

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

3519 Hidden Oaks Cres, Cobble Hill



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

FAMILY HOME IN COBBLE HILL!



3519 Hidden Oaks Cres

Wonderful family home in Cobble Hill! This 4 bed/3 bath home has a great layout. The main floor has a welcoming entrance flooded with natural light leading to the bright living and dining rooms to your right. The spacious kitchen is just off the dining room and features wood cabinetry, an eating nook surrounded by windows looking out to the mature trees, and a skylight. The generous family room and kitchen are open to each other, perfect for entertaining! Also on the main floor is the master suite with 4pc ensuite including a soaker tub, 2 more good-sized bedrooms, the 4pc main bath, and the laundry. Downstairs is a large rec room with a wetbar and fireplace, the 4th bedroom, 3pc bath, and storage. The back yard is a quiet private oasis. A double garage and RV parking make this home complete. Call your agent to view today!



Priced at
\$999,500

Area	Cobble Hill	Age	1997
Bedrooms	4	Taxes	4308
Bathrooms	3	Tax Year	2021
Lot Size	11761.2	MLS#	897482
Floor Space	2904	Parking	

DAN JOHNSON*

Pemberton Holmes - Duncan

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Code with your
smart phone



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www.DuncanBCRealEstate.ca

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Duncan, V9L 2W1



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



3519 Hidden Oaks Cres
ML Cobble Hill ~ V0R 1L4

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 4 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,904
Bth 4Pce: 1 **Unfin SqFt:** 71
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 8' / Finished, Full
Ens 4+Pce: 1 **FP Feat:** Propane
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	21'9x10'0
Other	Lower	9'8x15'6
Rec Room	Lower	24'6x13'7
Storage	Lower	5'4x13'7
Bathroom	Main	4-Piece
Bedroom	Main	10'1x10'0
Bedroom	Main	10'1x10'0
Dining Room	Main	12'0x12'8
Eating Nook	Main	10'0x8'5
Ensuite	Main	4-Piece
Entrance	Main	6'4x10'6
Family Room	Main	18'1x12'3
Kitchen	Main	10'0x12'7
Laundry	Main	9'1x6'6
Living Room	Main	12'0x15'3
Pantry (Finished)	Main	4'1x4'8
Primary Bedroom	Main	14'7x13'0
Walk-in Closet	Main	6'3x7'0

Listing Summary

MLS@: 897482 **List Price:** \$999,500
Status: Active **Orig Price:** \$999,500
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,308 **Strata Fee:** \$525
2022 Asmt: \$887,000 **Title:** Frhld/Str

Remarks

Wonderful family home in Cobble Hill! This 4 bed/3 bath home has a great layout. The main floor has a welcoming entrance flooded with natural light leading to the bright living and dining rooms to your right. The spacious kitchen is just off the dining room and features wood cabinetry, an eating nook surrounded by windows looking out to the mature trees, and a skylight. The generous family room and kitchen are open to each other, perfect for entertaining! Also on the main floor is the master suite with 4pc ensuite including a soaker tub, 2 more good-sized bedrooms, the 4pc main bath, and the laundry. Downstairs is a large rec room with a wetbar and fireplace, the 4th bedroom, 3pc bath, and storage. The back yard is a quiet private oasis. A double garage and RV parking make this home complete. Call your agent to view today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,046	1,858	0	0	0
Beds	1	3	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1997 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco
Ext Feat: Balcony/Deck, Garden

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

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

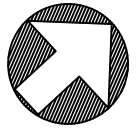
Lot/Strata Information

Prk Type: Garage Double, RV Access/Parking
Water: Cooperative **Waste:** Septic System: Common
Lot Feat: Easy Access, Family-Oriented Neighbourhood, Landscaped,
Complex: **Prk Tota** 3
SqFt Balc: **StrLots/Cplx** 60 **Prk Cm Prp:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am:

View:
Services: Private, Quiet Area, Recreation Nearby
Rent Alld?: Unrestricted
Yng Ag Alld? 0
Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs: See
BBQs Alld?: Yes
Unit Incl:



