

Dan Johnson

REALTOR®

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

4014 Wellburn Pl, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

UPSCALE COUNTRY STYLE!



4014 Wellburn Pl

CUSTOM EXECUTIVE HOME with features you rarely see these days! A quality home by Radcliffe Construction Ltd, this 3 bed/3 bath home has soaring ceilings & an open layout. Gorgeous stone fireplace, lrg kitchen w/ custom wood cabinetry, quartz counters, 6-burner gas stove w/ pot filler, & SS appliances. Dining area w/ high-end light fixture & big windows looks to the backyard. Pantry w/ solid wood shelves. Hardwood flooring & stairs all made & installed on site. Solid wood doors w/ iron handles. Master ensuite w/ separate soaker tub, glass steam shower, dbl vanity, toilet w/ door & farmhouse window above. Massive walk-in closet w/ vaulted ceiling & window. Garage has a storage room & built-in spot for a dog wash. Extra meter for future shop to the right of the house. Landscaped w/ sprinkler system. 'Features List' on realtor's website. Home & property are thought out with care & attention to every detail! If you're looking for a one-of-a-kind home in an ideal location, you've found it!



Priced at
\$1,500,000

Area	East Duncan	Age	2021
Bedrooms	3	Taxes	
Bathrooms	3	Tax Year	2020
Lot Size	32234.4	MLS#	877197
Floor Space	3025	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
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)



4014 Wellburn PI
Du East Duncan ~ V9L 5V2

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 3,025
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 1 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D, Oven/Range Gas
Intr Ftrs: Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	13'4x13'2
Ensuite	Main	5-Piece
Entrance	Main	5'11x3'1
Kitchen	Main	9'3x14'10
Laundry	Main	7'4x5'10
Living Room	Main	16'11x28'
Other	Main	7'1x7'9
Primary Bedroom	Main	16'1x15'1
Storage	Main	7'1x7'6
Walk-in Closet	Main	16'0x6'11
Bathroom	Second	5-Piece
Bedroom	Second	13'0x9'7
Bedroom	Second	13'0x12'1
Bonus Room	Second	16'2x26'0

Listing Summary

MLS@: 877197 **List Price:** \$1,500,000
Status: Active **Orig Price:** \$1,500,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$0 **Strata Fee:**
2021 Asmt: \$437,000 **Title:** Freehold

Remarks

CUSTOM EXECUTIVE HOME with features you rarely see these days! A quality home by Radcliffe Construction Ltd, this 3 bed/3 bath home has soaring ceilings & an open layout. Gorgeous stone fireplace, lrg kitchen w/ custom wood cabinetry, quartz counters, 6-burner gas stove w/ pot filler, & SS appliances. Dining area w/ high-end light fixture & big windows looks to the backyard. Pantry w/ solid wood shelves. Hardwood flooring & stairs all made & installed on site. Solid wood doors w/ iron handles. Master ensuite w/ separate soaker tub, glass steam shower, dbl vanity, toilet w/ door & farmhouse window above. Massive walk-in closet w/ vaulted ceiling & window. Garage has a storage room & built-in spot for a dog wash. Extra meter for future shop to the right of the house. Landscaped w/ sprinkler system. 'Features List' on realtor's website. Home & property are thought out with care & attention to every detail! If you're looking for a one-of-a-kind home in an ideal location, you've found it!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		1,870	1,155		
Beds	0	1	2	0	0
Baths	0	2	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 2021 **Lgl NC Use:**
Oth Equ: Electric Garage Door Opener
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Stone
Ext Feat: Low Maintenance Yard, Outdoor Kitchen

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

Cool: None
Heat: Forced Air, Natural Gas, Radiant FI
Roof: Metal
Fndn: Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Driveway, Carport Double, RV Access/Parking
Water: Municipal **Waste:** Septic System
Lot Feat: Cul-de-sac, Irregular Lot, Landscaped, Quiet Area, Recreation Nearby
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg**
SqFt Strg: **Floors/Bldg**
Gnd/Top? **Lvls/Suite:**
Shrd Am:

Lot Size 32,234sqft / 0.74ac

Dims (w/d):

Waterfront:

View:

Services:

Rent Alld?:

Yng Ag Alld?:

Pets Alld?:

BBQs Alld?:

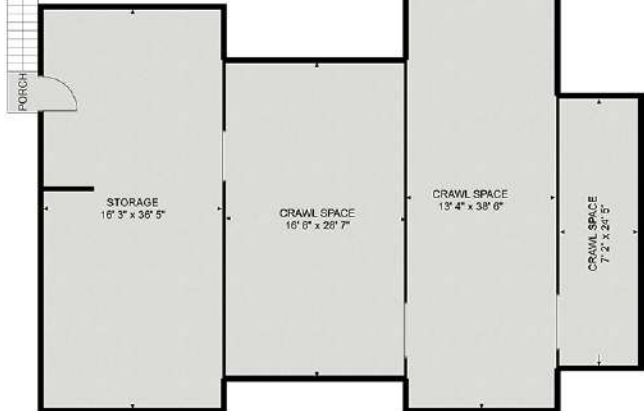
Unit Incl:



MAIN FLOOR



LOWER FLOOR



UPPER FLOOR



4014 WELLBURN PL							
FLOOR	FINISHED	STORAGE	CRAWL SPACE	PATIO	PORCH	GARAGE	TOTAL
LOWER	0	608	1284	0	0	0	1892
MAIN	1870	0	0	404	141	700	3115
UPPER	1155	0	0	0	0	0	1155
TOTAL	3025	608	1284	404	141	700	6162

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Dan Johnson

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Features List – 4014 Wellburn Pl, Duncan

Kitchen

Brand new Kitchenaid stainless appliances, including a 6-burner gas stove

Custom under cabinet panel with lighting

Handles and pulls from Israel

High end light fixtures

Solid fir wood kick plates

Quartz countertops

Pot filler above stove

Custom Pantry

Electrical outlet for bar fridge and microwave

Master Suite

Vaulted ceilings

Custom Trans Canada Railway spike handles on barn doors

Huge walk-in closet with vaulted ceiling and window

5pc Ensuite with heated tile floor, quartz countertops double vanity with deep custom wooden drawers

Living Space

Natural stone fireplace

Custom fir sills

Soaring Ceilings

Custom sanded 1 inch T & G flat sawn fir Wood Flooring

Covered Deck

Custom Lighting

Outdoor kitchen ready with conduits for hot/cold water, natural gas hook-up & electricity

Exterior

Garage door has etched glass inside & smoked outside

Stone accents and stone sills

Fencing has lighting on both sides

Septic is on left side of house on the hill

Landscaped front and back

Exterior door, window, belly band and fascia boards are cedar

Sani-dump can be installed beside the garage to go into the septic system

Air conditioner & natural gas generator ready

200amp underground service for house & 200amp extra meter for future shop.

Trent Radcliffe Construction Ltd

Specifications sheet for new home - 4014 Wellburn Place

GENERAL

Building meets 2021 national building code

2/5/10 new home warranty provided by WBI Home Warranty

3025 sq ft single family home on crawl space

Exterior walls are 2 x 6 insulated to R20

Interior ceiling is vaulted in living room, master bedroom, master bathroom, walk in closet and both upper bedrooms. The main living room and hallway 14'6. All other areas of living space are 9 ft

All exterior walls sheathing is ½" OSB

Roof is ½" plywood

Roof has black prolock metal roofing

Exterior Hardi board and baton, cedar belly bands and fascia boards with cedar trim around windows and doors

Gable ends are hardi board and baton

All exterior and interior paint is Benjamin Moore and was done by Barry Phillips

Exterior 6 x 6 fir post knife mounted to concrete

Natural stone wall outside with stone window sills

Natural stone around interior fireplace and finished with shiplap feature wall

Tv mounting behind shiplap wall

5 inch aluminum fascia gutters with leaf guards and downspouts with black aluminum soffits

Main entrance and covered back patio painted wood soffits

Garage door has grey lite tint exterior and satin etch glass interior for privacy. Complete with openers

Garage door is 8 X 16

Fir stained front door with passage set and dead bolt

Black exterior and interior windows with muntin bars and flex screens

Driveway and rear patio concrete with smooth borders and exposed aggregate center

