

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

3491 Arbutus Dr S, Cobble Hill





Dan Johnson
 Personal Real Estate Corporation
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



3491 Arbutus Dr S
ML Cobble Hill ~ V9L 1L1

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,845
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 1 **FP Feat:** Family Room, Gas, Living Room
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10'0x11'2
Dining Room	Main	13'3x14'0
Eating Nook	Main	8'4x7'3
Ensuite	Main	5-Piece
Entrance	Main	5'10x12'2
Family Room	Main	11'5x20'0
Kitchen	Main	7'6x14'0
Laundry	Main	7'7x6'1
Living Room	Main	13'0x23'0
Primary Bedroom	Main	15'5x12'3
Walk-in Closet	Main	4'7x8'3

Listing Summary

MLS@: 897017 **List Price:** \$1,249,000
Status: Active **Orig Price:** \$1,249,000
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$3,476 **Strata Fee:** \$465
2022 Asmt: \$907,000 **Title:** Frhld/Str

Remarks

INCREDIBLE OCEAN VIEWS! This custom architecturally designed home is perched in the perfect location at the crest of the hill with amazing views of the ocean and mountains to the East along with delightful sunrises as well as beautiful sunsets to the West with no one in front of you, or behind you! As you enter you are greeted with a grand foyer with a vaulted ceiling and a large sunken living room also with vaulted ceilings, large windows and a cozy fireplace. There is a spacious dining room, newer kitchen with quartz counters, an island and some very cool built-ins. There is an eating nook with sliders out to an awesome ocean view patio, a family room with corner fireplace, large master bed with 5pc ensuite and a guest bed and one more bath. There is also a large double garage with room for storage. The master, kitchen and eating nook all look out to the ocean and eastern mountains and there are sliders off the master to the patio as well. Visit Arbutusridge.ca for all amenities.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,845	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1991 **Lgl NC Use:**
Oth Equ: Central Vacuum
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco
Ext Feat: Balcony/Patio, Low Maintenance Yard

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

Cool: Air Conditioning
Heat: Electric, Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

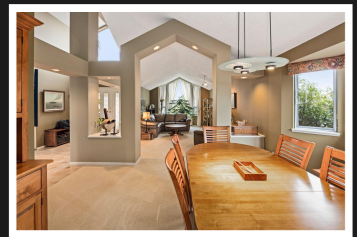
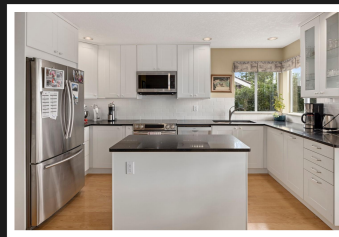
Prk Type: Garage Double **Lot Size:** 6,534sqft / 0.15ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer To Lot **View:** Mountain(s), Ocean
Lot Feat: Adult-Oriented Neighbourhood, Gated Community, Landscaped, No Through Road, On Golf Course, Quiet Area
Complex: **Prk Tota:** 2 **Services:**
SqFt Balc: **StrLots/Cplx:** 646 **Rent Alld?:** Some Rentals: See Bylaws
SqFt Prk: **Bldgs/Cplx:** **Yng Ag Alld?:** 50
SqFt Pat: **Suites/Bldg:** **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Strg: **Floors/Bldg:** **BBQs Alld?:** Yes
Gnd/Top?: **Lvs/Suite:** **Str Lot Incl:** Deck/Patio, Private Garden
Shrd Am: Clubhouse, Common Area, Fitness Centre, Kayak Storage, Pool **Unit Incl:** Sewer, Water



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OCEANVIEW HOME IN ARBUTUS RIDGE!



3491 Arbutus Dr

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Priced at
\$1,249,000

Area	Cobble Hill	Age	1991
Bedrooms	2	Taxes	3476
Bathrooms	2	Tax Year	2021
Lot Size	6534	MLS#	897017
Floor Space	1845	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