NORTH



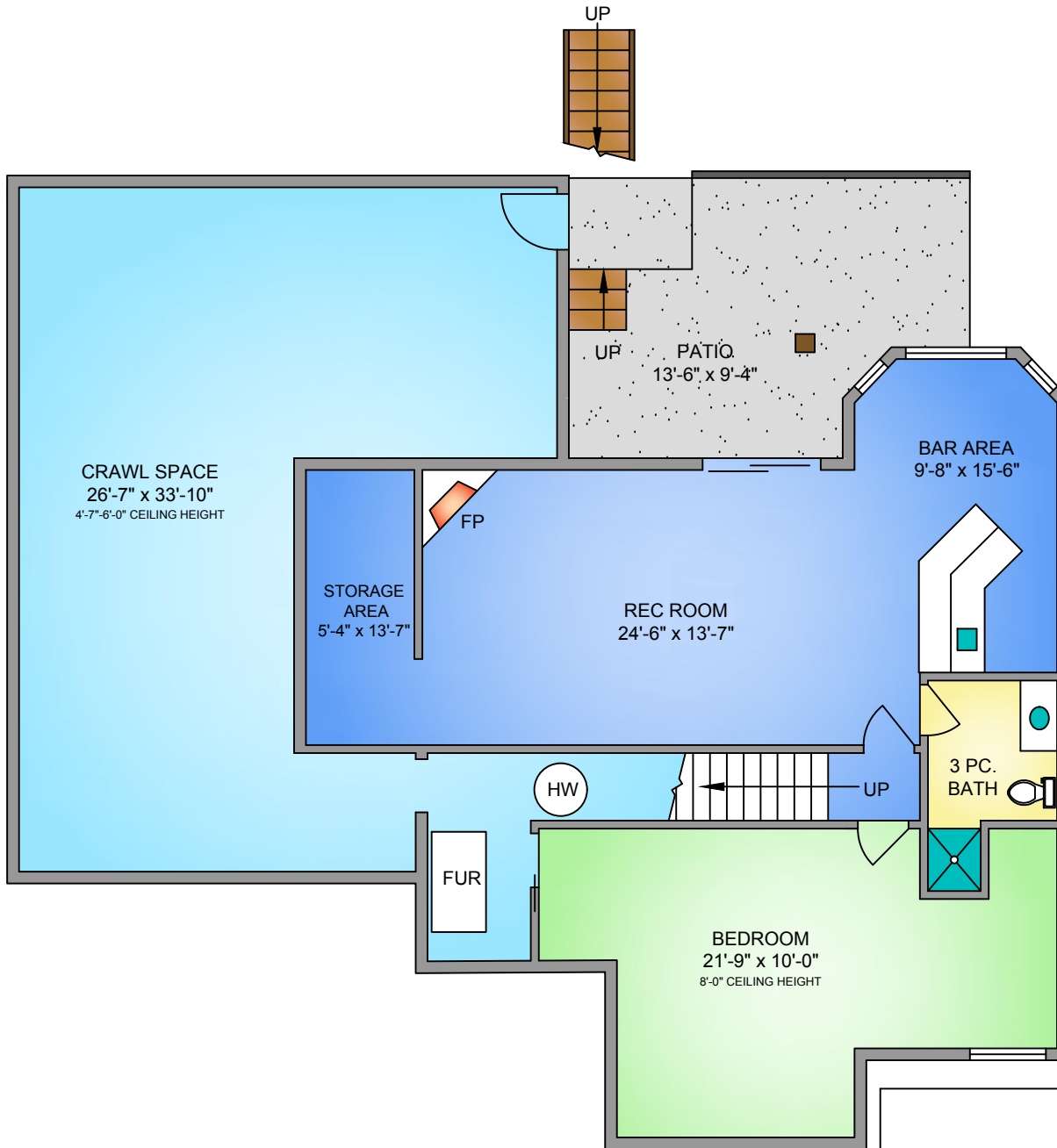
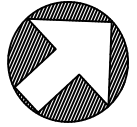
MAIN FLOOR
1858 SQ. FT.
 8'-0" CEILING HEIGHT



