

# Dan Johnson

REALTOR®

*PEMBERTON  
HOLMES*

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Information Package

For

***1538 Adelaide St, Crofton***

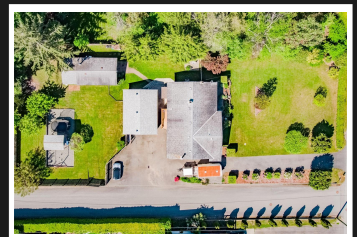
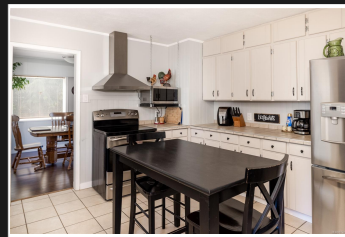




PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# CROFTON OCEANVIEW HOME!



## 1538 Adelaide St

OCEANVIEW FAMILY HOME with subdivision potential (confirm with North Cowichan) in the lovely seaside village of Crofton on a 1/2acre mature lot. This 4 bed, 2 bath home is just perfect for a growing family and is well cared for with some updates and many great features...heat pump, loads of storage, a large 25x20 separate dbl garage for all your toys and an awesome 440sqft workshop fully equipped with 220A to do whatever you want! The main level has 3 beds and the lower has 1 more bedroom and a great family/rec room for the kids. The large fenced backyard has the most skookum oceanview playhouse built on a solid steel frame with swings for the kids (or adults) and lots of fruit trees and room to plant veggies. Set back from the road, this home has ample parking including RV parking with sanidump! It's just a 5 minute walk to Crofton Elementary School and only a 15 minute drive to Duncan. With a few finishing touches this is the whole package! What more could you possibly want or need?



**Priced at**  
**\$649,900**

Area	Crofton	Age	1958
Bedrooms	4	Taxes	3988
Bathrooms	2	Tax Year	2020
Lot Size	21780	MLS#	873476
Floor Space	2627	Parking	

**DAN JOHNSON**

Pemberton Holmes - Duncan

Scan this QR  
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smart phone



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

23 Queens Road  
Duncan, V9L 2W1





**Dan Johnson**  
 Cell: 250-709-4987  
 wrkn4you@gmail.com  
 Pemberton Holmes Ltd. (Dun)



**1538 Adelaide St  
 Du Crofton ~ V0R 2G0**

**Rooms**

RoomType	Level	Dim/Pcs
Bedroom	Lower	13'3x17'3
Family Room	Lower	13'0x13'0
Laundry	Lower	17'0x12'9
Other	Lower	18'0x9'10
Rec Room	Lower	16'0x9'0
Bathroom	Main	4-Piece
Bedroom	Main	10'2x13'7
Bedroom	Main	11'7x9'7
Dining Room	Main	10'6x13'0
Ensuite	Main	3-Piece
Kitchen	Main	11'9x12'8
Living Room	Main	22'3x13'5
Primary Bedroom	Main	14'4x14'9
Workshop	Other	15'10x24'
Utility Room (Unfinished)	Unflower	16'5x15'2
Garage (Unfin)	Other	25'10x20'

**Listing Summary**

**MLS@:** 873476  
**Status:** Active  
**Sub Type:** SF Det  
**DOM:** 1  
**Taxes:** \$3,988  
**2021 Asmt:** \$426,000  
**List Price:** \$649,900  
**Orig Price:** \$599,900  
**Sold Price:**  
**Pend Date:**  
**Strata Fee:**  
**Title:** Freehold

**Remarks**

OCEANVIEW FAMILY HOME with subdivision potential (confirm with North Cowichan) in the lovely seaside village of Crofton on a 1/2acre mature lot. This 4 bed, 2 bath home is just perfect for a growing family and is well cared for with some updates and many great features...heat pump, loads of storage, a large 25x20 separate dbl garage for all your toys and an awesome 440sqft workshop fully equipped with 220A to do whatever you want! The main level has 3 beds and the lower has 1 more bedroom and a great family/rec room for the kids. The large fenced backyard has the most skookum oceanview playhouse built on a solid steel frame with swings for the kids (or adults) and lots of fruit trees and room to plant veggies. Set back from the road, this home has ample parking including RV parking with sanidump! It's just a 5 minute walk to Crofton Elementary School and only a 15 minute drive to Duncan. With a few finishing touches this is the whole package! What more could you possibly want or need?

