

Dan Johnson

REALTOR®

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Information Package

For

5989 Cassino Rd, Duncan

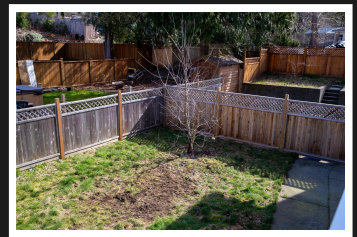
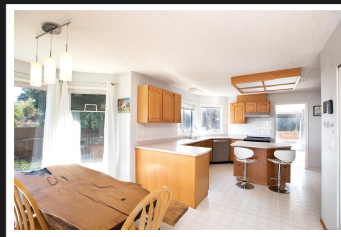
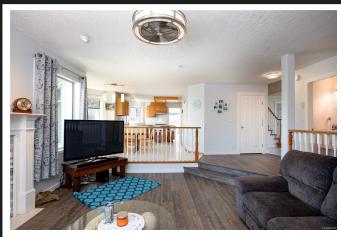


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UPDATED FAMILY HOME WITH A LEGAL SUITE



5989 Cassino Rd

UPDATED FAMILY HOME with legal 2 bedroom suite! This 8 bed/4 bath home is perfect for a growing family and only a few mins to town. The main floor living spaces are generous and thoughtfully laid out. Both sunken living & family rooms have updated gas fireplaces for cozy winter nights, the large kitchen with an equally big pantry & eating nook are light & bright and have new appliances. The main floor bedroom updated with chandelier and fireplace, is a good size & would make an ideal guest room or home office! A deck off the family room for bbq's. Upstairs you'll find the master bedroom with 5pc ensuite & walk-in closet, 4 more bedrooms, and the fully updated 5pc main bathroom. The lower floor has a legal 2 bedroom suite with its own laundry & separate entrance. New paint & flooring makes this home move-in ready! Easy maintenance yard, fully fenced for your precious kids and pups. Double garage and RV parking on a corner lot complete the package. Call your realtor today!

Priced at
\$795,000

Area	West Duncan	Age	1992
Bedrooms	8	Taxes	5504
Bathrooms	4	Tax Year	2020
Lot Size	10018.8	MLS#	867291
Floor Space	4234	Parking	



DAN JOHNSON

Pemberton Holmes - Duncan

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smart phone



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

23 Queens Road
Duncan, V9L 2W1



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



**5989 Cassino Rd
 Du West Duncan ~ V9L 4G5**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 8 **Kitchens:** 2
Baths Tot: 4 **Fireplaces:** 3
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 4,234
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 1 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 8' / Finished, Full, Walk-Out Access
Ens 4+Pce: 1 **FP Feat:** Gas
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bedroom	Lower	12'10x15'
Kitchen	Lower	7'0x12'5
Living Room	Lower	18'10x18'
Bathroom	Main	3-Piece
Bedroom	Main	16'9x11'6
Dining Room	Main	12'8x13'6
Eating Nook	Main	9'8x8'7
Entrance	Main	10'10x10'
Family Room	Main	18'2x15'0
Kitchen	Main	12'10x15'
Laundry	Main	7'9x7'3
Living Room	Main	16'0x15'0
Bathroom	Second	5-Piece
Bedroom	Second	10'0x8'10
Bedroom	Second	10'6x12'7
Bedroom	Second	10'10x10'
Bedroom	Second	9'8x12'0
Ensuite	Second	5-Piece
Primary Bedroom	Second	17'5x15'9

Listing Summary

MLS@: 867291 **List Price:** \$795,000
Status: Active **Orig Price:** \$795,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$5,504 **Strata Fee:**
2021 Asmt: \$641,000 **Title:** Freehold

Remarks

UPDATED FAMILY HOME with legal 2 bedroom suite! This 8 bed/4 bath home is perfect for a growing family and only a few mins to town. The main floor living spaces are generous and thoughtfully laid out. Both sunken living & family rooms have updated gas fireplaces for cozy winter nights, the large kitchen with an equally big pantry & eating nook are light & bright and have new appliances. The main floor bedroom updated with chandelier and fireplace, is a good size & would make an ideal guest room or home office! A deck off the family room for bbq's. Upstairs you'll find the master bedroom with 5pc ensuite & walk-in closet, 4 more bedrooms, and the fully updated 5pc main bathroom. The lower floor has a legal 2 bedroom suite with its own laundry & separate entrance. New paint & flooring makes this home move-in ready! Easy maintenance yard, fully fenced for your precious kids and pups. Double garage and RV parking on a corner lot complete the package. Call your realtor today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt					
Beds	2	1	5	0	0
Baths	1	1	2	0	0
Kitchens	1	1	0	0	0