3519 HIDDEN OAKS CRESCENT
MARCH 23, 2022
 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

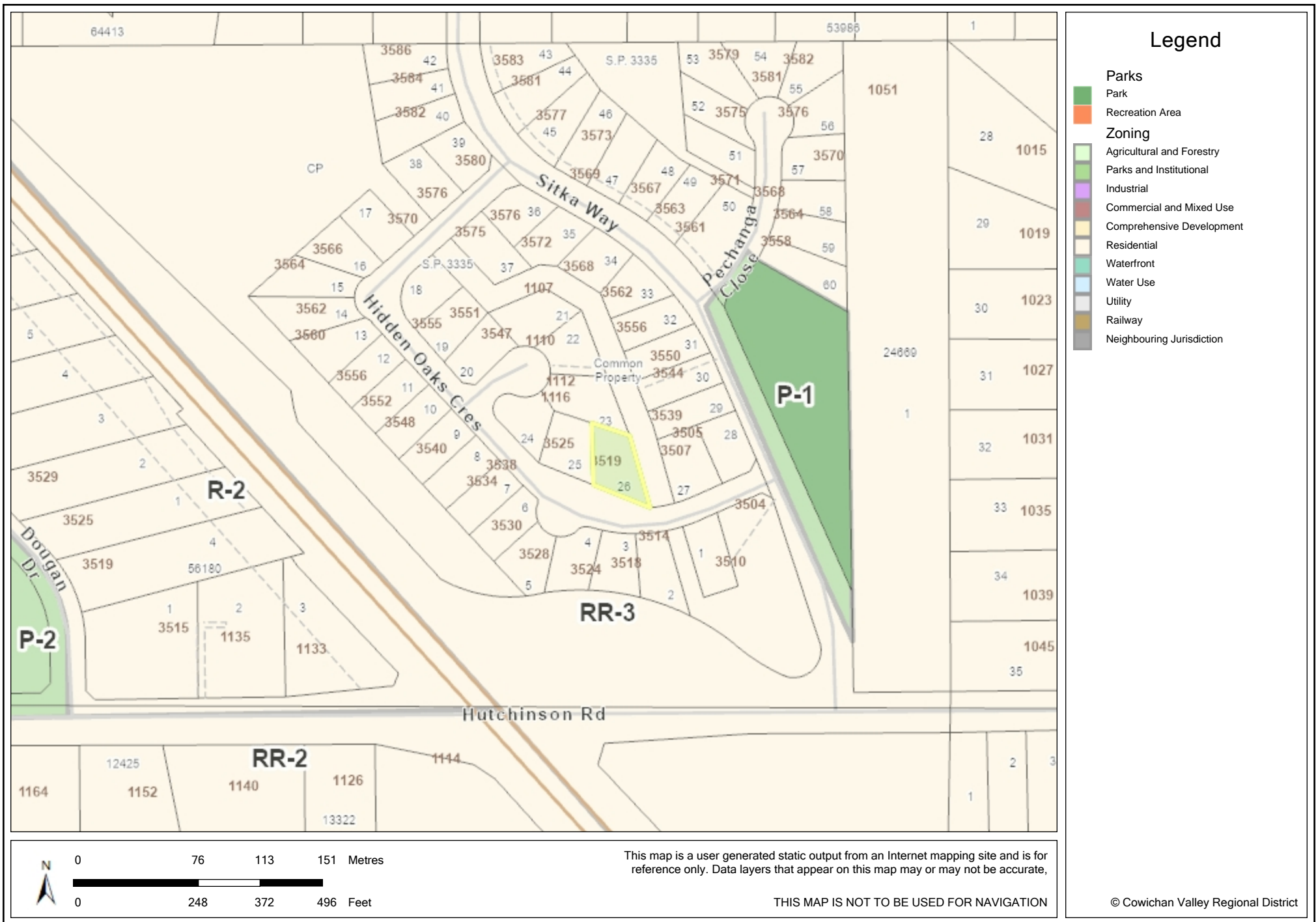
FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1858	1858	-	448	132
LOWER	1117	1046	71	-	215
TOTAL	2975	2904	71	448	347

NORTH



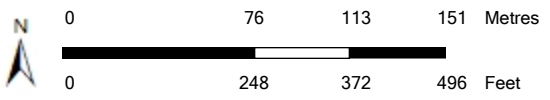
LOWER FLOOR
1046 SQ. FT.
8'-0" CEILING HEIGHT

3519 HIDDEN OAKS CRESCENT MARCH 23, 2022 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
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LOWER	1117	1046	71	-	215
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Legend

- Parks
- Recreation Area
- Zoning**
- Agricultural and Forestry
- Parks and Institutional
- Industrial
- Commercial and Mixed Use
- Comprehensive Development
- Residential
- Waterfront
- Water Use
- Utility
- Railway
- Neighbouring Jurisdiction



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Cowichan Valley Regional District



10.3 **RR-3 RURAL RESIDENTIAL 3 ZONE**

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 RR-3 Zone:

1. **Permitted Uses**

The following principal uses and no others are permitted in the RR-3 Zone:

- a. Single-family dwelling;
- b. Horticulture;

The following accessory uses are permitted in conjunction with a single-family dwelling in the RR-3 Zone:

- c. Accessory dwelling unit or secondary suite;
- d. Bed and breakfast accommodation;
- e. Farm gate sales;
- f. Home-based business;
- g. Limited agriculture subject to Sections 4.14 and 10.3.6;
- h. Unlicensed daycare and group daycare.

