

Dan Johnson

Realtor®

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

For

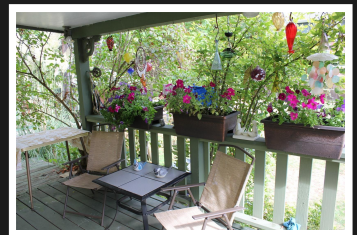
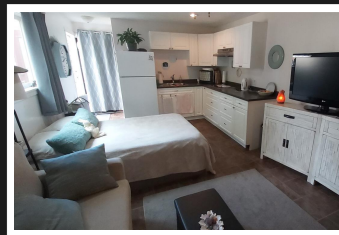
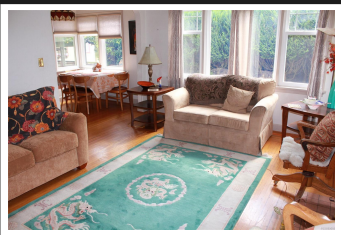
350 Brae Rd, Duncan



PEMBERTON
HOLMES

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CHARACTER CHARM IN TOWN!



350 Brae Rd

Adorable Character Home with a gorgeous detached studio and a big level, fully fenced sun-filled yard! There's a wonderful covered back deck off the house as well for evening or morning beverages. The home is heated with an energy efficient heat pump and all the windows are vinyl thermal as well. Hardwood floors with yesteryear charm and coved ceilings and there are 2 beds on the main and 3 small bedrooms upstairs. There is also a full basement with 7' ceilings, great for added storage. This is the home all of us locals have all walked past and admired. The current owner has owned it for about 30yrs! Call your realtor today to book a viewing of this gem and see if this is the one you've been waiting for!

Priced at
\$539,000

Area	West Duncan
Bedrooms	2
Bathrooms	2
Lot Size	7840.8
Floor Space	2036

Age	1942
Taxes	3897
Tax Year	2019
MLS#	856160
Parking	



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



Dan Johnson
 Cell: 250-709-4697
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



**350 Brae Rd
 Du West Duncan ~ V9L 3T8**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 2 **Kitchens:** 2
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,036
Bth 4Pce: 2 **Unfin SqFt:** 1157
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' / Full, Not Full Height, Unfinished, Walk-Out Access, With V
Ens 4+Pce: 0 **FP Feat:**
App Incl: F/S/W/D, Freezer, Hot Tub, Microwave
Intr Ftrs: Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom - Aux Bldg		4-Piece
Kitchen - Aux Bldg		11'3x9'4
Living - Aux Bldg		11'3x13'3
Bathroom	Main	4-Piece
Bedroom	Main	11'9x12'7
Bedroom	Main	12'0x13'0
Dining Room	Main	8'6x7'4
Entrance	Main	8'7x4'0
Kitchen	Main	12'0x13'8
Living Room	Main	20'0x12'8
Laundry (Unfin)	Lower	14'4x7'0

Listing Summary

MLS@: 856160 **List Price:** \$539,000
Status: Active **Orig Price:** \$539,000
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$3,897 **Strata Fee:**
2020 Asmt: \$431,000 **Title:** Freehold

Remarks

Adorable Character Home with a gorgeous detached studio and a big level, fully fenced sun-filled yard! There's a wonderful covered back deck off the house as well for evening or morning beverages. The home is heated with an energy efficient heat pump and all the windows are vinyl thermal as well. Hardwood floors with yesteryear charm and coved ceilings and there are 2 beds on the main and 3 small bedrooms upstairs. There is also a full basement with 7' ceilings, great for added storage. This is the home all of us locals have all walked past and admired. The current owner has owned it for about 30yrs! Call your realtor today to book a viewing of this gem and see if this is the one you've been waiting for!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,157	1,170	511		
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1942 **Lgl NC Use:** **Frnt Faces:** W **Bldg Style:** Character **Cool:** Air Conditioning
Oth Equ: Satellite Dish/Receiver, Sump P **Bldg Warr:** **Heat:** Electric, Forced Air, Heat Pump
Const Mt: Frame Wood, Insulation: Ceiling, Stucco **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle, Tar/Gravel
Ext Feat: Balcony/Deck, Fenced, Garden, Sprinkler System **Fndn:** Poured Concrete
Accss: Master Bedroom on Main

