

# Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON  
HOLMES*  
· ESTABLISHED 1887 ·

Information Package

For

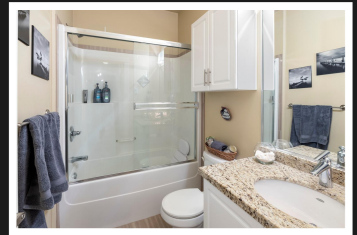
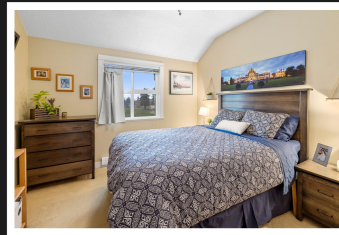
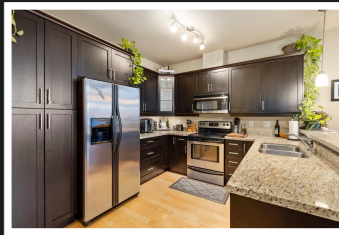
***417-2710 Jacklin Rd, Langford***



PEMBERTON  
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## TOP FLOOR CONDO!



### 417-2710 Jacklin Rd

TOP FLOOR CONDO in "The Stonewood" in a quiet Langford neighborhood with all the amenities nearby! This 2 bedroom, 2 bath, South facing unit has the advantage of vaulted ceilings with a wall of windows and a skylight as well as 9' ceilings throughout and it has gorgeous mountain views with a BBQ friendly deck overlooking a school field. Thoughtfully laid out, this home has 2" granite counter tops, beautiful dark cabinetry and stainless appliances in the kitchen, spacious bedrooms and plenty of storage. The master has a walk-in closet and a beautiful 3pc ensuite. Add secure underground parking and a spot for your bike, as well as a separate storage unit and a fitness room and you've got everything you could want or need. Oh, and it's pet-friendly with no size restriction (1 dog or 1 cat). Call your realtor today to book a private viewing before this one is gone!



**Priced at**  
**\$589,000**

Area	Jacklin	Age	2009
Bedrooms	2	Taxes	1927
Bathrooms	2	Tax Year	2021
Lot Size		MLS#	894006
Floor Space	962	Parking	

**DAN JOHNSON\***

Pemberton Holmes - Duncan

Scan this QR  
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ww.DuncanBCRealEstate.ca

23 Queens Road  
Duncan, V9L 2W1



**Dan Johnson**  
 Personal Real Estate Corporation  
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 wrkn4you@gmail.com  
 Pemberton Holmes Ltd. (Dun)



**417 - 2710 Jacklin Rd  
 La Jacklin ~ V9B 0K5**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:** 4  
**Bth 3Pce:** 0    **Fin SqFt:** 962  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 1    **Basement:**  
**Ens 4+Pce:** 0    **FP Feat:**  
**App Incl:** Dishwasher, F/S/W/D, Garburator, Microwave, Range Hood  
**Intr Ftrs:** Elevator, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	9'6x12'0
Ensuite	Main	3-Piece
Entrance	Main	9'9x5'4
Kitchen	Main	10'0x10'2
Living Room	Main	12'4x15'3
Primary Bedroom	Main	10'9x13'0

Listing Summary	
<b>MLS@:</b> 894006	<b>List Price:</b> \$589,000
<b>Status:</b> Active	<b>Orig Price:</b> \$589,000
<b>Sub Type:</b> Condo	<b>Sold Price:</b>
<b>DOM:</b> 0	<b>Pend Date:</b>
<b>Taxes:</b> \$1,927	<b>Strata Fee:</b> \$318
<b>2022 Asmt:</b> \$465,000	<b>Title:</b> Frhld/Str

**Remarks**

TOP FLOOR CONDO in "The Stonewood" in a quiet Langford neighborhood with all the amenities nearby! This 2 bedroom, 2 bath, South facing unit has the advantage of vaulted ceilings with a wall of windows and a skylight as well as 9' ceilings throughout and it has gorgeous mountain views with a BBQ friendly deck overlooking a school field. Thoughtfully laid out, this home has 2" granite counter tops, beautiful dark cabinetry and stainless appliances in the kitchen, spacious bedrooms and plenty of storage. The master has a walk-in closet and a beautiful 3pc ensuite. Add secure underground parking and a spot for your bike, as well as a separate storage unit and a fitness room and you've got everything you could want or need. Oh, and it's pet-friendly with no size restriction (1 dog or 1 cat). Call your realtor today to book a private viewing before this one is gone!