Building Information

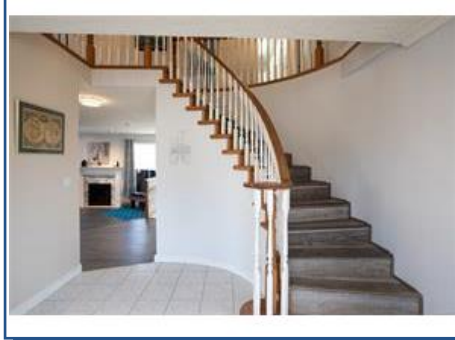
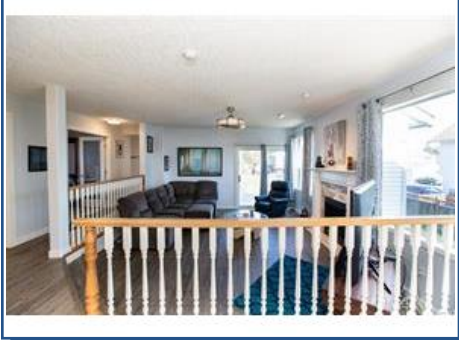
Built (est) 1992 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding
Ext Feat: Balcony/Deck

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

Cool: Air Conditioning
Heat: Electric, Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss

Lot/Strata Information

Prk Type: Driveway, Carport, RV Access/Parking **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Natural Gas To Lot
Lot Feat: Corner, Family-Oriented Neighbourhood, Landscaped, No Through Road, Recreation Nearby, Shopping Nearby
Complex: **Prk Tota** 3 **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
1885 SQ. FT.
 8'-0" CEILING HEIGHT