Lot/Strata Information

Lot Size: 7,841sqft / 0.18ac **Dims (w/d):** **Waterfront:**
Prk Type: Carport, Driveway **View:** City
Water: Municipal **Waste:** Sewer To Lot **Services:** Cable To Lot, Phone To Lot
Lot Feat: Irrigation Sprinkler(s), Level, Sidewalk, Central Location, Recreation Nearby, Southern Exposure, Shopping Nearby
Complex: **Prk Tota:** 1 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**

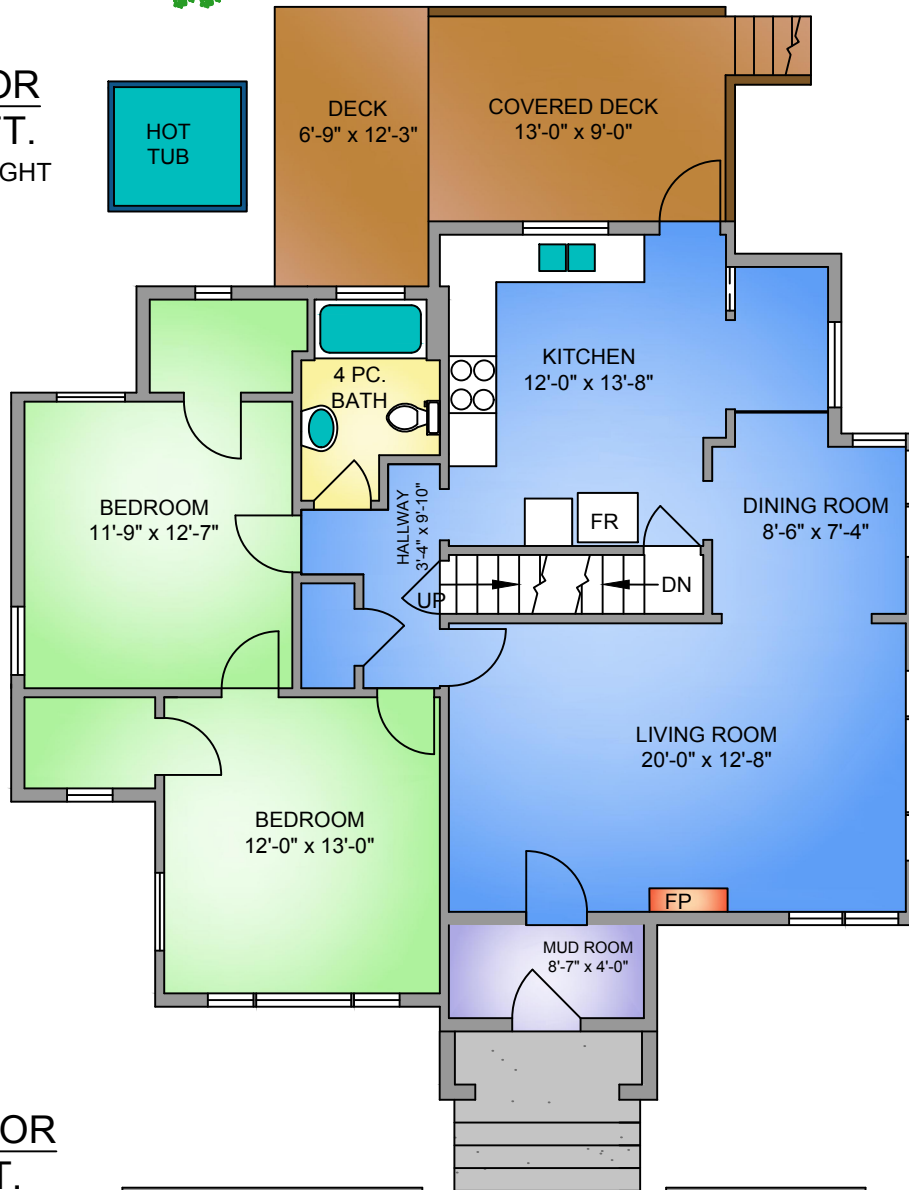




MAIN FLOOR

1170 SQ. FT.