**Interior Details**

**Layout:** Main Level Entry with Lower Level(s)  
**Bedrms:** 4    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 2  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 2,627  
**Bth 4Pce:** 1    **Unfin SqFt:** 249  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 1    **Basement:** 6' 10" / Full, Partially Finished, Walk-Out Access  
**Ens 4+Pce:** 0    **FP Feat:** Living Room, Recreation Room, Wood Burning, Wood Stove  
**App Incl:** Dishwasher, F/S/W/D  
**Intr Ftrs**

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	1,159	1,468			
<b>Beds</b>	1	3	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

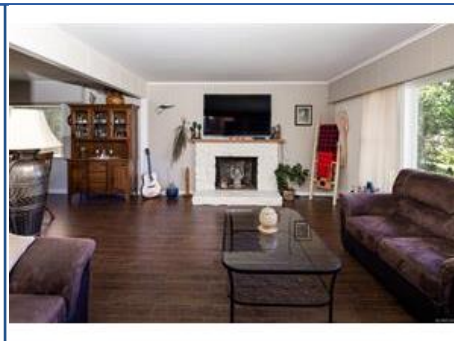
**Built (est)** 1958    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Insulation: Ceiling, Insulation: Walls, Stone, Stucco & Siding  
**Ext Feat:** Fencing: Full, Garden, Playground

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

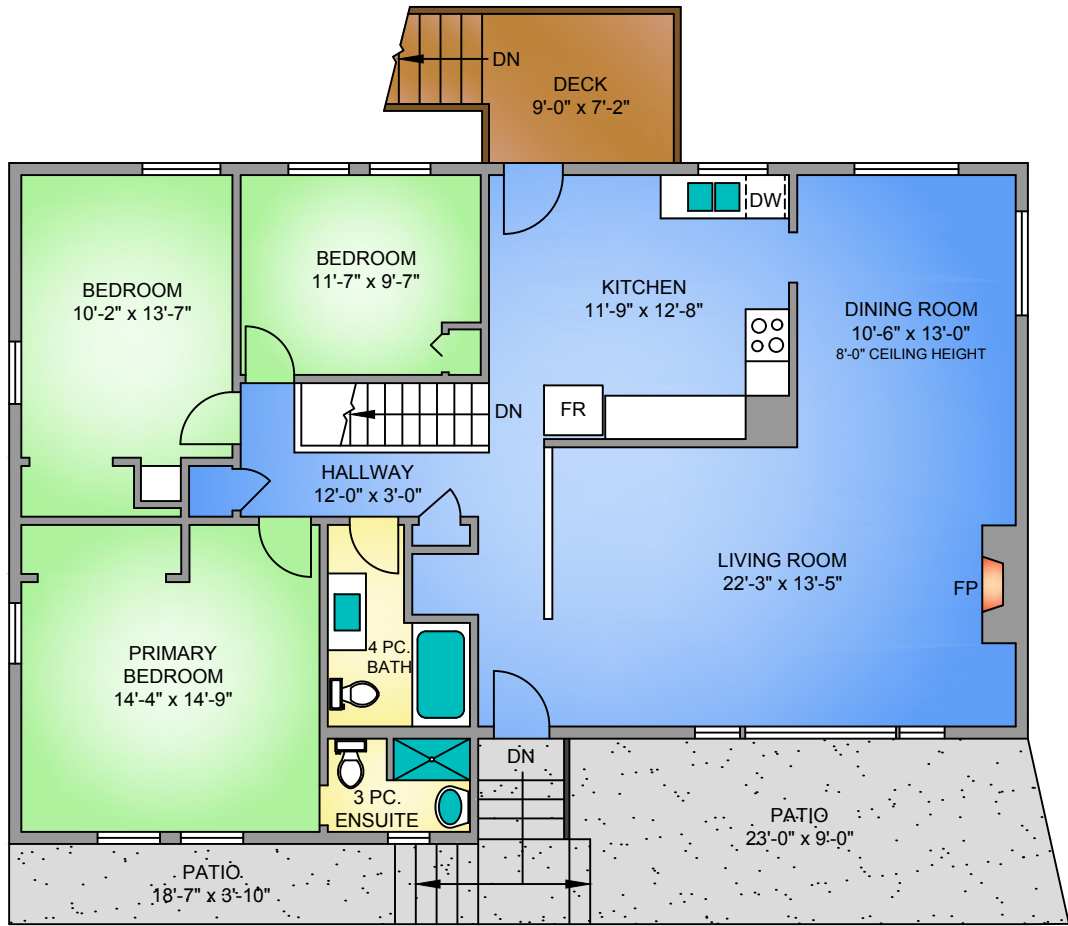
**Cool:** Air Conditioning  
**Heat:** Electric, Forced Air, Heat Pump  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss**

