

# Dan Johnson

REALTOR®

*PEMBERTON  
HOLMES*

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Information Package

For

***130-3215 Cowichan Lake Rd, Duncan***

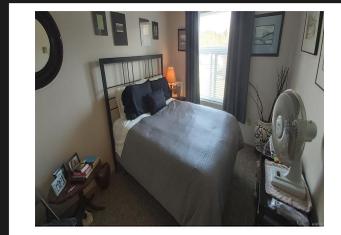


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## GREAT GROUND FLOOR CONDO!



### 130-3215 Cowichan Lake Rd

Welcome home to affordable living! This ground level end unit is in good shape and well maintained by the current tenant. Bright and open with 2 bedrooms, 4pc en suite & a 2nd full bathroom as well as in suite laundry. All the comforts of vinyl thermal windows, dishwasher and other appliances plus an abundance of storage space. From the cozy covered balcony you can enjoy the sunshine with your morning coffee. The entrance is convenient to parking. This location is close to shopping, schools, hospital, downtown and on a bus route. One small pet & rentals allowed at this well-maintained and well-managed strata/condo. A fantastic chance to enter the real estate market! Call today as this will sell quickly.

**Priced at**  
**\$249,000**

Area	West Duncan	Age	1992
Bedrooms	2	Taxes	1744
Bathrooms	2	Tax Year	2020
Lot Size	0	MLS#	871241
Floor Space	786	Parking	



**DAN JOHNSON**

Pemberton Holmes - Duncan

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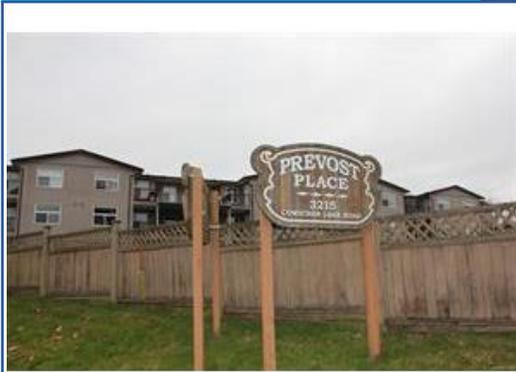


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 Pemberton Holmes Ltd. (Dun)



**130 - 3215 Cowichan Lake Rd  
 Du West Duncan ~ V9L 5G5**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:** 3  
**Bth 3Pce:** 0    **Fin SqFt:** 786  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:**  
**Ens 4+Pce:** 1    **FP Feat:**  
**App Incl:** F/S/W/D  
**Intr Ftrs**

**Building Information**

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

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

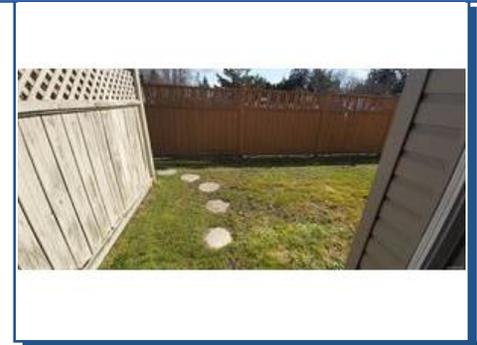
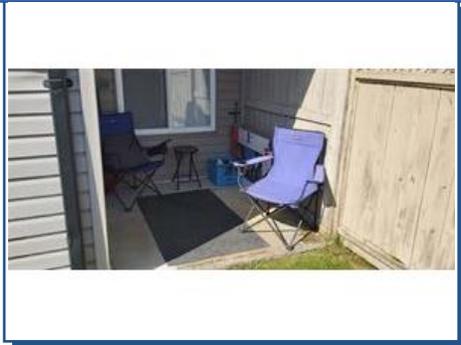
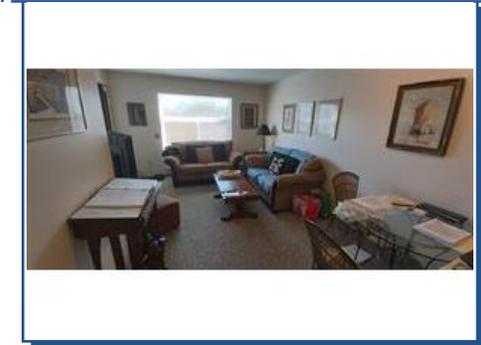
**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss** Ground Level Main Floor, Wheelch.

