Road Duncan, V9L 2W1

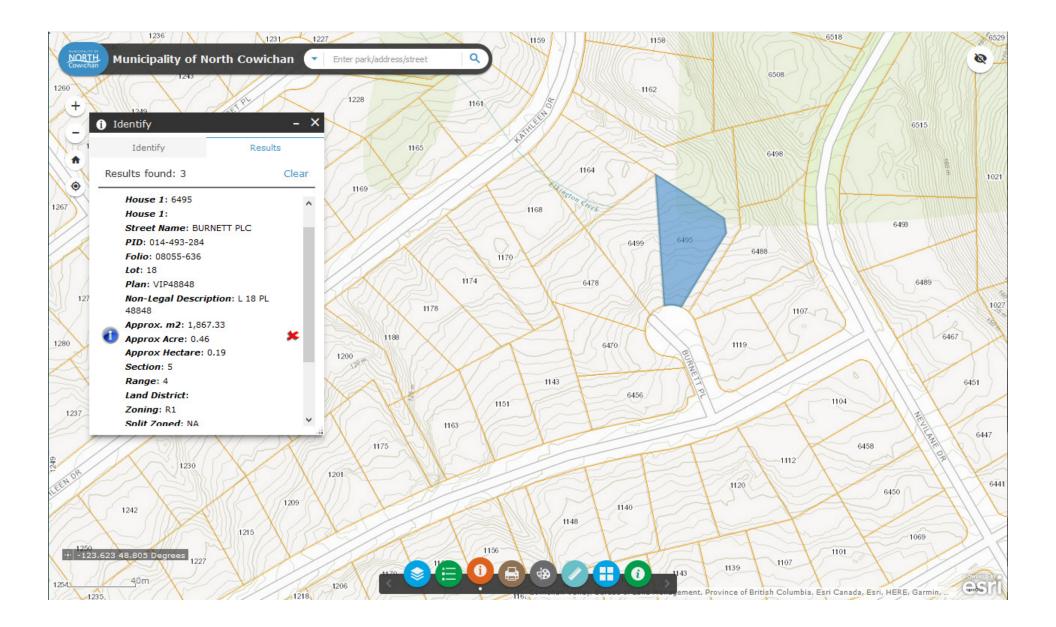
Pemberton Holmes - Duncan

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Subj Compte Super Strate Stress     Lakewise Estates     Current Price     \$22,000       Subj Compte Super Stress     Subj Compte Super Stress     Subj Compte Super Stress     Current Price     \$22,000       Subj Compte Super Stress     Subj Compte Super Stress     Subj Compte Super Stress     Subj Compte Super Stress     Current Price     \$22,000       Interaction     Stress     Subj Compte Stress     Subj Compte St		S in	THE L							Freehold	
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Property Type       Single Family       Single Family<		- Caller				Lakevie	W LSLALES				
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Visit Build     1990 With Start     1990 With Start       Interior     Start Color With Cowkhan, Municipality of       Start Color With Cowkhan, Municipality of     Walk-Yee Cell Yee Band Dori       Start Color With Cowkhan, Municipality of     Walk-Yee Cell Yee Connected       Start Color With Cowkhan, Municipality of     Walk-Yee Cell Yee Connected       Start Color With Cowkhan, Municipality of     Walk-Yee Cell Yee Connected       Start Color With Cowkhan, With Cowkhan, Walk With Cowkhan, Walk Wee Cell Yee Connected     Commet Yee Connected       Start Color With Cow     Walk Yee Cell Yee Walk Cowkhan, With Cowkhan, Walk Wee Connected     Cower Cell Parket Wee       With Cow     With Cow With Cow     Cower Cell Parket Start Cower Cell Parket Los Start     Cower Cell Parket Los Start       With Cow     With Cow With Cow     Cower Cell Parket Los Start     Cower Cell Parket Los Start     Cell Cower New Los Start       With Scond     19 02 7 Cell Weth Los Start     Cell Cower New Los Start     Cell Cower New Los Start     Cell Cower New Los Start       With Scond     19 02 7 Cell Weth Los Start     Cell Cower New Los Start     Cell Cower New Los Start     Cell Cower New Los				all and the second					Date Sold		
Postal Carego     Yes Br Z       Single Family RLL     Workh Cowkhan, Municipality of       INTERIOR     Exterior finith     Yingle Family RLL       ediations     3     Room And States       insule     1     Room And States     Backboard       insule     1     States     States     And Cond       insule     1     Room And States     States     States       insule     1     States     States     States       insule     1     States     States     States       insule     1     States     States       instates     1											
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Zoning Juristicion     North Cowichan, Municipality of       INTERIOR     STYLE     FEATURES       etimoninis     1     Rode     Markey EcleVise       atmoninis     1     Rode     Markey EcleVise       replace Trippic Electric     Rode     Markey EcleVise       fright     Full     Rode     Markey EcleVise       fright     Units Fright     Full     Markey EcleVise       fright     Units Fright     Landrig     Landrig       fright     Units Fright     Landrig     AFCond.       fright     Units Fright     Landrig     Landrig       fright     Offer     Fill     AFCond.       fright     Offer     Full     AFCond.       fright     Offer     Full     AFCond.       fright     Offer     Full     AFCond.       fright     Offer     Full     AFCond.       fright     Offer     Coveral Parking Space 2	A MAR Sugar										
INTERIOR         STYLE         FEATURES           editorons         3         Extert finish         Vinyl         Inculation         Baseboard           made         Construction         Yinyl         Inculation         Baseboard         Baseboard           made         Construction         Mixed         Server         Connected         Baseboard           made         Construction         Mixed         Server         Connected         Connected           secret Type         Ful         Secret Type         Ful         Secret Type         Server         Connected         Connected           mathe         Garden Area. Thermal Windows, RV Parish         Mixed         Server         Ar Cond.           secret Type         Ful         Server         Units Projects         Level of Suite         Ar Cond.           stage         Server         Units Projects         Level of Suite         2,317         Min Level         1,633           there or Suite         1,2392         Lot With         Lot Area         0,632         1,237           thing Room         14'0x130         Under Level Site         1,237         Min Level         1,033           thing Room         14'0x130         Con With         Lot Area	1 States	and the second						y of			