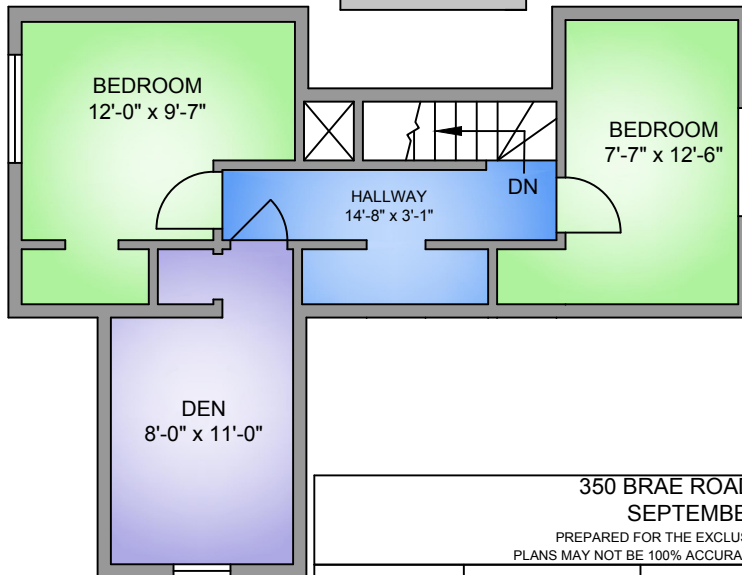
8'-0" CEILING HEIGHT



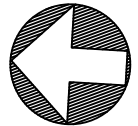
UPPER FLOOR

511 SQ. FT.

4'-10" - 8'-0" VAULTED CEILING



NORTH



350 BRAE ROAD, DUNCAN, BC

SEPTEMBER 17, 2020

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

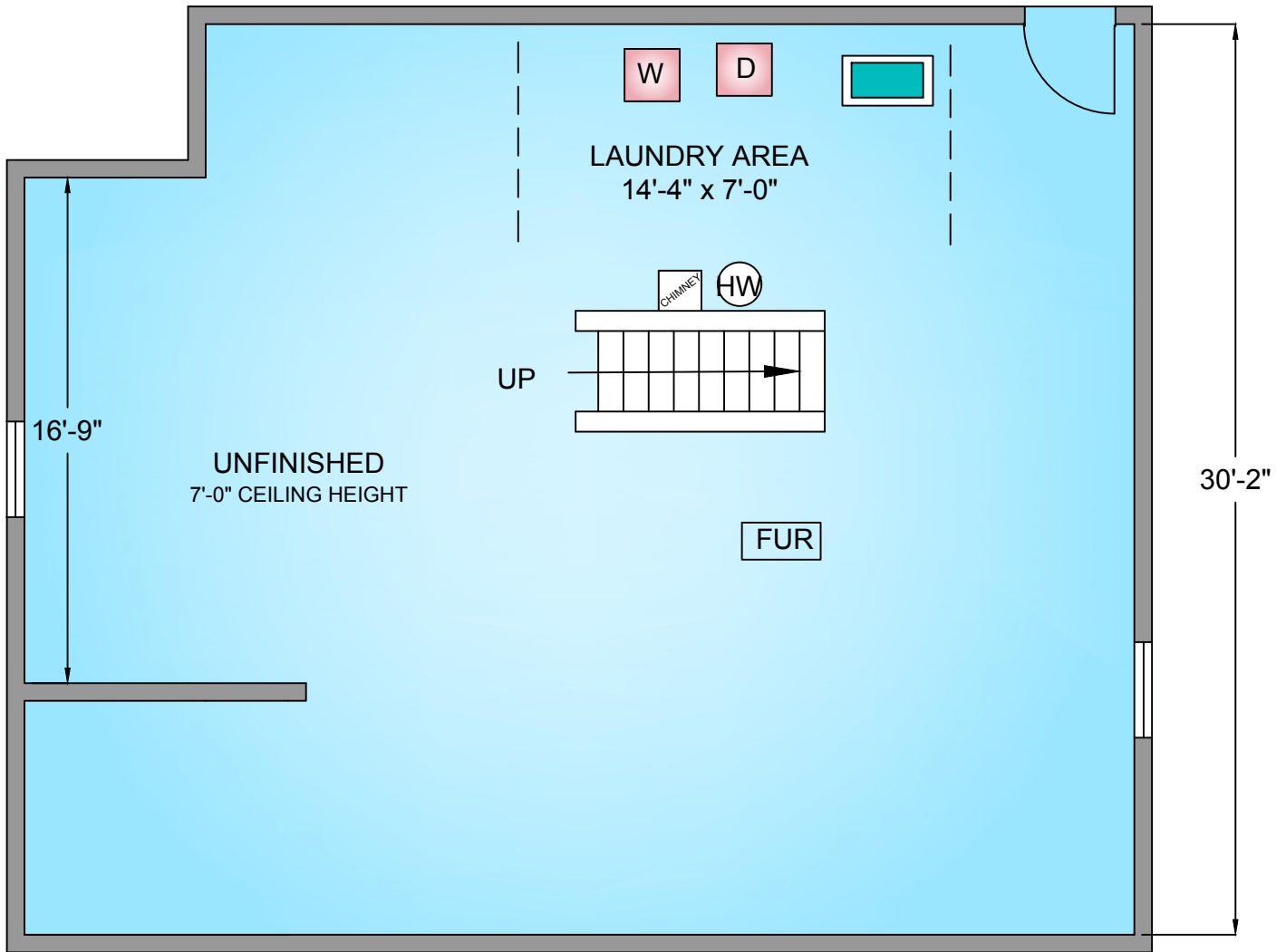
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	UNFINISHED	DECK / PATIO
MAIN	1170	1170	-	201
UPPER	511	511	-	-
LOWER	1157	-	1157	-
STUDIO	355	355	-	522
TOTAL	3193	2036	1157	723