**Lot/Strata Information**

**Prk Type:** Open  
**Water:** Municipal  
**Lot Feat:** Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Recreation Nearby, Shopping Nearby, Sidewalk  
**Complex:**  
**SqFt Balc:**    **StrLots/Cplx** 86  
**SqFt Prk:**    **Bldgs/Cplx:** 2  
**SqFt Pat:**    **Suites/Bldg** 43  
**SqFt Strg:**    **Floors/Bldg** 3  
**Gnd/Top?**    **Lvl/Suite:** 1  
**Shrd Am:** Elevator(s)

**Lot Size** 0sqft / 0.00ac  
**Waste:** Sewer Connected  
**Prk Tota** 2  
**Prk Cm Prp:** 0  
**Prk LCP:** 1  
**Prk Str Lot:** 1  
**Str Lot Incl:** Deck/Patio  
**Unit Incl:** Property Management

**Dims (w/d):**  
**View:**  
**Services:**  
**Rent Alld?:** Unrestricted  
**Yng Ag Alld? 0**  
**Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**BBQs Alld?:** Yes



Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	9'6x9'0
Ensuite	Main	4-Piece
Kitchen	Main	10'0x9'5
Living Room	Main	15'5x12'4
Primary Bedroom	Main	12'0x9'6
Storage	Main	3'8x2'8
Storage	Main	5'1x4'3

Listing Summary	
<b>MLS@:</b> 871241	<b>List Price:</b> \$249,000
<b>Status:</b> Active	<b>Orig Price:</b> \$249,000
<b>Sub Type:</b> Condo	<b>Sold Price:</b>
<b>DOM:</b> 0	<b>Pend Date:</b>
<b>Taxes:</b> \$1,744	<b>Strata Fee:</b> \$214
<b>2021 Asmt:</b> \$188,100	<b>Title:</b> Frhld/Str

**Rooms Summary**

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

**Remarks**

Welcome home to affordable living! This ground level end unit is in good shape and well maintained by the current tenant. Bright and open with 2 bedrooms, 4pc en suite & a 2nd full bathroom as well as in suite laundry. All the comforts of vinyl thermal windows, dishwasher and other appliances plus an abundance of storage space. From the cozy covered balcony you can enjoy the sunshine with your morning coffee. The entrance is convenient to parking. This location is close to shopping, schools, hospital, downtown and on a bus route. One small pet & rentals allowed at this well-maintained and well-managed strata/condo. A fantastic chance to enter the real estate market! Call today as this will sell quickly.



## Residential Multi-Family Zone (R7)

### Permitted Uses

- 62 (1) The permitted uses for the R7 zone are as follows:
- Apartment
  - Congregate Housing
  - Limited Home-based Business
  - Secondary Suite (within Single-Family Dwelling)
  - Single-Family Dwelling (subject to the provisions of the R3 zone; or, where part of a Building Strata, subject to the provisions below)
  - Townhouse (subject to the provisions of the R6 zone, except section 61 (4))
  - Two-Family Dwelling [BL3457]

### Minimum Lot Size

- (2) The minimum permitted lot size for the R7 zone is 1,120 m<sup>2</sup> (12,056 sq. ft.)

### Minimum Frontage

- (3) The minimum permitted frontage for the R7 zone is 30 m (98.43').