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Preplec Trypes         Electric         Foundation         Yes         Sever         Connected           seement Trype         Full         Born Daved         Fully Finished         Image Store, Washer, Dryme Burn Bree         Fully Finished           montsite         Garden Area, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced         Laundry           rata Face         Units in Bidg         Storage         Laundry           at a face         Units in Bidg         Storage         2,910         Units in Bidg           tutdoor Area         Covered Parking Spaces 2         Cond         Ar Cond.           * of Rooms 15 (Total Sqft: 2,910)         FLOOR AREA (sqft)         FLOOR AREA (sqft)           transace         Park (soft)         Under Level         2,030         Unitifield           sting Room         14'0x13'0         User Evel         2,010         Unitifield           ating Nook         90/270         Lot With         Lot With         Use Stare           ating Noom         14'0x127         Exection Lave <td></td>											
Full         Flooring         Mixed           Bart Devel         B											
Pridge, Stove, Washer, Dreyr, Dishwasher, ''         Greater Area, Thermal Windows, KV Parking, Main Level Entry, Fulk Fenced         COMPLEX INFORMATION         Total Free       Laundry         Story State       Laundry         Story State       Laundry         Story State       Levels of Suite       Laundry         Story State       Levels of Suite       Levels of Suite       Ar Cond.         # of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)       Ar Cond.         Iteration       Washer, Drug       Levels of Suite       Levels of Suite       Ar Cond.         Washer, Drug       Main Level Suite       2,310       FLOOR AREA (sqft)         Iteration       Washer, Drug       List Suite       1,633         Washer, Drug       List Suite       1,633       List Suite         Iteration       14'02130       List Suite       List Suite       1,6433         Iteration       14'02137       List Suite       Suite       1,633         Washer, Drug       List Suite       Suite       Suite       1,633         Iteration       Suite       Suite       Suite       1,633         Iteration       Suite       Suite       Suite       Suite       Suite											
Carden Area, Thermal Windows, RV Parking, Main Level Entry, Fully Fenced         COMPLEX INFORMATION         trata Fee es Incl Winds Projects       Complex Information # Covered Parking Spaces 2       Laundry Air Cond.         trata Fee es Incl Winds Area America       Units Projects       Storreys & Covered Parking Spaces 2       Laundry Air Cond.         # of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)         Intrance       Down 6'9x12'0       Other       Fished Downstais       2,910 1,027       Unifished Main Level       1,633 0,043         intrance       Down 6'9x12'0       Other       Fished Downstais       2,910 1,027       Unifished Main Level       1,633 0,043         undry, Room       14'0x10'0       EXTERIOR FEATURES       Cold Addition 0,043       Cold Addition 0,						Fully Finished					
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Trata Fies       Units Projects       Laundry         geby Sute:       Units Projects       Levels of Sute:       # Covered Parking Spaces 2         # of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)         # of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)         # of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)         # of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)         # of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)         # of Rooms 14 (*0.10°)       Upper Level:       Other         Ining Room       14 (*0.10°)       EXTERIOR FEATURES         tchen       12 3/3 /2       Lot With       Lot Step 19,297         undry /Lot       10 With       Covered Parking Type       Garage - Double         ster Beforom       13 72.14 4       Parking Type       Garage - Double       Gold Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, LandScaped         endorom       14 vol.10°       Elementary       Maple Bay       Quarichan         decom       13 vol.10°       Elementary       Maple Bay       Quarichan         decom       13 vol.10°       Elementary       Maple Bay       Quarichan         group 11 10x114       Bet of Marcase Step & May Maple Bay       Garage - Double       Gold Course Step & Maple Bay	nemues	Gargen Area	a, i nermai win	uuws, Ki							