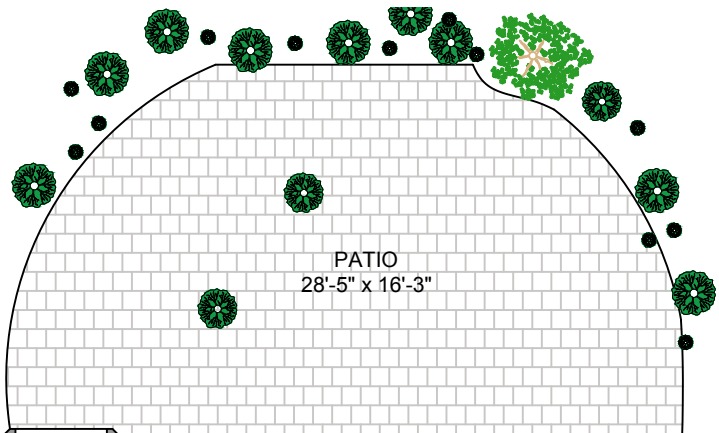
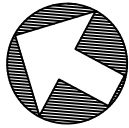
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(250) 746-8123
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

23 Queens Road
Duncan, V9L 2W1

NORTH



PATIO
28'-5" x 16'-3"

BREAKFAST NOOK
8'-4" x 7'-3"

PRIMARY BEDROOM
15'-5" x 12'-3"

DW

KITCHEN
7'-6" x 14'-0"

FP

FAMILY ROOM
11'-5" x 20'-0"

WALK IN CLOSET
4'-7" x 8'-3"

5 PC. ENSUITE

MAIN FLOOR
1845 SQ. FT.

8'-0" CEILING HEIGHT

DINING ROOM
13'-3" x 14'-0"

FR

4 PC. BATH

FOYER
5'-10" x 12'-2"
16'-0" CEILING

W

D

LAUNDRY
7'-7" x 6'-1"

BEDROOM
10'-0" x 11'-2"

MURPHY

FP

LIVING ROOM
13'-0" x 23'-0"

HW

GARAGE
18'-0" x 22'-0"

3491 ARBUTUS DRIVE SOUTH
MARCH 16, 2022

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	GARAGE	DECK / PATIO
MAIN	1845	1845	432	406
TOTAL	1845	1845	432	406

11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Single family dwelling;
- b. Community service facilities, limited to a maximum total land area of 2.5 hectares within the CD-1 Zone;
- c. Private utility/property maintenance yard and non-commercial RV/boat storage area.

2. Minimum Areas and Contiguity Required for Certain Uses

In the CD-1 Zone, not less than 2.4 hectares shall be set aside for the permitted use 11.1.1.b, and not less than 0.82 hectares shall be set aside for permitted use 11.1.1.c; and each of uses 11.1.1.b and 11.1.1.c, and not more than one separate contiguous block of land shall be set aside for each.

3. Parcel Coverage Limit

The limit to parcel coverage in the CD-1 Zone is 50 percent for buildings and structures.

4. Building Height

In the CD-1 Zone, the following height regulations apply:

- a. The height of all residential buildings and structures shall not exceed 7.5 metres, and the height of all community service buildings shall not exceed 10 metres.
- b. Where the elevation of the centerline of a road is above the average elevation of the natural grade of the parcel, the building height as specified in Section 11.1.4(a) may be increased by the vertical distance between the natural grade and the street curb level, to a maximum additional height of 3 metres.

5. Setbacks

The following minimum setbacks for buildings and structures apply in the CD-1 Zone:

Type of Parcel Line	Residential Use	Accessory Use
Front parcel line	6 metres	6 metres
Interior side parcel line	2 metres from one side parcel line and 1.4 m from the other	1.5 metres from one side parcel line and 0 m from the other
Exterior side parcel line	4.5 metres	4.5 metres
Exterior side (strata lots only)	3 metres	3 metres
Rear parcel line	4.5 metres	4.5 metres

6. Minimum Parcel Size

The minimum parcel size in the CD-1 Zone is 900 m² for residential uses.

7. Residential Density

Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of single family residential parcels and single family dwelling units in the entire CD-1 Zone shall not be greater than 646.

3491 ARBUTUS DR S COBBLE HILL V0R 1L1

Area-Jurisdiction-Roll: 04-765-04365.601



04-765-04365601 11/24/2015

Total value \$907,000

2022 assessment as of July 1, 2021

Land	\$472,000
Buildings	\$435,000
Previous year value	\$612,000
Land	\$268,000
Buildings	\$344,000

Property information

Year built	1991
Description	1 STY house - Semi-Custom
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	6628 Sq Ft
First floor area	1,874
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Strata Lot 301 Plan VIS1601 Section 11 Range 10 Land District 53 (PHASE 10), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 PID: 015-680-088

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
 Length
 Total area

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