### Density

- (4) The maximum permitted density for the R7 zone is as follows:
- (a) One dwelling unit per 289 m<sup>2</sup> (3,110.77 sq. ft.) of lot area for the townhouse use (35 units per hectare);
  - (b) One dwelling unit per 300 m<sup>2</sup> (3,229.17 sq. ft.) of lot area averaged for a building strata consisting of all dwelling units that are considered single-family dwelling and secondary suite uses;
  - (c) The maximum permitted floor space ratio for the townhouse, two-family dwelling, single-family dwelling unit and single-family dwelling unit with secondary suite uses is 0.5:1;
  - (d) The maximum permitted floor space ratio for the apartment use is 0.6:1; and
  - (e) The size of the secondary suite must not be smaller than 37 m<sup>2</sup> (398.3 sq. ft.) nor larger than 85 m<sup>2</sup> (914.9 sq. ft.) or 40% of the principal dwelling unit, whichever is less.

### Maximum Lot Coverage

- (5) The maximum permitted lot coverage, including covered parking, for the R7 zone is 30% of the lot area. However, where 2/3 of the required off-street parking spaces are provided as covered parking, the maximum permitted lot coverage, including covered parking, for the R7 zone is 35%.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the R7 zone are as follows:
- (a) Principal Buildings
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 5.0 m (16.40')
    - Yard, Rear, 8.0 m (26.25')
  - (b) Accessory Building and Structures (Excluding Fences)
    - Yard, Front, 6.0 m (19.68')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.5 m (4.92')

### Maximum Building Height

- (7) The maximum permitted building heights for the R7 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
  - (b) Accessory Buildings, 5.0 m (16.40')

### **Minimum Separation between Buildings on the Same Lot**

- (8) The minimum permitted separation between Apartment, Townhouse and Two-family buildings on the same lot for the R7 zone are as follows:
  - (a) Between windows and habitable rooms, 12.0 m (39.37')
  - (b) Between walls and other windows, 6.0 m (19.68')
  - (c) Between walls, 6.0 m (19.68')
  
- (9) The minimum permitted building separation and building siting for Single-Family Dwelling units and Single-Family Dwelling units with Secondary Suites part of a building strata are as follows:
  - (a) Setback, Front abutting the common strata road, 3.0 m (9.84')
  - (b) Setback, Front for vehicle entrance of a garage, or carport from a common strata road, 5.8 m (19.03')
  - (c) Separation, Rear, 6.0 m (19.68') per unit
  - (d) Separation, Side (no parking in side yard), 1.5 m (4.92') per unit
  - (e) Separation, Side (parking in side yard), 4.3 m (14.11') per unit

### **Landscaped Open Space**

- (10) In the R7 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

### **Recreation and Exterior Amenity Area**

- (11) In the R7 zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:
  - (a) have a minimum area of 40 m<sup>2</sup> (430.60 sq. ft.);
  - (b) be located in the rear of the line, front, of the building(s); and
  - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.
  
- (12) In the R7 zone, each Secondary Suite shall have a minimum of 30 m<sup>2</sup> (322.92 sq. ft.) of useable exterior at-grade amenity space, which is immediately adjacent to the Secondary Suite.

### **Conditions of Use**

- (13) The conditions of use for the R7 zone are as follows:
  - (a) No fences over 1.2 m (4') 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) Common garbage receptacles/bins must be enclosed by walls or decorative fencing for the purpose of screening.
  - (e) Parking spaces must be separated from any walls of the building(s) which contain windows by a minimum of 4.0 m (13.12') for Apartment, and Townhouse uses.
  - (f) The total number of dwelling units in the form of two-family dwellings shall not exceed 15% of the total number of dwelling units for the whole development.

## 130-3215 COWICHAN LAKE RD DUNCAN V9L 5G5

Area-Jurisdiction-Roll: 04-315-00837.051



**Total value** **\$188,100**

2021 assessment as of July 1, 2020

Previous year value **\$165,500**

### Property information

Year built	1992
Description	Strata Apartment - Frame
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	786
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Strata Lot 51 Plan VIS2462 Section 20 Range 4 Land District 45 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 017-926-611

### 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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