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the find       # Covered Parking Spaces 2         tudoor Area       Ye of Rooms 15 (Total Sqft: 2,910)       FLOOR AREA (sqft)         ntrance       0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0											
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Down         Main         Up         Other         Disked         2,910         Unfinished           Intrance         6'9x12'0         Disked         2,910         Unfinished         1,633           Wing Room         14'0x13'0         Disked         1,277         Main Level         1,633           Upper Level         Disked         90x7'0         Lot Nerse         0,443         1,633           ating Nook         9'0x7'0         Lot Depth         Lot Size         19,297         Lot Size         19,297           and Noon         14'0x12'7         Lot Size         19,297         Lot Size         19,297           andry/Util 11'0x3'8         6'4x7'8         Ste Influence         Golf Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped           leater Bedroom         13'4x10'0         Elementary         Maple Bay         Maple Bay           widdle         4pc         Middle         Logal Description         Logal Description         Lot Size           tecroom         11'0x11'4         Logal Description         Maple Bay         Maple Bay           widdle         Mosting or a pacceful area to live at the end of a quiet cul-de-sac in Maple Bay, you just found fit This 3 bedroom + den, 3 bath home in alxevew Estates has bot of windows on the main has been upgraded to gorgeous engineered hardwoo			/=								
Intrance       0<	# O	T Rooms 15	<u>```</u>						,		
Wing Room       14'0x13'0       Ubber Level       Other         Wing Room       14'0x10'0       EXTERIOR FEATURES         Atchen       12'3x9'2       Lot With       Lot Arenes       0.443         ating Nook       9'0x7'0       Lot Stage       Barage - Double       Golf Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landes peed         en       13'3x10'0       Ementary       Easter Bedroom       13'3x10'0       Ementary       Emetary       Ementary       Emetary       Emetary<		Down		Up	Other						
EXTERIOR FEATURES         EXTERIOR FEATURES         Lot With       Lot Acres       0.443         Lot With       Lot Size       0.443         andy Room       14 0x127       Lot Shape       Garage - Double         Gold Course Rearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped         aundry (Viii)       11 0x37 81 44       Permetain         Middle Quamichan         aundry (Viii)       11 0x37 81 44 78       Ste Influence       Gold Course Rearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped         aundry (Viii)       11 0x37 81 44 78       Ste Influence       Gold Course Rearby, View - Mountain, Quiet Area, Cul-de-sac, Magle Eay, Quamichan         aundry (Viii)       11 0x37 81 4X8       Middle Cowinchan         Gold Course Rearby, View - Mountain, Quiet Area, Cul-de-sac, Magle Eay, Quamichan         autory (Viii)       Cowinchan         Ste Influence       Gold Course Cowinchan         Cowinchan       Gold Course Cowinchan         autory (Viii)       Cowinchan </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,277</td> <td></td> <td></td> <td>1,633</td>							1,277			1,633	