**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

**Building Information**

**Built (est):** 2009    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Balcony

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

**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Underground  
**Water:** Municipal  
**Lot Feat:** Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, Recreation Nearby, Shopping N  
**Complex:** The Stonewood  
**SqFt Balc:**    **StrLots/Cplx:** 68  
**SqFt Prk:**    **Bldgs/Cplx:** 1  
**SqFt Pat:**    **Suites/Bldg:** 68  
**SqFt Strg:**    **Floors/Bldg:** 4  
**Gnd/Top?:**    **Lvs/Suite:** 1  
**Shrd Am:** Bike Storage, Elevator(s), Fitness Centre, Secured Entry

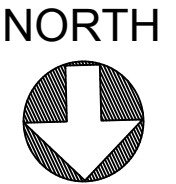
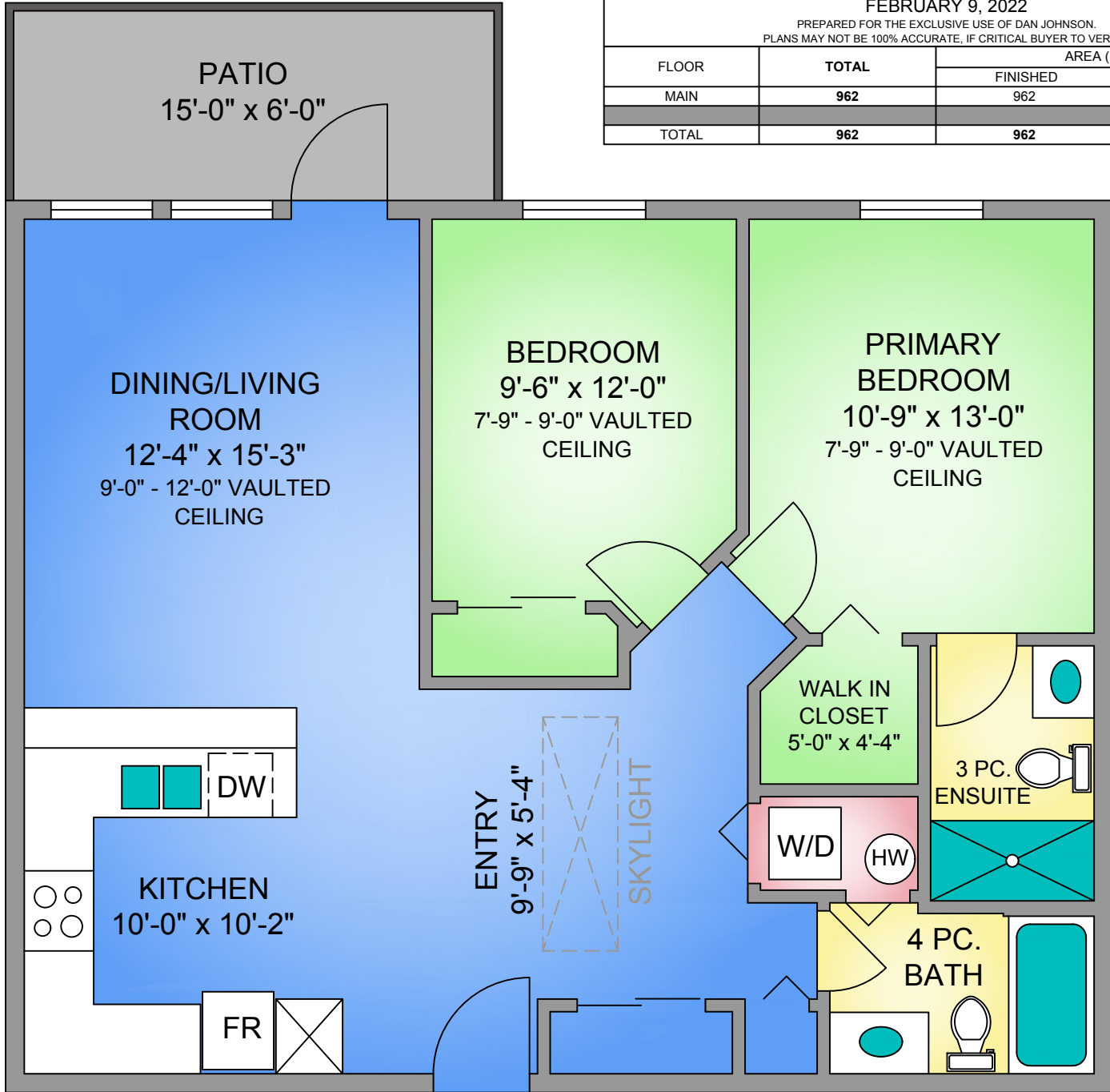
**Lot Size:** 0sqft / 0.00ac  
**Waste:** Sewer Connected  
**Prk Tota:** 1  
**Prk Cm Prp:** 0  
**Prk LCP:** 1  
**Prk Str Lot:** 0  
**Str Lot Incl:** Balcony, Parking Stall, Separate Storage  
**Unit Incl:** Garbage Removal, Maintenance Grounds, Maintenance