NORTH

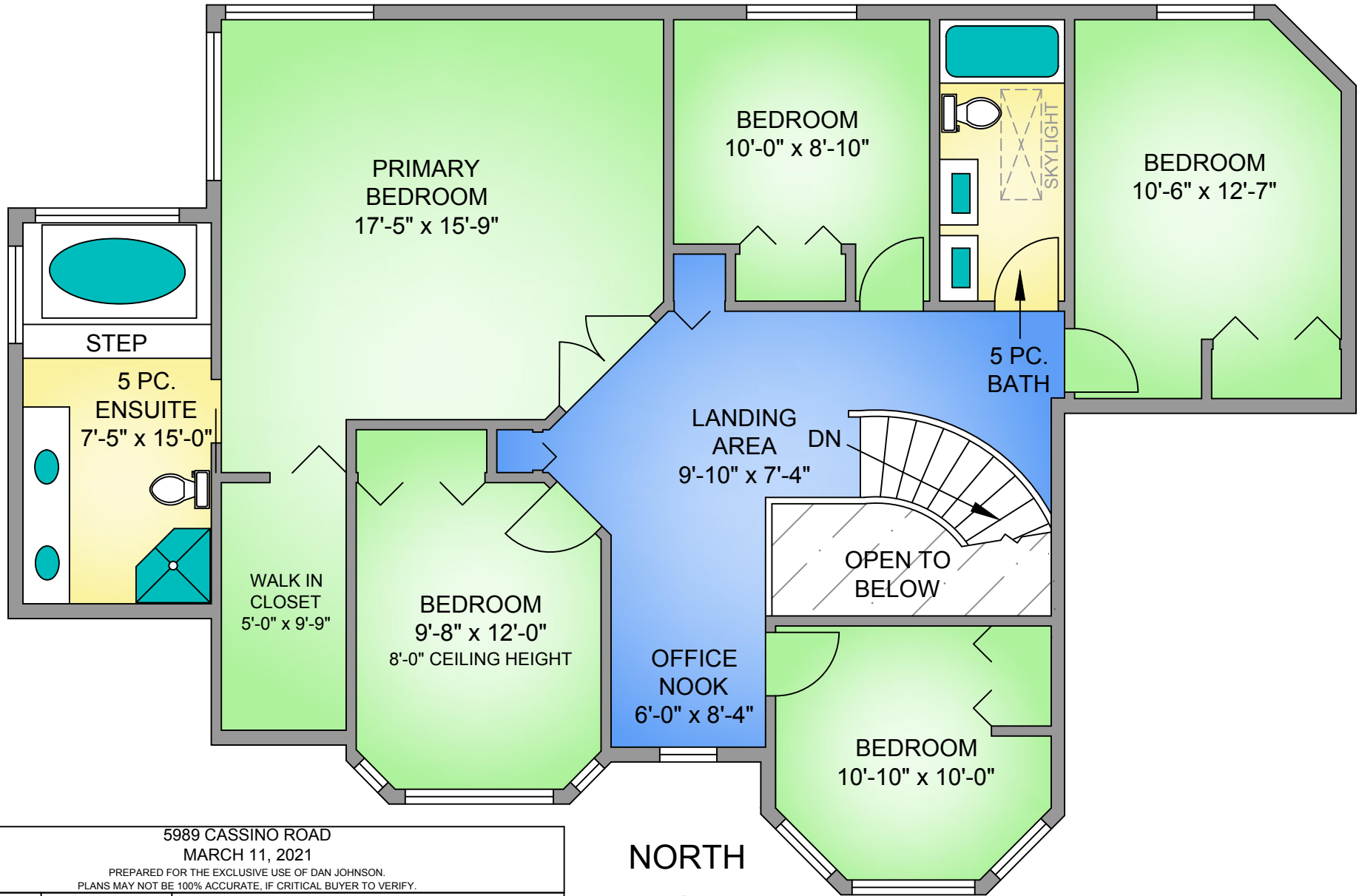


5989 CASSINO ROAD MARCH 11, 2021				
PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1885	1885	584	227
UPPER	1366	1366	-	-
LOWER	1200	1200	-	-
TOTAL	4451	4451	584	227