BASEMENT

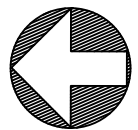
1157 SQ. FT.

7'-0" CEILING HEIGHT

BACKYARD

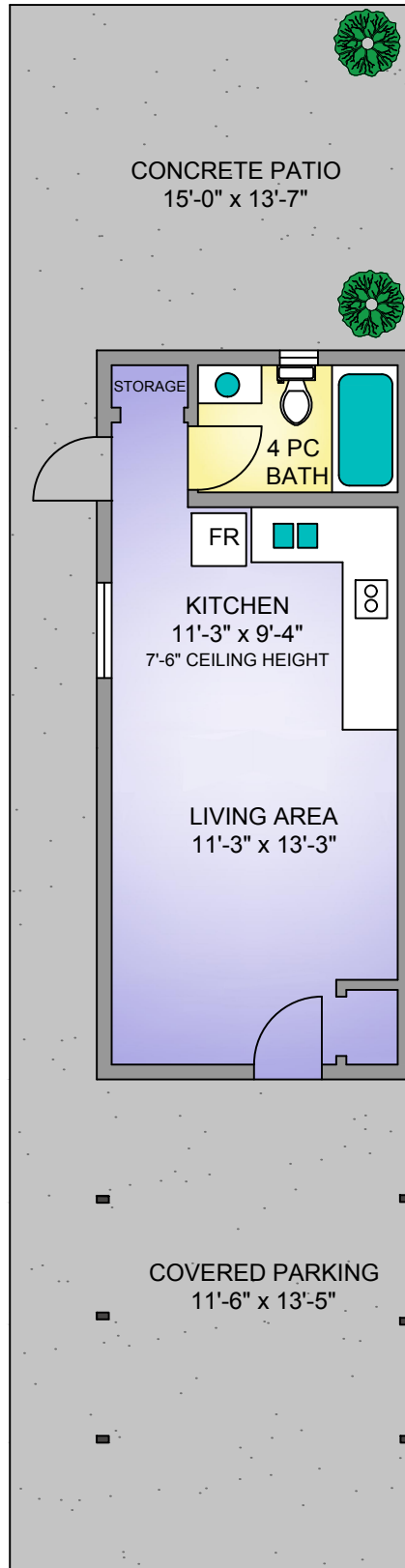


NORTH

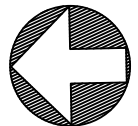


350 BRAE ROAD, DUNCAN, BC SEPTEMBER 17, 2020 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	UNFINISHED	DECK / PATIO
MAIN	1170	1170	-	201
UPPER	511	511	-	-
LOWER	1157	-	1157	-
STUDIO	355	355	-	522
TOTAL	3193	2036	1157	723

STUDIO
355 SQ. FT.
 7'-6" CEILING HEIGHT



NORTH



350 BRAE ROAD, DUNCAN, BC SEPTEMBER 17, 2020 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	DECK / PATIO
MAIN	1170	1170	-	201
UPPER	511	511	-	-
LOWER	1157	-	1157	-
STUDIO	355	355	-	522
TOTAL	3193	2036	1157	723