**Lot/Strata Information**

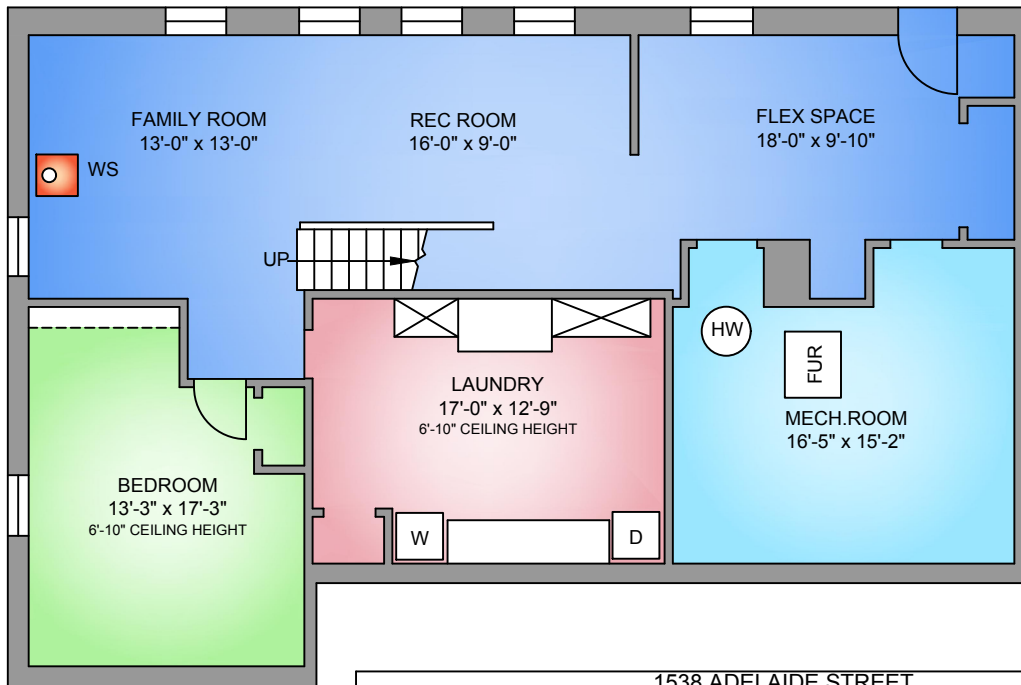
**Prk Type:** Additional, Driveway, Garage Double, RV Access/Parking  
**Water:** Municipal    **Waste:** Sewer Connected  
**Lot Feat:** Family-Oriented Neighbourhood, Landscaped, Quiet Area, Recreation Nearby, Rectangular Lot  
**Complex:**  
**SqFt Balc:**    **StrLots/Cplx:**  
**SqFt Prk:**    **Bldgs/Cplx:**  
**SqFt Pat:**    **Suites/Bldg**  
**SqFt Strg:**    **Floors/Bldg**  
**Gnd/Top?**    **Lvl/Suite:**  
**Shrd Am:**  
**Lot Size** 21,780sqft / 0.50ac    **Dims (w/d):**  
**View:** Mountain(s), Ocean    **Waterfront:**  
**Services:**  
**Rent Alld?:**  
**Yng Ag Alld?:**  
**Pets Alld?:**  
**BBQs Alld?:**  
**Unit Incl:**