Itchen       12/3/9/2       Icd With       Icd Acres       0.443         ating Nook       9/0x70       Icd Stape       Garage - Double       19/297         en       13/214/4       Parking Type       Garage - Double       Goff Carage - Double         en       13/214/4       Emintences       Goff Carage - Double         stater Bedroom       13/4x10/0       Etementary       Maje Bay         Baye       Apc       Apc       Midde       Quankthan         edroom       10/4x11/4       Econidary       Cowkishan       Cowkishan         edroom       11/10x316       Percoundary       Maje Bay       Quankthan         other       11/15x610       Icd By       Pemberton Holmes Ltd. (Dun)         ther       11/15x610       Icd By       Pemberton Holmes Ltd. (Dun)         to the expansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The kitchen has lovely tib backs;       Not a low betwee states has lovely tib backs;         vith 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 3/2       Icd By         Vith 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 3/2       Icd By         Vith classic oak	iving Room		14'0x13'0			Upper Level					
ating Nook       9'0x7'0       Lot Depth       Lot Size       19,257         amily Room       14'0x127       Lot Shape       Garage - Double       Garage - Double         gen       13'7x14'4       Ste Influences       Goff Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped Bay         Bater Bedroom       13'4x10'0       Elementary       Maple Bay         Hinden Ces       Cowichan       Cowichan         edroom       10'4x11'4       Legal Description Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48845         edroom       10'4x11'4       Legal Description Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48845         edroom       10'4x11'4       Restrictions         edroom       11'10x11'4       Restrictions         wortgage       14'8x6'10       Tax Rol Number         ther       11'5x6'10       Listed By         fy ou 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 a betwee that a face open living and dining area with a coxy fireplace and a o to the expansive private deck. The flooring on the main floor ang nucl of the acting nook which also accesses the deck. Master suite on the main Neove whith a 3 the deck. Master suite on the main Neove whith a 3 the deck. Master suite on the main Neove whith a 3 the deck. Master suite on the main Neove whith a 3 the deck. Master suite on the main Neove whith a 3 the decker. The flooring on							EX	<b>FERIOR</b>	FEATURES		
anily Room       14'0x12'7       Lot Shape       Garage - Double         aundry/Uti       11'0x3'8       6'4x7'8       Golf Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped         laster Bedroom       13'8x14'4       Parking Type       Golf Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped         naute       4pc       Maple Bay       Quamichan         secondary       Cowinchan       Cowinchan         edroom       10'4x11'4       Legal Description Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48848         eefroom       11'10x11'4       Restrictions         eefroom       11'15x6'10       Listed By       Pemberton Holmes Ltd. (Dun)         torage       14'8x6'10       Mortgage Info       Must be Paid Off       Tax Rol Number         Pour are boking for a paeacful area to five at the end of a quiet cul-de-sac in Maple Bay, you just found it! This 3 bedroom + den, 3 bath home in akeeview Estates has lots of windows on the main floor that ket in natural light and a large open living and dining area with a cozy fireplace and ac ot the exansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The ktchen has lovely tile backs(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, this price, this home will not last long. Call today to view!         This listing information is provided to you by:       Dan JOHNSON - Representative						Lot Width			Lot Acres	0.443	
Image: Parking Type       Garage - Double         audnry/Uti       11'0x3'8       6'4x7'8       Ste Influences       Golf Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped         laster Bedroom       13'4x10'0       Elementary       Maple Bay         editroom       4pc       Maple Bay         until with the start Bedroom       10'4x11'4       Elementary         ledroom       10'4x11'4       Legal Description Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48846         tedroom       11'10x11'4       Restrictions       Must be Paid Off       Tax Rol Number         trage       14'8x6'10       Listed by       Pemberton Holmes Ltd. (Dun)       Tax Rol Number         f 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 a larvai light and a large open living and dining area with a cozy freplace and a o o the expansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The kitchen has lovely tile backs 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 hore as a 4th bedroom. Loads of parking with a double garage and space for your RV or boat, this price, this home will not last long. Call today to view!         This listing information is provided to you by:         DAN JOHNSON - Representative $\zeta_250-746-8115$ Office Emal dunca								1	Lot Size	19,297	