Public Records Full Property Report

Property Identification & Legal Description

Address: 350 BRAE RD DUNCAN BC V9L 3T8
Jurisdiction: City of Duncan
Roll No: 5010000 **Assessment Area:** 4
PID No: 006-274-919
Neighbourhood: W OF RLWAY, S OF HOSPITAL HILL **MHR No:**
Legal Unique ID: A00000P6E6
Legal Description: Lot 4, Block 3, Plan VIP2905, Section 17, Range 6, Quamichan Land District

Municipal Taxes

Gross Taxes:

2020 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$216,000	\$215,000	\$431,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$216,000	\$215,000	\$431,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$216,000	\$215,000	\$431,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$216,000	\$215,000	\$431,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$216,000	\$215,000	\$431,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2010-12-21	\$194,500	CA1848423	Reject - Not Suitable for Sales Analysis
1990-06-29	\$105,000	ED72248	Improved Single Property Transaction
1988-05-09	\$65,000	EB35709	Improved Single Property Transaction

Other Property Information

Lot SqFt: 7,800	Lot Width:
Lot Acres: 0.18	Lot Depth:
Tenure: Crown-Granted	Actual Use: Residential Dwelling with Suite
School District: Cowichan Valley	Manual Class:
Vacant Flag: No	Man Class % Dev:
BC Transit Flag:	Reg District: Cowichan Valley
Police Tax Flag: Yes	Reg Hosp Dist: Cowichan Valley
Farm No:	Mgd Forest No:
DB Last Modified: 2020-03-19	Rec Last Modified: 2020-03-19

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2019	\$390,000	\$3,897
2018	\$333,000	\$3,609
2017	\$288,000	\$3,450
2016	\$268,000	\$2,992
2015	\$284,000	
2014	\$284,000	
2013	\$284,000	
2012	\$291,000	
2011	\$284,000	
2010	\$279,000	
2009	\$280,000	

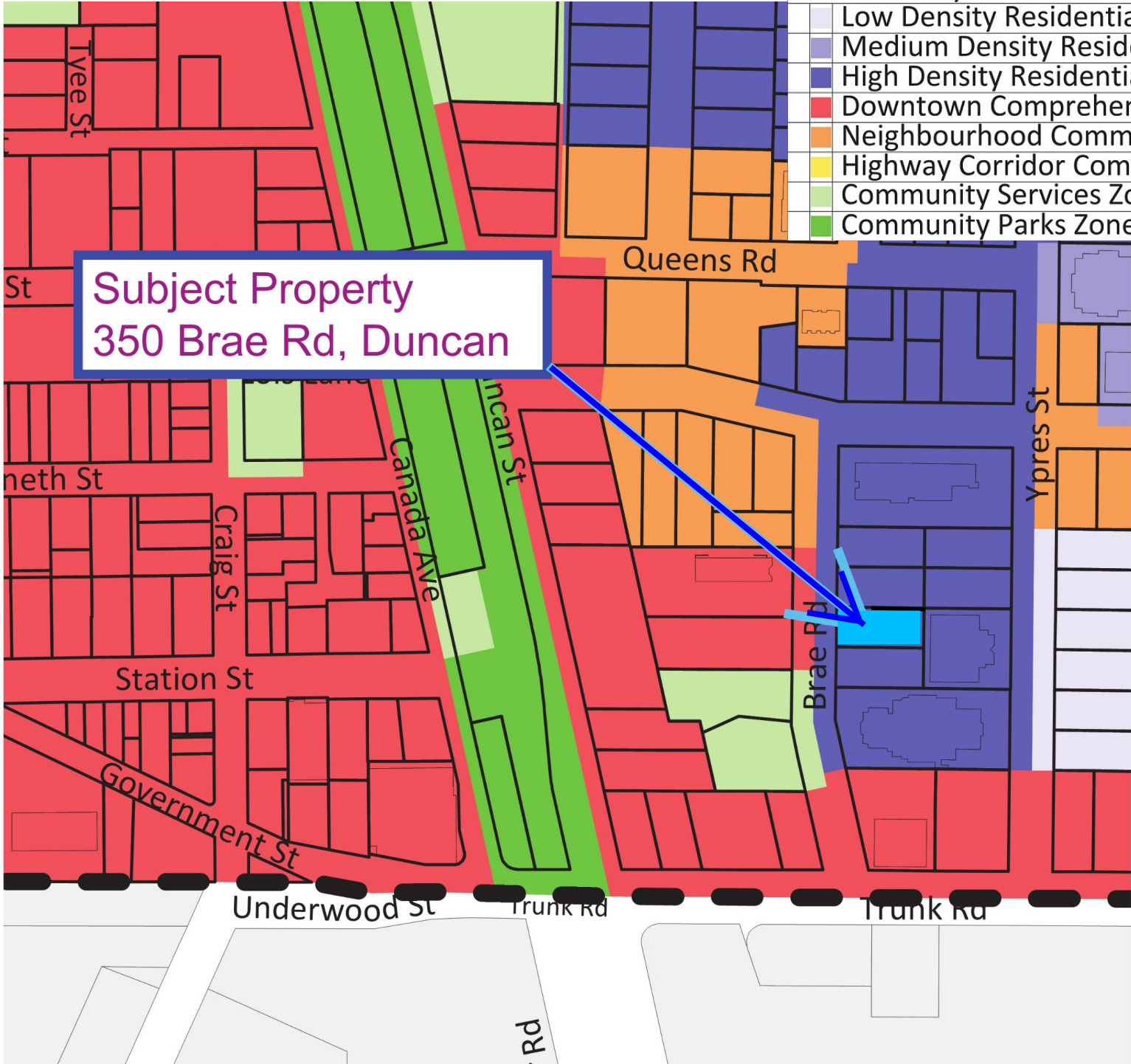
2008	\$280,000
2007	\$238,200
2006	\$202,000
2005	\$188,000
2004	\$157,400
2003	\$141,800
2002	\$139,400
2001	\$145,000