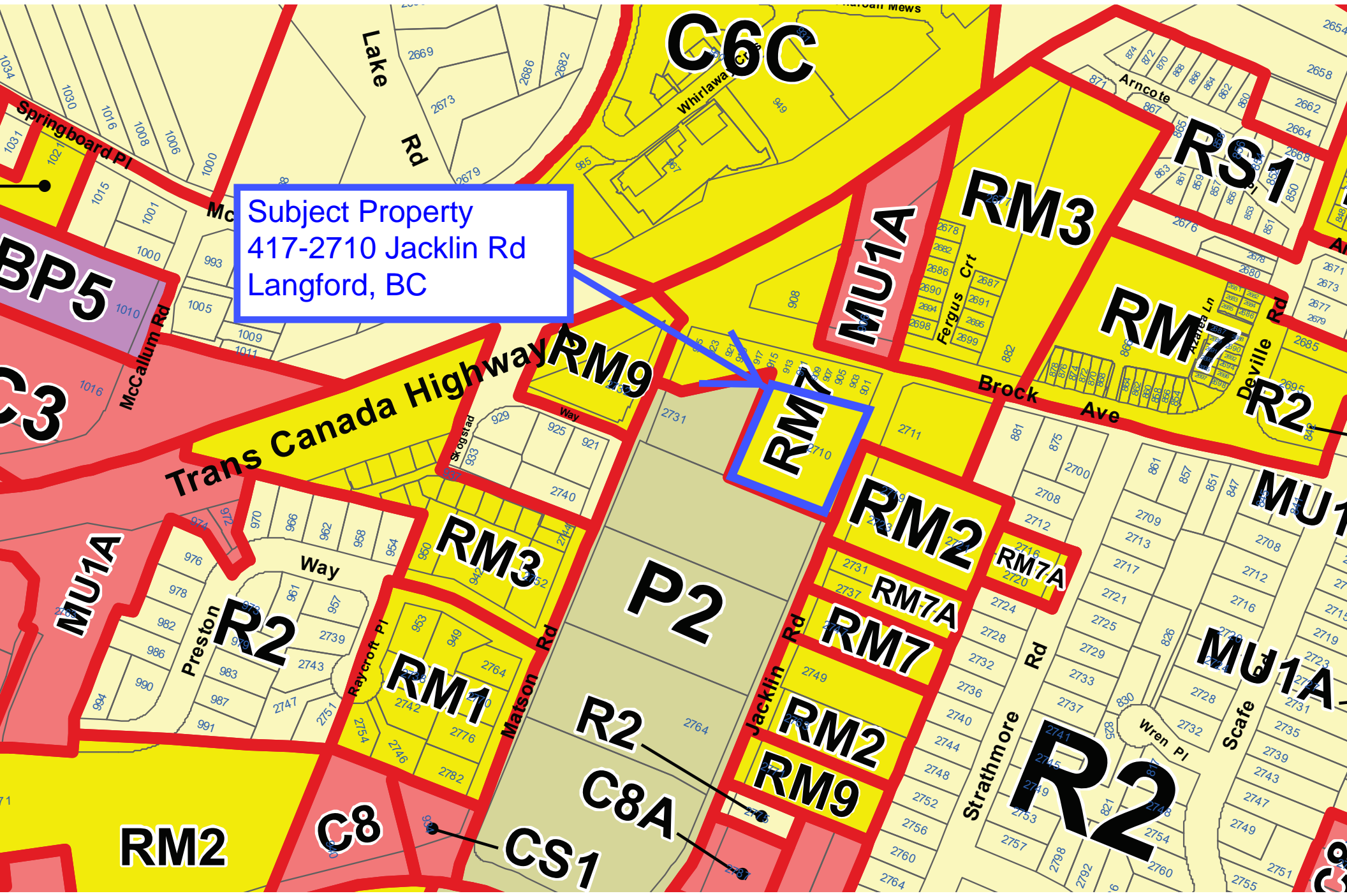
**Dims (w/d):**  
**View:** Mountain(s)  
**Services:**  
**Rent Alld?:** Some Rentals: See Bylaws  
**Yng Ag Alld?:** 0  
**Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**BBQs Alld?:** Yes