**MAIN FLOOR**  
**1468 SQ. FT.**  
 8'-0" CEILING HEIGHT



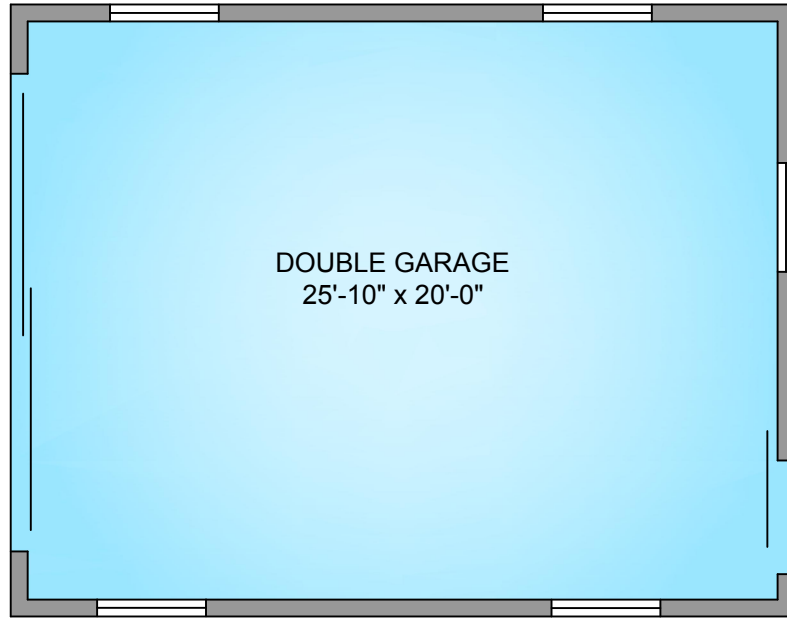
**LOWER FLOOR**  
**1159 SQ. FT.**  
 6'-10" CEILING HEIGHT



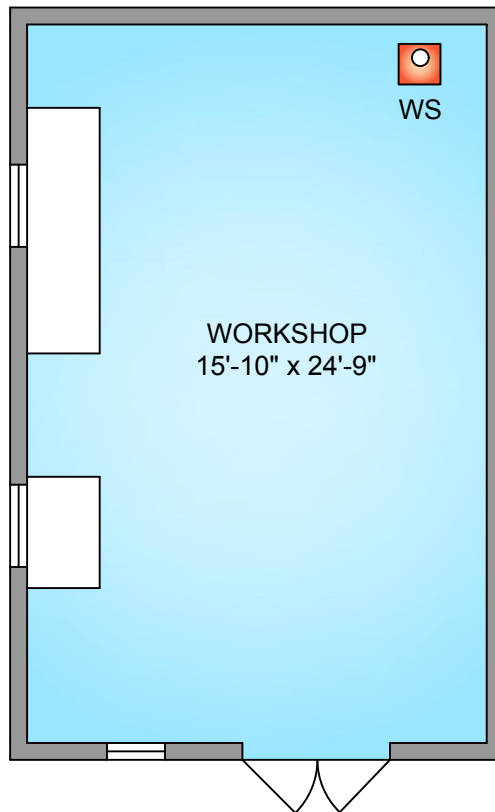
**1538 ADELAIDE STREET**  
**MAY 11, 2021**  
 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.  
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	DETACHED GARAGES	DECK / PATIO
MAIN	1468	1468	-	1009	353
LOWER	1408	1159	249	-	-
<b>TOTAL</b>	<b>2876</b>	<b>2627</b>	<b>249</b>	<b>1009</b>	<b>353</b>

GARAGE/  
WORKSHOP  
569 SQ. FT.