Barter Bedroom       11'0x3'8       6'Ax7'8       Ste Influences       Golf Course Nearby, View - Mountain, Quiet Area, Cul-de-sac, Landscaped         Isater Bedroom       13'4x10'0       Elementary       Maple Bay Quamichan         insuite       4pc       Midde       Quamichan         detroom       10'4x11'4       Legal Description Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48846         dedroom       11'10x11'4       Restrictions       Must be Paid Off       Tax Roll Number         tedroom       16'0x14'8       Mortgage Info       Must be Paid Off       Tax Roll Number         there in 11'5x6'10       Listed By       Pemberton Holmes Ltd. (Dun)       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 akeview Estates has bots of windows on the main fhoor that kt in natural light and a large open living and dining area with a cozy fireplace and ao o the expansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The kitchen has lovely the backs with class accases the deck. Master suite on the main level with a 3) uite, 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, this price, this home will not last long. Call today to view!         This listing information is provided to you by: DAN JOHNSON - Representative C 250-709-4987         Agent Email wrkn4you@gmaLoca         Memberton Holmes Ltd. (Dun)											
This listing information is provided to you by::       DAN JOHNSON - Representative       Sector of parking with a double garage and space for your RV or boat, this price, this home will not last long. Call today to view!									Acuptain Orde	+ Aron Culda and	
Date:       Description       Display 140 0       Elementary       Maple Bay Middle         athroom       4pc       3pc       Middle       Quamichan         secroom       10*4x11/4       Legal Description Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48846         tedroom       11*10x11/4       Restrictions       Must be Paid Off       Tax Roll Number         tedroom       11*5x6*10       Listed By       Pemberton Holmes Ltd. (Dun)         f 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 akeview 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 ac o the expansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The kitchen has lovely tile backs with casic ac 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 3 jute, 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, this price, this home will not last long. Call today to view!         DAN JOHNSON - Representative 		11'0x3'8				Site Innuences		y, view - r	vountain, Quie	et Area, Cui-de-sac,	
This letting information is provided to you by:       DAN JOHNSON - Representative       Current of the set of the s						Flementary					
Bedroom       10*5x11*4       Jecondary       Converting         Bedroom       11*10x11*4       Rescription Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48848         Rescription Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48848       Restrictions         Rescription Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48848         Rescription Lot 18, Section 4&5, Range 4, Comiaken District, Plan VIP48848         Restrictions         Storage       16*0x14*8         Other       Mortgage Info         Must be Paid Off       Tax Roll Number         Listed By       Pemberton Holmes Ltd. (Dun)         ot he expansive private deck. The foring on the main has been upgraded to gorgeous engineered hardwoods. The kthchen has lovely the backsjowith classic oak cabinetry and there is a family room just off the eating nook which also accesses the deck. Master suite on the main keel with a 3 juute, 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, 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@mail.com Agent Webste http://DuncanBCRealEstate.ca         Pemberton Holmes Ltd. (Dun)       250-746-8112         Office Email duncan@pembertonholmes.com       23 QUEENS ROAD DUNCAN V9. 2W1         Cot 746-8123       250-746-81			· · · ·								