Sprinkler system with different zones for lawn and flower beds

Custom wood closets throughout house excluding master

Finishing trim is 4 inch and 5 inch flat stock

Fir Stained interior and exterior doors

Black Cast iron door handles and locks with brass internal hardware throughout house

Drywall return and custom fir window sills

Cast iron cabinet pulls on cabinets from Israel

Barn door handles made from trans-canada railway spikes

Cast Iron wall vents

Custom floor vents

High end lighting with LED Edison daylight bulbs

Custom wood pantry

Custom wood Mudroom

Separate finished storage room in garage

Large amount of dry storage with lighting in crawl space

Hot/cold water, gas and electrical run for outdoor kitchen in back yard

Rv parking

HEATING

Air conditioner ready

High Efficiency gas forced air furnace

Natural gas bbq box hookup

Gas fireplace in living room

Plumbing for natural gas heater on patio

Bathrooms

Gas hot water on demand

Ensuite bathroom:

Large custom wood vanity with quartz counter

Custom mirrors

Restored farmhouse window

Black accessories

White Tub

Custom Steam shower

White Soaker Tub

Studio Toilet 4.8 White low flush

Two White under mount sink

Heated Floors

Main bath:

Black accessories

White tub/shower with barn door slider and tile

Studio Toilet 4.8 white low flush

Two white undermount sinks

Powder room:

Black accessories

White undermount sink

Shiplap feature wall

Low flush white toilet

ELECTRICAL

Natural Gas generator ready & AC Ready

Cable and tech outlet in main areas

Network panel installed in living room

Smoke detectors to code

200 amp underground service to house

200 amp separate underground service for potential future shop

FLOORING

Tile in mudroom, laundry room and upstairs bathroom

Master bathroom has heated tile floors

Carpet in both upstairs bedrooms

Main house 1 inch T & G Custom fir floor

KITCHEN

Custom wood cabinets inside and out

Quartz countertops

Over height uppers

Custom Island

Undermount white farmhouse 2 bowl sink w black accessories

Black pot filler above stove

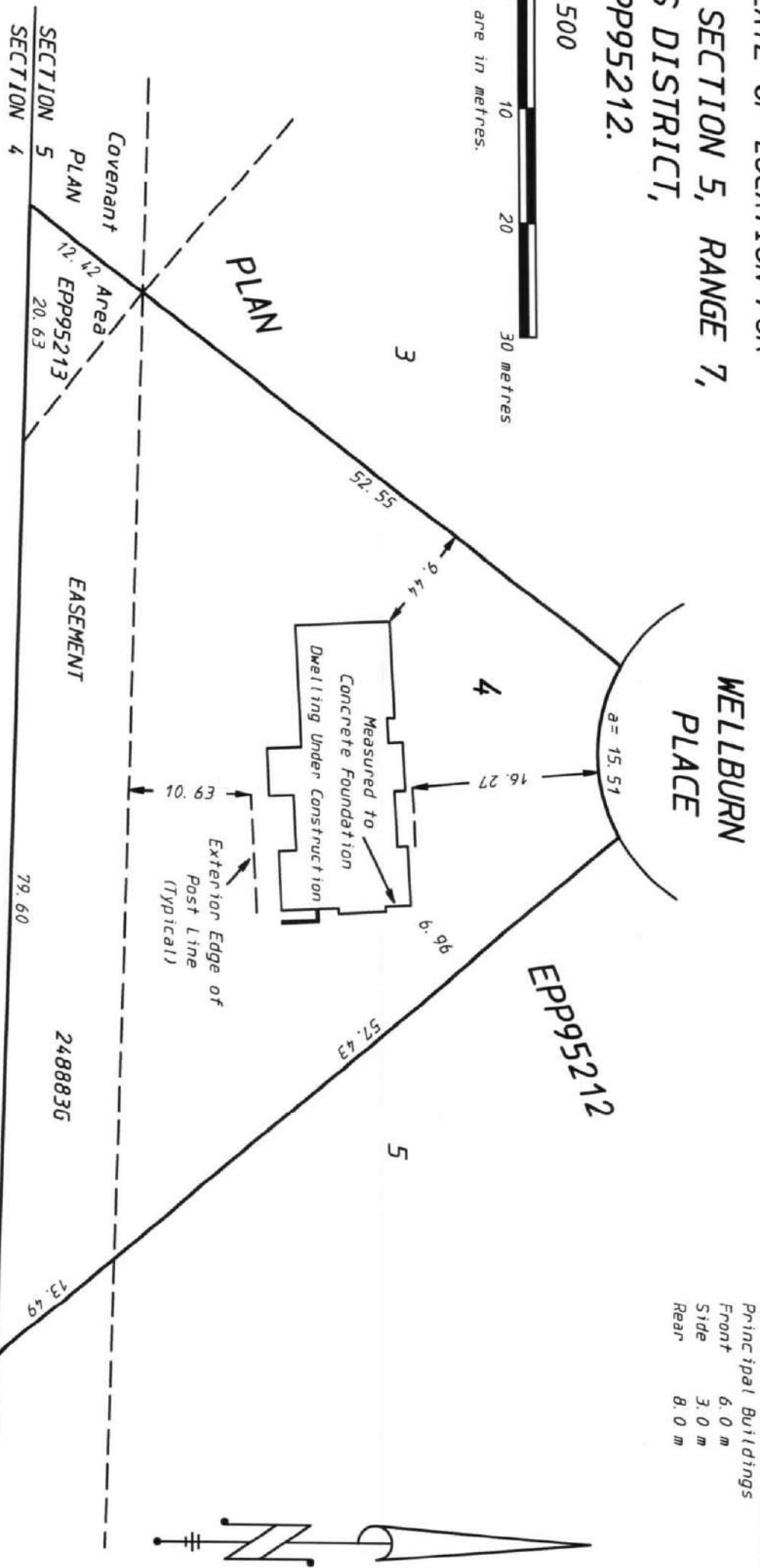
Stainless Kitchen aid Fridge, Dishwasher and 6 burner gas stove