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

City of Duncan Zoning Map

[Light Blue Box]	Low Density Residential Zone - LDR
[Medium Blue Box]	Medium Density Residential Zone - MDR
[Dark Blue Box]	High Density Residential Zone - HDR
[Red Box]	Downtown Comprehensive Zone - DTC
[Orange Box]	Neighbourhood Commercial Zone - NC
[Yellow Box]	Highway Corridor Commercial Zone - HCC
[Light Green Box]	Community Services Zone - CS
[Dark Green Box]	Community Parks Zone - CP

Subject Property
350 Brae Rd, Duncan



High Density Residential Zone	HDR
--------------------------------------	------------

4.9 Intent

4.9.1 The intent of the High Density Residential (HDR) zone is to permit *multi-unit dwellings* that can accommodate a variety of *building* forms up to 5 storeys in height.

4.10 Permitted Uses

4.10.1 The uses permitted in the HDR zone are as follows:

Principal Uses	Accessory Uses
Community Care Facility Dwelling, Multi-Unit Dwelling, Multi-Unit Rowhouse	Home-Based Business

4.11 Development Regulations

4.11.1 Development in the HDR zone is subject to the following:

Development Criteria	Regulations		
Maximum Parcel Coverage	70% for all buildings and structures combined		
Minimum Floor Area Ratio	0.75:1		
Maximum Floor Area Ratio	Base Density 2.4:1	Bonus Density I 2.7:1	Bonus Density II 3:1
Amenities Required for Bonus Density I	A density bonus of up to 0.3 above the base density is permitted if the developer enters a <i>housing agreement</i> with the City, to require that a minimum of 30% of the <i>dwelling units</i> in the entire development are rental or <i>affordable housing</i> units, for a period of at least five (5) years.		
Amenities Required for Bonus Density II	A density bonus of up to 0.6 above the base density is permitted if at least one of the following conditions are met: (i) The developer enters a <i>housing agreement</i> with the City to require that a minimum of 75% of the <i>dwelling units</i> in the entire development are rental units or <i>affordable housing</i> units for a period of at least ten (10) years; (ii) 100 % of the required parking spaces for the entire development are located underground or within a parking <i>structure</i> incorporated into the design of the <i>building</i> ; or (iii) The entire development achieves or exceeds British Columbia Energy Step Code Level 3 energy efficiency requirements.		
Parcel Access	Where a <i>parcel</i> abuts a <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .		

Principal Building		Regulations
Maximum Height		17 m (5 habitable storeys)
Minimum Height		3 habitable storeys
Minimum Parcel Line Setback	Front	3 m
	Rear	10 m where driveway access and parking is located behind the <i>principal building</i> . 4 m where 100% of parking is provided beneath a <i>principal building</i> .
	Side, Interior	1.5 m
	Side, Exterior	3 m
Maximum Parcel Line Setback	Front	6 m
	Side, Exterior	6 m
Minimum Garage Setback		6 m where the garage door is facing a <i>highway</i> .
Accessory Buildings and Structures		Regulations
Maximum Height		5 m
Minimum Parcel Line Setback	Front	4 m
	Rear	1.2 m
	Side, Interior	1.2 m
	Side, Exterior	4 m

4.11.2 A single unit or two unit dwelling to which this section applies may be rebuilt for a residential use if it is damaged to the extent of 75% or more of its value above the foundation, despite any rule in the *Local Government Act* that would limit the use of the building if rebuilt, provided that its *floor area* is not increased and the number of *dwelling units* in the building is not increased.