2. **Parcel Coverage**

The parcel coverage in the RR-3 Zone shall not exceed 20 percent of parcel area, or 500 m², whichever is less, for all buildings and structures.

3. **Building Height**

The height of buildings and structures in the RR-3 Zone shall not exceed:

- a. 10 metres for a principal building and structure;
- b. 7.5 metres for an accessory building and structure.

4. **Setbacks**

The following minimum setbacks for buildings and structures apply in the RR-3 Zone:

Type of Parcel Line	Principal Uses	Residential Accessory Uses	Limited Agricultural Uses
Front	7.5 metres	7.5 metres	15 metres
Interior Side	3 metres	3 metres; 1 metre if in rear yard	15 metres
Exterior Side	4.5 metres	4.5 metres	15 metres
Rear	4.5 metres	4.5 metres	15 metres
Adjoining an Agricultural Resource 1 Zone	15 metres	15 metres	4.5 metres

5. **Minimum Parcel Size**

The minimum parcel size in the RR-3 Zone is:

- a. 1 hectare for parcels not serviced by a community water system;
- b. 4000 m² for parcels that are serviced by a community water system.

6. Special Use Regulation for Limited Agriculture

Notwithstanding that limited agriculture is an accessory use to a single family dwelling, where a parcel without a single family dwelling on it in the RR-3 Zone shares a parcel line with another parcel in any zone upon which the owner of both parcels resides, limited agricultural uses are permitted on the RR-3 parcel without a single family dwelling.

3519 HIDDEN OAKS CRES COBBLE HILL VOR 1L4

Area-Jurisdiction-Roll: 04-765-04113.126



04-765-04113126 11/12/2015

Total value \$887,000

2022 assessment as of July 1, 2021

Land	\$362,000
Buildings	\$525,000
Previous year value	\$672,000
Land	\$248,000
Buildings	\$424,000

Property information

Year built	1997
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	
Garages	G
Land size	.27 Acres
First floor area	1,832
Second floor area	
Basement finish area	940
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Strata Lot 26 Plan VIS3335 Section 12 Range 7 Land District 53 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
 PID: 018-849-903

Sales history (last 3 full calendar years)

Sep 4, 2020	\$715,000
-------------	-----------

Manufactured home

Width
 Length
 Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



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TITLE SEARCH PRINT

2022-03-17, 11:59:35

File Reference:

Requestor: Dan Johnson

Declared Value \$715000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA8442105 EL51814
Application Received	2020-09-21
Application Entered	2020-09-23
Registered Owner in Fee Simple Registered Owner/Mailing Address:	WESLEY ARTHUR SCHARTNER, YACHT BROKER KIMBERLY FERN SCHARTNER, COOK 3519 HIDDEN OAKS CRES COBBLE HILL, BC VOR 1L4 AS JOINT TENANTS
Taxation Authority	Nanaimo/Cowichan Assessment Area Braithwaite Estates Improvement District
Description of Land Parcel Identifier: Legal Description:	018-849-903 STRATA LOT 26, SECTION 12, RANGE 7, SHAWNIGAN DISTRICT, STRATA PLAN VIS3335, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registered Owner: Remarks:	EXCEPTIONS AND RESERVATIONS M76300 ESQUIMALT AND NANAIMO RAILWAY COMPANY INTER ALIA A.F.B. 9.693.7434A; 45535G; SECTION 172(3); FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

TITLE SEARCH PRINT

2022-03-17, 11:59:35
Requestor: Dan Johnson

File Reference:

Declared Value \$715000

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	EH97585
Registration Date and Time:	1994-07-15 13:16
Remarks:	INTER ALIA; SECTION 216 LAND TITLE ACT

Nature:	MORTGAGE
Registration Number:	CA8442106
Registration Date and Time:	2020-09-21 14:36
Registered Owner:	BRIDGEWATER BANK

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

COMMON PROPERTY SEARCH PRINT

2022-03-17, 11:59:35

File Reference:

Requestor: Dan Johnson

Land Title District VICTORIA
Land Title Office VICTORIA

Common Property Strata Plan VIS3335

Transfers NONE

Legal Notations
PART OF THE COMMON PROPERTY SUBDIVIDED BY PLAN VIP71278 - ROAD ONLY

Charges, Liens and Interests

Nature: EXCEPTIONS AND RESERVATIONS
Registration Number: M76300
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks: INTER ALIA
A.F.B. 9.693.7434A; DD 13817; SECTION 172(3);
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM ESQUIMALT AND NANAIMO
RAILWAY COMPANY
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature: STATUTORY RIGHT OF WAY
Registration Number: EF106110
Registration Date and Time: 1992-08-19 12:32
Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT
Remarks: PART IN PLAN VIP54908; MODIFIED AND EXTENDED
BY EH97567

Nature: EASEMENT
Registration Number: EH97563
Registration Date and Time: 1994-07-15 13:11
Remarks: INTER ALIA
DOMINANT TENEMENT--HERETO IS ANNEXED EASEMENT
EH97563 OVER STRATA LOT 43, STRATA PLAN VIS3335

Nature: EASEMENT
Registration Number: EH97565
Registration Date and Time: 1994-07-15 13:11
Remarks: INTER ALIA
DOMINANT TENEMENT--HERETO IS ANNEXED EASEMENT
EH97565 OVER STRATA LOT 22, STRATA PLAN VIS3335

COMMON PROPERTY SEARCH PRINT

2022-03-17, 11:59:35

File Reference:

Requestor: Dan Johnson

Nature: STATUTORY RIGHT OF WAY
Registration Number: EH97567
Registration Date and Time: 1994-07-15 13:11
Remarks: MODIFICATION AND EXTENSION OF EF106110;
PART SHOWN AS AREA B ON PLAN VIP59341

Nature: STATUTORY RIGHT OF WAY
Registration Number: EH97569
Registration Date and Time: 1994-07-15 13:13
Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT

Nature: STATUTORY RIGHT OF WAY
Registration Number: EH97570
Registration Date and Time: 1994-07-15 13:13
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY
Registration Number: EH97571
Registration Date and Time: 1994-07-15 13:13
Registered Owner: B C TEL (REG. NO. 1801A)

Nature: STATUTORY RIGHT OF WAY
Registration Number: EH97574
Registration Date and Time: 1994-07-15 13:13
Registered Owner: BRAITHWAITE ESTATES IMPROVEMENT DISTRICT

Nature: STATUTORY RIGHT OF WAY
Registration Number: EH97579
Registration Date and Time: 1994-07-15 13:14

Nature: STATUTORY RIGHT OF WAY
Registration Number: EH97580
Registration Date and Time: 1994-07-15 13:14
Registered Owner: SHAW CABLESYSTEMS COMPANY
Transfer Number: ES26036

Nature: COVENANT
Registration Number: EH97581
Registration Date and Time: 1994-07-15 13:14
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH
COLUMBIA
Remarks: INTER ALIA; SECTION 215 LAND TITLE ACT

COMMON PROPERTY SEARCH PRINT

2022-03-17, 11:59:35

File Reference:

Requestor: Dan Johnson

Nature: COVENANT
Registration Number: EH97582
Registration Date and Time: 1994-07-15 13:15
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
THE COWICHAN VALLEY REGIONAL DISTRICT
Remarks: PART IN AREA A ON PLAN VIP59341;
SECTION 215 LAND TITLE ACT

Nature: COVENANT
Registration Number: EH97583
Registration Date and Time: 1994-07-15 13:15
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks: PART IN AREA E ON PLAN VIP59341;
SECTION 215 LAND TITLE ACT

Nature: STATUTORY RIGHT OF WAY
Registration Number: EN73561
Registration Date and Time: 1999-08-12 13:21
Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.
INCORPORATION NO. 236352
Transfer Number: EV102189

Miscellaneous Notes: NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2022-03-17, 11:59:35

File Reference:

Requestor: Dan Johnson

PARCEL IDENTIFIER (PID): 018-849-903

SHORT LEGAL DESCRIPTION:S/VIS3335////26

MARG:

TAXATION AUTHORITY:

- 1 Nanaimo/Cowichan Assessment Area
- 2 Braithwaite Estates Improvement District

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 26, SECTION 12, RANGE 7, SHAWNIGAN DISTRICT, STRATA PLAN VIS3335,
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

BARELAND STRATA PLAN VIS3335

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



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Dan Johnson, Personal Real Estate Corporation

Pemberton Holmes Ltd

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