WORKSHOP  
440 SQ. FT.



1538 ADELAIDE STREET MAY 11, 2021 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	DETACHED GARAGES	DECK / PATIO
MAIN	1468	1468	-	1009	353
LOWER	1408	1159	249	-	-
<b>TOTAL</b>	<b>2876</b>	<b>2627</b>	<b>249</b>	<b>1009</b>	<b>353</b>

***Property Notes – 1538 Adelaide St, Crofton***

Separate 25'10'x20' Garage

Separate 15'10x24'9 Workshop with 220amp power

Amazing Playhouse with Swing Set on solid metal tubing

Fruit Trees

Fully Fenced Backyard

Sani-Dump

## 1538 ADELAIDE ST CROFTON

Area-Jurisdiction-Roll: 04-315-08683.000



04-315-08683000 11/02/2015

**Total value \$426,000**

2021 assessment as of July 1, 2020

Land	\$211,000
Buildings	\$215,000

Previous year value \$384,000

Land	\$196,000
Buildings	\$188,000

### Property information

Year built	1958
Description	1 STY house - Standard

Bedrooms 3

Baths 1

### Carports

Garages G

Land size 21963 Sq Ft

First floor area 1,447

### Second floor area

Basement finish area 1,302

### Strata area

### Building storeys

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

Lot 17 Plan VIP5760 Section 19 Range 3 Land District 63  
Except Plan VIP55933

PID: 005-931-126

### 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



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

# PROPERTY INFORMATION

## General Property Information

<b>Civic Address:</b>	1538 ADELAIDE ST
<b>Folio:</b>	08683-000
<b>LTO Number:</b>	CA539021
<b>PID:</b>	005-931-126
<b>MHR Number:</b>	
<b>Status:</b>	Active
<b>Property No:</b>	107376
<b>Legal:</b>	LOT 17 SECTION 19 RANGE 3 COMIAKEN PLAN VIP5760 EXCEPT PLAN VIP55933.

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0090	1 STY SFD-AFTER 1930-STD
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	CROFTON	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	GREEN B	GREEN B SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

## Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	Reg	0.00	1	211,000	215,000	426,000	426,000
2020 May 25, 2020	Reg	3,987.67	1	196,000	188,000	384,000	384,000
2019 May 13, 2019	Reg	3,951.11	1	200,000	182,000	382,000	382,000

## 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.



CERTIFICATE ISSUED

DATE 24th February 1997

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C. 000  
Folio No. 8683-000

# BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

DATE Nov. 6 1996 PERMIT NO. # 331  
ADDRESS P.O. Box 742 (NO.) Crafton B.C. (STREET)

APPLICANT \_\_\_\_\_  
PERMIT TO construct (TYPE OF IMPROVEMENT) 1 STORY Garage (PROPOSED USE) NUMBER OF DWELLING UNITS N/A  
AT (LOCATION) 1538 (NO.) Madelaide St. (STREET) ZONING DISTRICT R-3

Plan 5760  
SUBDIVISION Com S-19 R-3 LOT 17 BLOCK \_\_\_\_\_ LOT SIZE 29 x 69 m  
BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: [REDACTED]  
The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA \_\_\_\_\_  
OWNER X \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
Bruce L. Olfant

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C.  
Folio No. 8683-000

## BUILDING PERMIT

DEPT. FILE COPY  
# 0339  
VALIDATION

APPLICANT Bill DATE Nov. 6 1996 PERMIT NO. # 331  
ADDRESS P.O. Box 742 (NO.) Crafton B.C. (STREET)

