

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*  
· ESTABLISHED 1887 ·

Information Package

For

***6294 Averill Dr, Duncan***





PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# GORGEOUS HERONS WOOD HOME!



## 6294 Averill Dr

Beautiful show home in the vibrant Herons Wood subdivision, a family friendly Duncan neighbourhood. The yard boasts thoughtful landscaping that is exceptionally gorgeous in the Spring, with raised garden beds, underground sprinklers, fully fenced back yard, a back patio & front covered deck. Inside you find stainless appliances, kitchen sink garburator, a natural gas fireplace, plenty of closets & storage tucked away, crawl space, single car garage, and a spacious entryway. The sun rises in front and sets in back, and with the large windows & skylights throughout the house, it's bright all day! With great neighbours on both sides & along the block, the community feel is reminiscent of the "good old days," visiting with neighbours in the front yard while the kids all play together. Drinkwater Elementary is only 4 houses away, Herons Wood walking trails connecting to the baseball fields is only 2 houses away, and shopping is a 10 minute walk. This is a great home you don't want to miss!



**Priced at**  
**\$749,900**

Area	West Duncan	Age	2006
Bedrooms	3	Taxes	4407
Bathrooms	3	Tax Year	2021
Lot Size	4792	MLS#	894647
Floor Space	2012	Parking	

**DAN JOHNSON\***

Pemberton Holmes - Duncan

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23 Queens Road  
Duncan, V9L 2W1





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 Pemberton Holmes Ltd. (Dun)



**6294 Averill Dr**  
**Du West Duncan ~ V9L 6Z3**

**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:** 2,012  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **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  
**Intr Ftrs**

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	10'5x8'10
Entrance	Main	9'3x16'1
Family Room	Main	12'11x11'1
Kitchen	Main	9'5x12'6
Living Room	Main	13'3x17'3
Storage	Main	7'8x6'5
Bathroom	Second	4-Piece
Bedroom	Second	9'4x11'5
Bedroom	Second	10'6x13'6
Bonus Room	Second	11'6x15'9
Ensuite	Second	5-Piece
Laundry	Second	2'7x7'3
Primary Bedroom	Second	11'8x13'5

**Listing Summary**

**MLS@:** 894647    **List Price:** \$749,900  
**Status:** Active    **Orig Price:** \$749,900  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$4,407    **Strata Fee:**  
**2022 Asmt:** \$736,000    **Title:** Freehold

**Remarks**

Beautiful show home in the vibrant Herons Wood subdivision, a family friendly Duncan neighbourhood. The yard boasts thoughtful landscaping that is exceptionally gorgeous in the Spring, with raised garden beds, underground sprinklers, fully fenced back yard, a back patio & front covered deck. Inside you find stainless appliances, kitchen sink garburator, a natural gas fireplace, plenty of closets & storage tucked away, crawl space, single car garage, and a spacious entryway. The sun rises in front and sets in back, and with the large windows & skylights throughout the house, it's bright all day! With great neighbours on both sides & along the block, the community feel is reminiscent of the "good old days," visiting with neighbours in the front yard while the kids all play together. Drinkwater Elementary is only 4 houses away, Herons Wood walking trails connecting to the baseball fields is only 2 houses away, and shopping is a 10 minute walk. This is a great home you don't want to miss!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>		954	1,058		
<b>Beds</b>	0	0	3	0	0
<b>Baths</b>	0	1	2	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 2006    **Lgl NC Use:**  
**Oth Equ:** Central Vacuum  
**Const Mt:** Cement Fibre, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Fencing: Full, Garden, Low Maintenance Yard

**Frnt Faces:** E    **Bldg Style:**  
**Bldg Warr:** No  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Forced Air, Natural Gas  
**Roof:** Fibreglass Shingle  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Garage    **Lot Size:** 4,792sqft / 0.11ac    **Dims (w/d):**    **Waterfront:**  
**Water:** Municipal    **Waste:** Sewer To Lot    **View:**  
**Lot Feat:** Central Location, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Near  
**Complex:**    **Prk Tota:** 2    **Services:**  
**SqFt Balc:**    **StrLots/Cplx:**    **Rent Alld?:**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Yng Ag Alld?:**  
**SqFt Pat:**    **Suites/Bldg:**    **Pets Alld?:**  
**SqFt Strg:**    **Floors/Bldg:**    **BBQs Alld?:**  
**Gnd/Top?:**    **Lvl/Suite:** 2  
**Shrd Am:**    **Unit Incl:**