417-2710 JACKLIN ROAD			
FEBRUARY 9, 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	DECK / PATIO
MAIN	962	962	89
TOTAL	962	962	89

**MAIN FLOOR**  
**962 SQ. FT.**  
 7'-9" - 12'-0" VAULTED  
 CEILING





Subject Property  
417-2710 Jacklin Rd  
Langford, BC

## Section 6.36 – Medium-Density Apartment (RM7) Zone

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*The intent of the RM7 Zone is to permit two-family, townhouse and apartment residential uses at a medium density in areas serviced by community sanitary.*

### 6.36.01 Permitted Uses

The following **uses** and no others shall be permitted in the RM7 Zone.

- (1) **Accessory buildings and structures**, subject to Section 3.05;
- (2) **Apartment**;
- (3) **Community garden**;
- (4) **Dwelling, two-family**, subject to Section 3.07;
- (5) **Home occupation**, subject to Section 3.09;
- (6) **Townhouse**; and
- (7) **Uses accessory to a principal use** permitted in this **Zone**; and
- (8) **Uses** permitted by Section 3.01 of this Bylaw.

### 6.36.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 4,000 m<sup>2</sup> (1 ac) may be created by subdivision.
- (2) No **lot** having a **lot width** less than 20 m (65.6 ft) may be created by subdivision.
- (3) No **lot** having a **lot depth** less than 34 m (111.5 ft) may be created by subdivision.

### 6.36.03 Density of Development

- (1) Except as provided in Articles (2), (3), (4) and (5), **buildings** shall not exceed a **floor area ratio** of 1.0.
- (2) The **floor area ratio** may be increased to 1.15 if the owner provides at least 50% of the parking spaces required by this Bylaw in an underground parking structure, and by an additional 0.02 to a maximum of 1.25 for every additional 5% of the parking spaces so provided in excess of 50%.
- (3) The **floor area ratio** may be increased to 1.25 if the owner provides multiple-family residential **amenity space** of 5 m<sup>2</sup> (53.8 ft<sup>2</sup>) per **dwelling unit** in addition to the required usable open space.
- (4) The **floor area ratio** may be increased to 1.6 on a **lot** located in the shaded area shown on Schedule "AE".

### 6.36.04 Lot Coverage

- (1) **Lot coverage** of all **buildings** and **structures** may not exceed 50%;

- (2) **Lot coverage** of all **buildings** and **structures** with **heights** of three storeys or more located in the shaded area shown on Schedule "AE" may not exceed 75%.

**6.36.05 Height and Size of Principal Use Buildings**

- (1) No **apartment building** may exceed a **height** of six storeys.
- (2) No **townhouse** or **two-family dwelling** may exceed a **height** of 9 m (29.5 ft).

**6.36.06 Setbacks**

No **building** or **structure** may be located:

- (1) Within 7.5 m (24.6 ft) of any **front lot line**; or
- (2) Within 3 m (9.8 ft) of any **interior side lot line**; or
- (3) Within 7.5 m (24.6 ft) of any **exterior side lot line**; or
- (4) Within 3 m (9.8 ft) of any **rear lot line**; or
- (5) Within 7.5 m (24.6 ft) of any **rear lot line**, if that **lot line abuts**, or is separated only by a **highway**, from a **lot** in a **Residential Zone**.

## 417-2710 JACKLIN RD VICTORIA V9B 0K5

Area-Jurisdiction-Roll: 01-327-04250.157



**Total value**                **\$465,000**

2022 assessment as of July 1, 2021

Previous year value                \$402,400

### Property information

Year built	2009
Description	Strata Apartment - Frame
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	932
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Strata Lot 57 Plan VIS6828 Section 5 Land District 21  
TOGETHER WITH AN INTEREST IN THE COMMON  
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT  
OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-967-751

### 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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