4.12 Conditions of Use and Subdivision Regulations

4.12.1 Permitted Uses within the HDR zone is subject to the following conditions of use:

Parcel Area and Frontage by Use	Conditions	
Minimum Parcel Area for Multi-Unit Dwellings	600 m ²	
Minimum Parcel Frontage for Multi-Unit Dwellings	15 m	
Minimum Parcel Area for Rowhouse Dwelling	250 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>exterior side yard</i> .
	200 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
	150 m ²	for a <i>dwelling unit</i> which shares a <i>party wall</i> with two (2) other <i>dwelling units</i> .

Minimum Parcel Frontage for Rowhouse Dwelling	9 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has 1 <i>exterior side yard</i> .
	7.5 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with one (1) other <i>dwelling unit</i> and has one (1) <i>interior side yard</i> .
	5 m	for a <i>dwelling unit</i> which shares a <i>party wall</i> with two (2) other <i>dwelling units</i> .

4.12.2 Despite Subsection 4.12.1, where the proposed *use* is a *Multi-Unit Rowhouse Dwelling, subdivision* shall only be permitted once the *building* is substantially commenced in accordance with an approved Development Permit and subsequent Building Permit.



13 NOV 2003 11 42

EV137138

LAND TITLE ACT
FORM C
(Section 219.9)
Province of British Columbia
GENERAL DOCUMENT – PART 1

Page 1 of 4 Pages

1. APPLICATION
Mark Frame, Deputy Clerk
City of Duncan
200 Craig Street, Duncan, BC V9L 1W3

via: Kerry A. Pollner
Registry Co. Ltd. 10108

10

Signature:

(Agent) Mark Frame

2. (a) PARCEL IDENTIFIERS AND LEGAL DESCRIPTIONS OF LAND:

PID 006-274-862	Legal Description Lot 3, Block 3, Section 17, Range 6, Quamichan District, Plan 2905
PID 006-274-919	Lot 4, Block 3, Section 17, Range 6, Quamichan District, Plan 2905
PID 006-275-265	Lot 16, Block 3, Section 17, Range 6, Quamichan District, Plan 2905

01 03/11/13 11:41:51 01 VI
CHARGE

528167
\$55.00

3. NATURE OF INTEREST

description	document reference	person entitled to interest
Easement over Part of Lots 3, 4 & 16, Block 3, Section 17, Range 6, Quamichan District, Plan 2905 ("Servient Tenement") <i>as shown on Plan V1P76084</i>	Entire Document	Transferee – Registered Owner PID #006-274-943 Lot 5, Block 3, Section 17, Range 6, Quamichan District, Plan 2905 ("Dominant Tenement")

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. NO.
 (b) Express Charge Terms Annexed as Part 2
 (c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S) / GRANTOR(S):

JOHN STEWART QUALLEY, surveyor, ERIC DUNCAN QUALLEY, Dentist, and SUSAN MARY QUALLEY, Dental Hygienist, AS JOINT TENANTS and c/o 9-301 Festubert Street, DUNCAN, British Columbia, V9L 3T1
and
HUGH SMALL, Splicer Telus, and MARY BETH SMALL, Pre-school Teacher, AS JOINT TENANTS and both of 350 Brae Road, DUNCAN, British Columbia, V9L 3T8

6. TRANSFEREE(S) / GRANTEE(S) JAMES EDWARD MORTON, Businessman, and LUCY MORTON, Retail Clerk, AS JOINT TENANTS and both of ~~RENE CURRIE, Retired~~, 340 Brae Road, DUNCAN, British Columbia, V9L 3T8

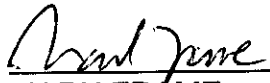
7. ADDITIONAL OR MODIFIED TERMS:
None

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges, or governs the priority of the interests described in Item 3 and the Transferees and every other signatory agree to be bound by this instrument, and acknowledges receipt of a true copy of the filed standard charge terms, of any.