This listing information is provided to you by:         DAN JOHNSON - Representative         Visit price, this home will not last long. Call today to view!			Зрс				Čowichan				
This listing information is provided to you by:       DAN JOHNSON - Representative         \$\substract{250-746-8115}\$       \$\substract{250-746-8115}\$         Office Email duncan@pemberton holmes.com       Office Webste http://www.pembertonholmesduncan.com         23 QUEENS ROAD DUNCAN V91_2W1							n Lot 18, Section 48	5, Range	4, Comiaken D	istrict, Plan VIP48848	
This       Listed By       Pemberton Holmes Ltd. (Dun)         f 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 alkeview 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 ac o the expansive private deck. The flooring on the main has been upgraded to gorgeous engineered hardwoods. The kitchen has lovely tile backsgi 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 3 juite, 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, this price, this home will not last long. Call today to view!         This listing information is provided to you by:       DAN JOHNSON - Representative $_{\sim} 250-746-8115$ Agent Email wrkn4you@gmal.com Agent Website http://DuncanBCReaEstate.ca       Pemberton Holmes Ltd. (Dun)         V=250-746-8115       Office Email duncan@pembertonholmes.com Office Website http://Www.pembertonholmesduncan.com 23 QUENS ROAD DUNCAN V9 L2W1         The above information is form sources deemed reliable but is should not be reled upon without independent vertication.       Istication of the with a double parage and space for your release to the main floor the parage and space for your RV or boat, this price, this home will not last long. Call today to view!							Must he Date Off				
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DAN JOHNSON - Representative	vith classic oak uite, and a goo	cabinetry an od-sized den	d there is a fai which could ea	mily room asily be u	n just off the sed as a 4th b	eating nook wh	ich also accesses the	e deck. Ma	ster suite on tl	he main level with a 3pc e	
	100		Agent	Email wrk	DAN J n4you@gmail.c Pemb	OHNSON - Repr \$250-709-498 com Agent Webs erton Holmes L	esentative 7 ite http://DuncanBCRe <b>td. (Dun)</b>	ealEstate.ca		Pemberton Holmes	
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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Mar 20, 2020.				-	ertonholmes.co 23 QUEE	om Office Websit	e http://www.pembert AN V9L 2W1				





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.)							
FLOOR	TOTAL	FINISHED	CRAWL	GARAGE	DECK / PATIO				
MAIN	1633	1633	-	524	455				
LOWER	1277	1277	356	-	477				
TOTAL	2910	2910	356	524	932				



#### **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  $1,675 \text{ m}^2$  (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

Exemptions FULLY TAX	ABLE,	FULLY TAX	ABLE PRO	PERTY						
Equity Tenure	Reg	istered Ow	ner		Lot	Size Type	Acres			
Actual Use	Sing	gle Family D	welling		Lot	Size	0.443			
Month January November January	Year 200 200 199	7 385,0 2 175,0	000 100	Title FB2467 ET133431 EJ7531	Im Im	• •	e Jle Property Ca Jle Property Ca			
Transactions			wiego -	Title	<b>T</b> .	noo otic - Tr	_			
Taxes		3,040.37	2,996.32	3,062.70	3,202.63	3,627.54	4 3,842.81	3,856.34		
Percent Char	nge	67%	63%	63%	66%	<b>80%</b>	<b>93%</b>	100%		
Total Value		316,000	296,000	-	308,000	-	-	470,000		
Improvemen	ts	131,000	120,000	-	120,000	-	-	215,000		
Land Value		2013 <b>131,000</b>	2014 <b>120,000</b>	2015 <b>120,000</b>	2016 <b>120,000</b>	2017	2018 <b>209,000</b>	2019 <b>215,000</b>		
VIP48848	18			63	4&5		4			
Legal Descrip Plan	otion Lot	Block	DLot	LDist	Sectio	n Twn	Range	Md		
Electoral Are					Ke	gional District	10			
Area Code	_	4				spital District	10			
School Distri	ct	79			PC					
PID/MHP No		014-493								
Neighbournood         001 Maple E           Roll No.         008055636			-	IU GEIIUA KU		nuu (33				
Jurisdiction <b>315 DISTRICT OF NORTH COWIC</b> Neighbourhood <b>001 Maple Bay Rd To Genoa Rd</b>				CHAN Owner 2 Address						
Address 6495 BURNETT PL					Owner 1					





The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.

Dan Johnson, Realtor<sup>®</sup> - Pemberton Holmes Ltd 23 Queens Rd, Duncan BC V9L 2W1 250-709-4987 www.duncanbcrealestate.ca