UPPER FLOOR

1376 SQ. FT.

8'-0" CEILING HEIGHT



NORTH

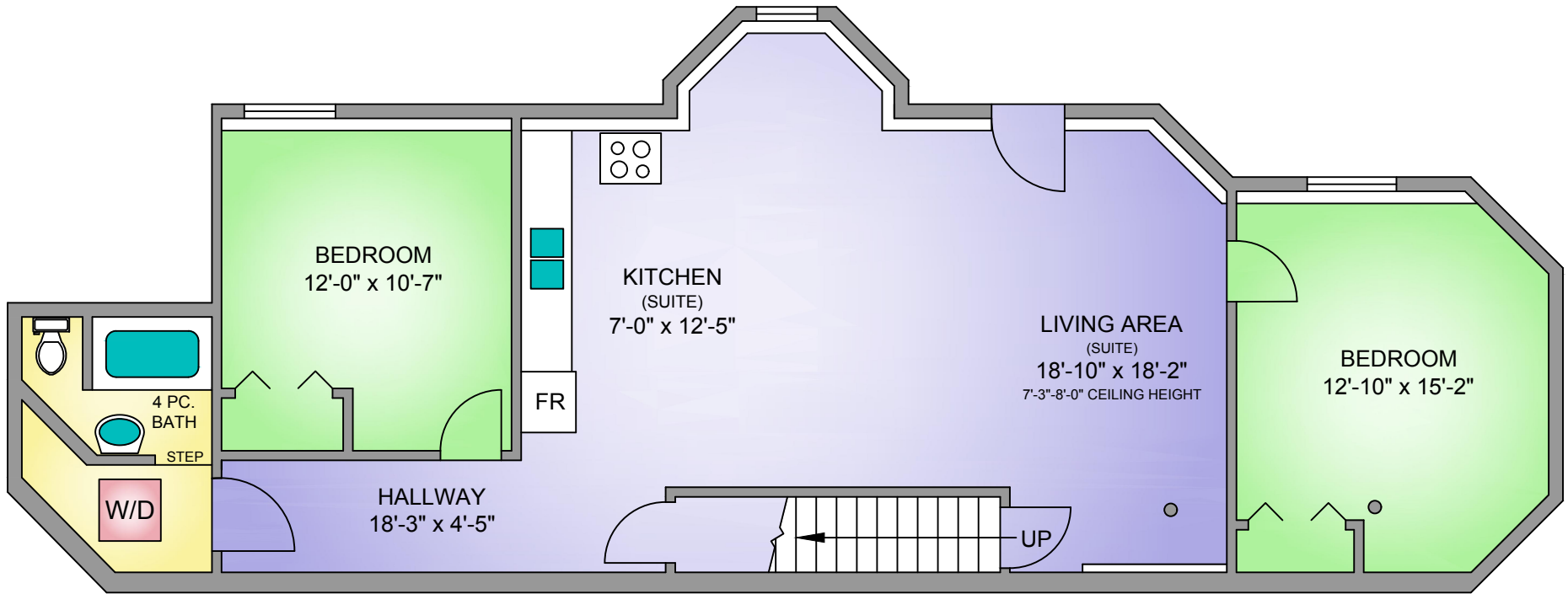


5989 CASSINO ROAD MARCH 11, 2021 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1862	1862	584	227
UPPER	1376	1376	-	-
LOWER	1178	1178	-	-
TOTAL	4416	4416	584	227

LOWER FLOOR

1200 SQ. FT.

7'-3"-8'-0" CEILING HEIGHT



NORTH



250-415-0041

karyn@propermeasure.com
www.propermeasure.com

5989 CASSINO ROAD MARCH 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	GARAGE	DECK / PATIO
MAIN	1885	1885	584	227
UPPER	1366	1366	-	-
LOWER	1200	1200	-	-
TOTAL	4451	4451	584	227

Improvements – 5989 Cassino Rd, Duncan

Suite made legal in 2019 through North Cowichan

Exterior

Made the division between back yards and upgraded both sides of fence

Placed walking path for tenants inside of fence and leading up to their door

Upgraded existing gardens and removed excess or overgrown trees and bushes; added flowers and shrubs

Removed two 100 ft firs at front of house blocking the house; landscaped over them with custom flower boxes and flowers

Updated front eaves

Replaced front porch

Exterior of house washed recently

Interior

Both main house and suite now have completely separated utilities

Changed wood door to fire safe door in rental suite as per code

Upgraded all systems to bring to code

Hepa filter added to furnace

Changed out toilets for water saving ones

Changed wood door to fire safe door in rental suite as per code

Replaced old fireplaces with new ones

Updated to vinyl plank flooring throughout house- stairs, both living rooms, dining room, main floor bedroom, hall, 2 bathrooms, all rooms upstairs

All new appliances in upstairs kitchen and stove in rental suite

Added stone around the fireplaces; added one live-edge mantle

Updated main floor and upstairs bathroom - new floors, vanities, mirrors, toilet, painted

Updated main floor bedroom - painted, murphy bed, new flooring, chandelier and fireplace added

Painted and updated trim - living rooms, hall going up the stairs, laundry, 1 bedroom upstairs

Replaced most dated lights - 3 chandeliers and 2 fan/lights in living rooms

Public Records Full Property Report

Property Identification & Legal Description

Address: 5989 CASSINO RD DUNCAN BC V9L 4G5
Jurisdiction: District of North Cowichan
Roll No: 3690011
PID No: 024-333-379
Neighbourhood: FAIRVIEW
Assessment Area: 4
MHR No:
Legal Unique ID: A00000QG08
Legal Description: Lot 11, Plan VIP68103, Section 19, Range 4, Quamichan Land District

2020 Municipal Taxes

Gross Taxes: \$5,504

2020 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$204,000	\$390,000	\$594,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$204,000	\$390,000	\$594,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$204,000	\$390,000	\$594,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$204,000	\$390,000	\$594,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$204,000	\$390,000	\$594,000

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
2018-11-29	\$550,000	CA7218323	Improved Single Property Transaction
2007-05-18	\$415,000	CA449040	Reject - Not Suitable for Sales Analysis
2004-05-03	\$270,000	EW53047	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt: 10,019	Lot Width:
Lot Acres: 0.23	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:	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	\$627,000	\$5,353
2018	\$557,000	\$5,150
2017	\$497,000	\$4,993
2016	\$443,000	\$4,764
2015	\$425,000	
2014	\$430,000	
2013	\$442,000	
2012	\$455,000	
2011	\$479,000	
2010	\$479,000	
2009	\$453,000	

2008	\$453,000
2007	\$439,000
2006	\$372,200
2005	\$330,100
2004	\$290,300
2003	\$245,400
2002	\$242,400
2001	\$249,200

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.