PERMIT TO constru (TYPE OF IMPROVE..) 1 STORY Garage (PROPOSED USE) NUMBER OF DWELLING UNITS N/A  
AT (LOCATION) 1538 (NO.) Madelaide St. (STREET) ZONING DISTRICT R-3

Plan 5760  
SUBDIVISION Com S-19 R-3 LOT 17 BLOCK \_\_\_\_\_ LOT SIZE 29 x 69 m  
BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: As per approved plans.

AREA \_\_\_\_\_ ESTIMATED VALUE \$ 5,000 PERMIT FEE \$ 50.00

OWNER X \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
BUILDING DEPT. BY Bruce L. Olfant

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C. 5760  
Folio No. \_\_\_\_\_

# BUILDING PERMIT

DEPT. FILE COPY

5347

VALIDATION

DATE 84-06-11 19\_\_\_\_ PERMIT NO. 259  
APPLICANT \_\_\_\_\_ ADDRESS P.O. BOX 14 CROFTON VORIKO  
(STREET)  
PERMIT TO ADDITION (TYPE OF IMPROVEMENT) (\_\_\_\_) STORY 5x7 BATH (NO.) NUMBER OF DWELLING UNITS \_\_\_\_\_  
4x8 CHAIRS HOUSE  
4x24 wood (PROPOSED USE)  
AT (LOCATION) 1538 ADELAIDE ST (NO.) 12x24 WORKSHOP (STREET) ZONING DISTRICT R3

SUBDIVISION Com 5760, R3, S19 LOT 17 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: \_\_\_\_\_

AREA \_\_\_\_\_ ESTIMATED VALUE \$ 2,000 PERMIT FEE \$ 15  
(SQUARE FEET)

OWNER \_\_\_\_\_ BUILDING DEPT. BY [Signature]  
ADDRESS \_\_\_\_\_

CERTIFICATE ISSUED  
DATE \_\_\_\_\_

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C. 5760  
Folio No. \_\_\_\_\_

# BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

DATE 84-06-11 19\_\_\_\_ PERMIT NO. 259  
APPLICANT \_\_\_\_\_ ADDRESS P.O. BOX 14 CROFTON VORIKO  
(STREET)  
PERMIT TO ADDITION (TYPE OF IMPROVEMENT) (\_\_\_\_) STORY 5x7 BATH (NO.) NUMBER OF DWELLING UNITS \_\_\_\_\_  
4x8 CHAIRS HOUSE  
4x24 wood (PROPOSED USE)  
AT (LOCATION) 1538 ADELAIDE ST (NO.) 12x24 WORKSHOP (STREET) ZONING DISTRICT R3

SUBDIVISION Com 5760, R3, S19 LOT 17 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: \_\_\_\_\_

AREA \_\_\_\_\_  
(SQUARE FEET)

OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_



1541

1535

R3

15

Queen St

R3



Identify

Identify

Results

Results found: 3

Clear

**House 1:** 1538

**House 1:**

**Street Name:** ADELAIDE ST

**PID:** 005-931-126

**Folio:** 08683-000

**Lot:** 17

**Plan:** VIP5760

**Non-Legal Description:** L 17 PL  
5760 EXC PL VIP55933

**Approx. m2:** 2,051.24

**Approx Acre:** 0.51

**Approx Hectare:** 0.20

**Section:** 19

**Range:** 3

**Land District:**

**Zoning:** R3

**Split Zoned:** NA

**Map Grid:** G-09

ADelaide St

1538

1528

1514

ROBIN LANE

1578

R3

1548

1526

1524

1-1532

1522

1520

1518

-123.640 48.858 Degrees

20m



## 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

REALTOR®

*PEMBERTON  
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Realtor® - Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

[www.duncanbcrealestate.ca](http://www.duncanbcrealestate.ca)