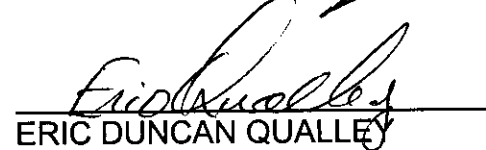
OFFICER SIGNATURE

Y	M	D
03	08	27

TRANSFEROR(S) SIGNATURE(S)


 MARK FRAME
 Deputy Clerk
 Commissioner for Taking
 Affidavits for British
 Columbia
 City of Duncan
 200 Craig Street
 Duncan, BC V9L 1W3
 (as to all signatures)


 JOHN STEWART QUALLEY


 ERIC DUNCAN QUALLEY


 SUSAN MARY QUALLEY


 HUGH SMALL


 MARY BETH SMALL

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act R.S.B.C. 1996, C.125 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

Page 3 of 4 Pages

PART 2 – TERMS OF INSTRUMENT

WITNESSETH THAT WHEREAS:

- A. The grantors are the registered owners of those lands and premises situate in the City of Duncan in the Province of British Columbia more particularly known and described as:

PID 006-274-862	Legal Description Lot 3, Block 3, Section 17, Range 6, Quamichan District, Plan 2905
PID 006-274-919	Lot 4, Block 3, Section 17, Range 6, Quamichan District, Plan 2905
PID 006-275-265	Lot 16, Block 3, Section 17, Range 6, Quamichan District, Plan 2905

(hereinafter called the "Servient Tenement")

- B. The Grantee is the registered owner of those lands and premises situate in the City of Duncan in the Province of British Columbia more particularly known and described as:

PID 006-274-943	Lot 5, Block 3, Section 17, Range 6, Quamichan District, Plan 2905
-----------------	---

(hereinafter called the "Dominant Tenement")

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto. The Grantors, as owners of the Servient Tenement hereby grant to the Grantee, as owner of the Dominant Tenement, its respective heirs, executors, administrators, successors and assigns as follows:

1. The full, free and unrestricted right, licence, liberty, privilege and easement, together with its servants, agents, workmen, employees and offices, and also together with all necessary vehicles, tools, equipment, and materials, to enter upon, at any time and to use that portion of the Servient Tenement identified as the Easement Area on an Explanatory Plan of Easement No. VIP 76084 (hereinafter called the "Easement Area") to allow the Grantee as follows:
 - (a) The right and easement to install, maintain and repair the sanitary sewer service over the said Easement Area from time to time and for every such purpose.

Page 4 of 4 Pages

2. The Grantee shall be responsible for all costs relating to the installation, maintenance and repair of the sanitary sewer service within the Easement Area.
3. The Grantors shall not make, place or erect any building, structure, foundation, excavation, pile of material or obstruction upon the Easement Area which might interfere with or obstruct the access by the Grantee's servants, agents, licensees or other authorized persons, firms or corporations.
4. The Grantee covenants to fill in all excavations and as far as practicable restore the surface of the Easement Area to the same condition as it was prior to the commencement of construction or of any subsequent work thereto.
5. It is hereby understood and agreed between the parties that this Easement shall be appurtenant to and for the benefit of the Dominant Tenement and that it is the intent of this Easement that the rights and easement hereby created shall run with the land.
6. The Grantee shall indemnify and hold harmless the Grantors against and from all claims, expenses, losses, demands and liabilities of any nature and kind whatsoever arising out of the Grantee's use of the Easement Area.
7. The Grantors shall indemnify and hold the Grantee harmless against and from all claims, expenses, losses, demands and liabilities of any nature and kind whatsoever arising out of the Grantors' use of the Easement Area.
8. Neither the Grantors nor the Grantee is liable or responsible to the other after it shall cease to be the owner of the Dominant Tenement or the Servient Tenement, as the case may be, or, with respect to any part or parts of the Dominant Tenement or the Servient Tenement, after it shall cease to be the owner thereof.
9. Wherever the singular or masculine are used throughout this Indenture the same shall be construed as meaning the plural, feminine or body politic or corporate where the context or the parties hereto so require.
10. Subject to Clause 9, this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

END OF DOCUMENT



Dan Johnson
Realtor®

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

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® - Pemberton Holmes Ltd
23 Queens Rd, Duncan BC V9L 2W1
250-709-4987
www.duncanbcrealestate.ca