**B. C. LAND SURVEYOR'S
CERTIFICATE OF LOCATION FOR
LOT 4, SECTION 5, RANGE 7,
SOMENOS DISTRICT,
PLAN EPP95212.**

SCALE 1 : 500



Note: Lot 4 lies within the Corporation of the District of North Cowichan and is Zoned R-1. Bylaw setback requirements are as follows:
Principal Buildings
Front 6.0 m
Side 3.0 m
Rear 8.0 m



This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 26th day of August, 2020.

B. C. L. S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

1
PLAN 34126

KENYON WILSON
PROFESSIONAL LAND SURVEYORS
221 CORONATION AVE.
DUNCAN, B. C. V9L 2T1 (250) 746-4745
FILE 18-8336. C04

Rem 1
PLAN 28010

The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.
All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

PROPERTY INFORMATION

General Property Information

Civic Address: 4014 WELLBURN PLC
Folio: 06039-023
LTO Number: CA7974705
PID: 031-028-284
MHR Number:
Status: Active
Property No: 120756
Legal: LOT 4 SECTION 5 RANGE 7 SOMENOS PLAN EPP95212

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS		
ACTUAL USE	001	VACANT RES. LESS THAN 2 ACRES
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BLUE B	BLUE B SCHEDULE
ZONING	R1	RESIDENTIAL RURAL ZONE

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	3,347.32	1	312,000	125,000	437,000	437,000

Community Development Folder BP008917

Project No.: PRJ-001148
Folder Manager: TIM BYRON
Status: COMPLETED
Applied Date: Jul 22, 2020
Completed Date: May 19, 2021
Type: SINGLE FAMILY DWELLING - NEW
Purpose: THIS PERMIT IS FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING.

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.