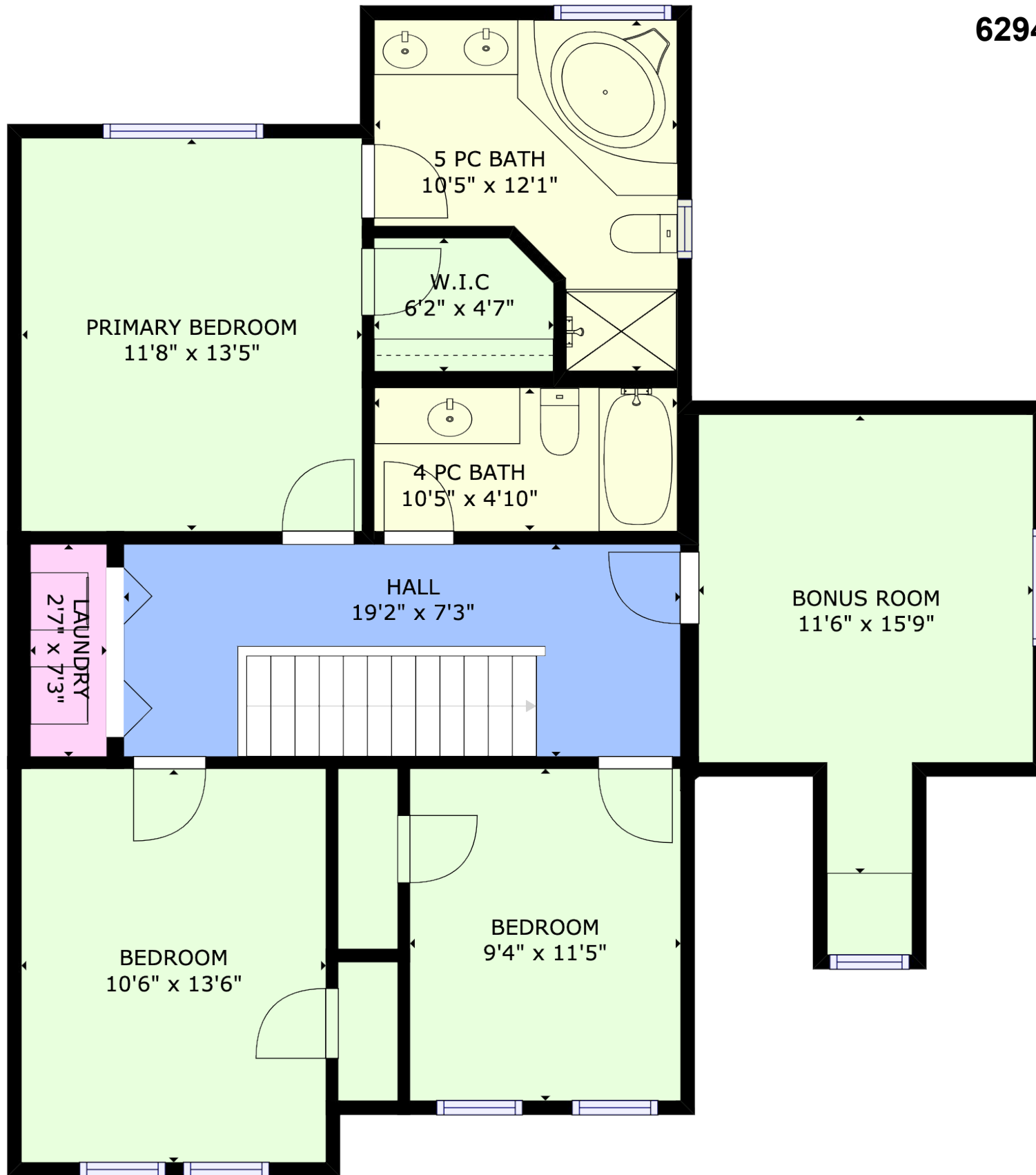


**6294 Averill Drive**  
**Main Floor**  
**954 SQ FT**



Prepared by Coastalviews Real Estate Services.  
Measurements on this Scale Property Drawing are intended for visual reference only and may not be 100% accurate.

6294 Averill Drive  
Second Floor  
1058 SQ FT



NORTH



0 5 10

SCALE DRAWING

Prepared by Coastalviews Real Estate Services.

Measurements on this Scale Property Drawing are intended for visual reference only and may not be 100% accurate.