Enter park/address/street

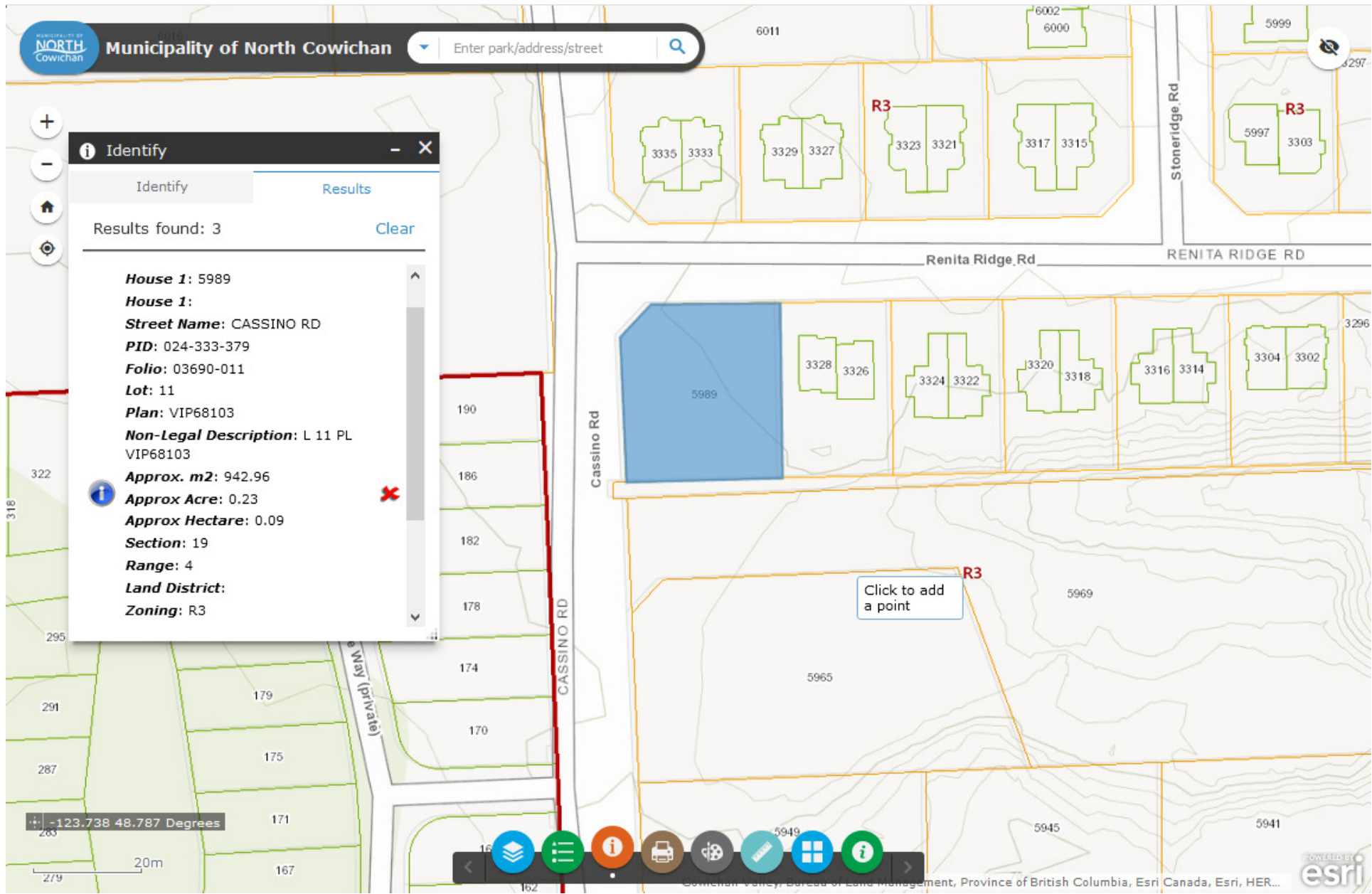


Identify

Identify Results

Results found: 3 Clear

House 1: 5989
House 1:
Street Name: CASSINO RD
PID: 024-333-379
Folio: 03690-011
Lot: 11
Plan: VIP68103
Non-Legal Description: L 11 PL VIP68103
Approx. m2: 942.96
Approx Acre: 0.23
Approx Hectare: 0.09
Section: 19
Range: 4
Land District:
Zoning: R3



-123.738 48.787 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 m² (4,844 sq. ft.)
 - (b) Single-family dwelling with a secondary suite, 450 m² (4,844 sq. ft.)
 - (c) Two-family dwelling, 700 m² (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 m² (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 m² (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 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (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 m² (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.



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