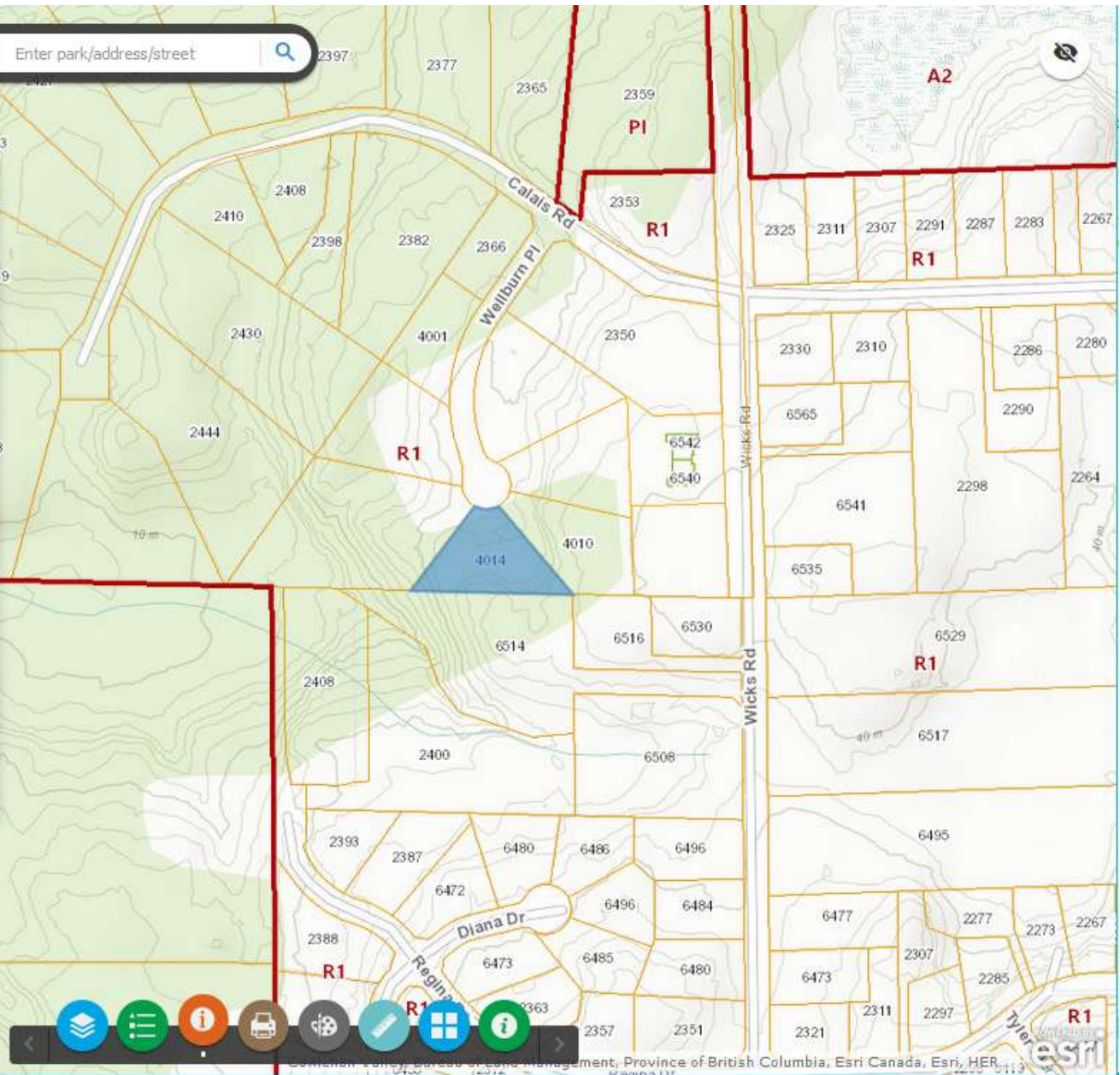
Identify

Identify Results

Results found: 3 Clear

House 1: 4014
House 1:
Street Name: WELLBURN PLC
PID: 031-028-284
Folio: 06039-023
Lot: 4
Plan: EPP95212
Non-Legal Description: L 4 PL EPP95212

Approx. m2: 3,013.44
Approx Acre: 0.74
Approx Hectare: 0.30
Section: 5
Range: 7
Land District:
Zoning: R1
Split Zoned: NA
Map Grid: E-05



-123.684 48.810 Degrees



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 m² (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 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (h) [Repealed. BL3367]



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