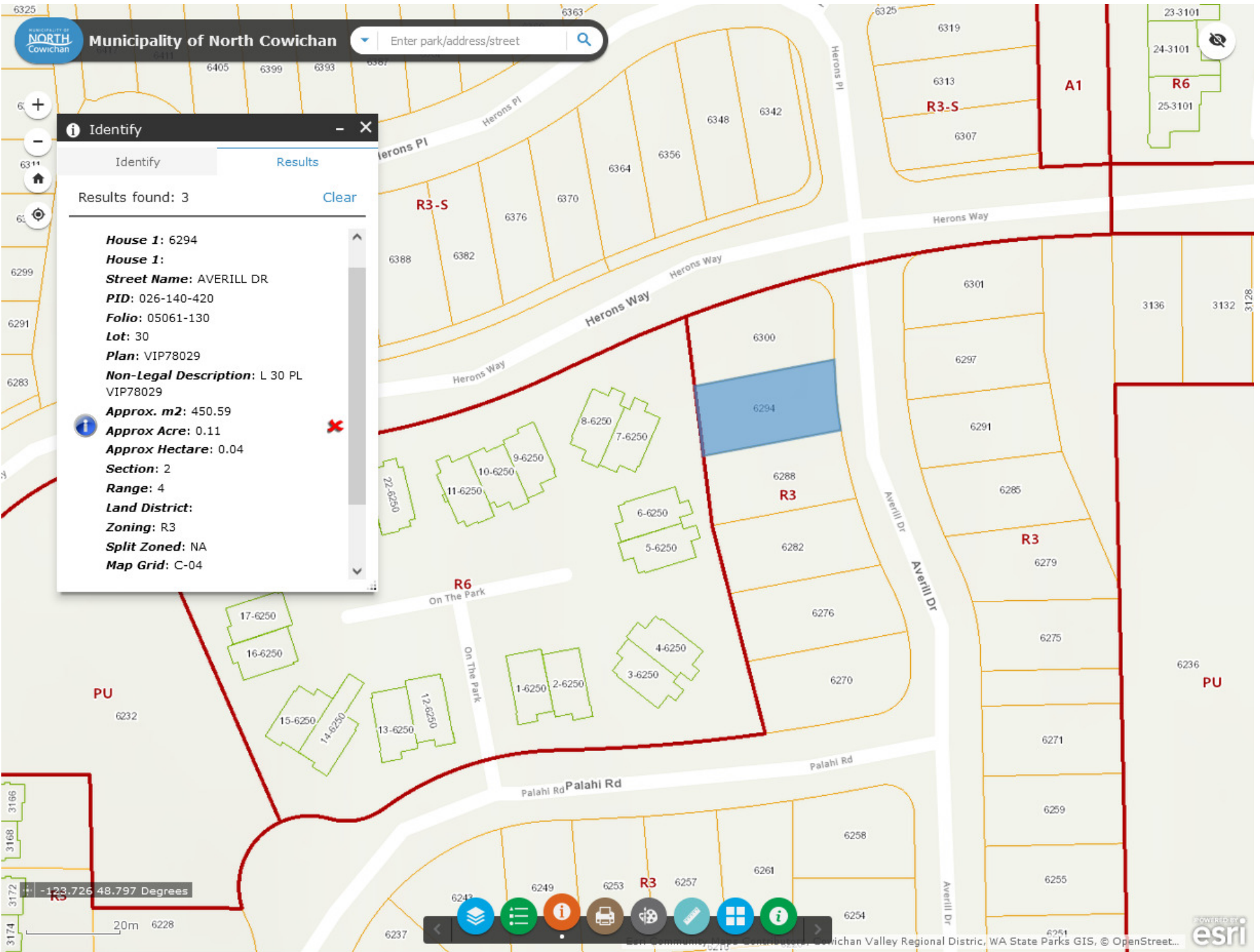


**Identify** [Close]

Identify Results

Results found: 3 Clear

**House 1:** 6294  
**House 1:**  
**Street Name:** AVERILL DR  
**PID:** 026-140-420  
**Folio:** 05061-130  
**Lot:** 30  
**Plan:** VIP78029  
**Non-Legal Description:** L 30 PL VIP78029  
**Approx. m2:** 450.59  
**Approx Acre:** 0.11  
**Approx Hectare:** 0.04  
**Section:** 2  
**Range:** 4  
**Land District:**  
**Zoning:** R3  
**Split Zoned:** NA  
**Map Grid:** C-04



Map navigation toolbar with icons for Home, Layers, Identify, Print, Full Screen, Measure, and Info.



## 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.



## 6294 AVERILL DR DUNCAN V9L 6Z3

Area-Jurisdiction-Roll: 04-315-05061.130



04-315-05061130 11/08/2015

**Total value \$736,000**

2022 assessment as of July 1, 2021

Land	\$307,000
Buildings	\$429,000
Previous year value	\$521,000
Land	\$195,000
Buildings	\$326,000

### Property information

Year built	2005
Description	2 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	.11 Acres
First floor area	941
Second floor area	1,036
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Lot 30 Plan VIP78029 Section 2 Range 4 Land District 61  
PID: 026-140-420

### 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



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# PROPERTY INFORMATION

## General Property Information

**Civic Address:** 6294 AVERILL DR  
**Folio:** 05061-130  
**LTO Number:** CA3963000  
**PID:** 026-140-420  
**MHR Number:**  
**Status:** Active  
**Property No:** 103878  
**Legal:** LOT 30 SECTION 2 RANGE 4 SOMENOS PLAN VIP78029

## Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0147	2 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN B	BROWN B SCHEDULE
ZONING	R3	RESIDENTIAL ONE AND TWO FAMILY ZONE

## Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022		Reg	0.00	1	307,000	429,000	736,000	736,000
2021	May 19, 2021	Reg	4,407.43	1	195,000	326,000	521,000	521,000
2020	May 25, 2020	Reg	4,369.02	1	188,000	308,000	496,000	496,000

## Licensing Information

There is no licensing account information for this property.

## 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.



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