

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

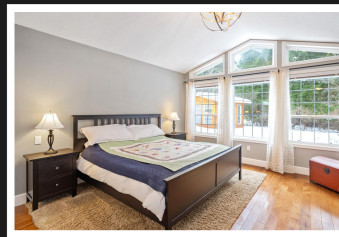
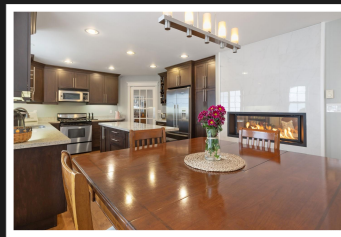
6044 Eagle Ridge Pl, Duncan



PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

GORGEOUS SPRAWLING RANCHER!



6044 Eagle Ridge Pl

SPRAWLING RANCHER in Stonehouse Estates in the most amazing spot and only 5mins to town! Gorgeous 4 bedroom/2 bath rancher on a quiet cul de sac with forested park behind. Cathedral ceilings greet you in the entry and loads of windows provide tons of natural light. The huge living room has vaulted ceilings as well as the family room, all looking onto the forest. Other features of this home include hardwood floors throughout, a modern fully updated kitchen with dark cabinetry, chrome hardware, quartz counter tops, and very nice stainless appliances. The master is also loaded with windows looking into the backyard and the ensuite has a soaker tub, shower and dbl sinks. The flat, completely useable back yard includes a perfect outdoor eating area for your family bbqs and a super cool she shed to relax in. Enjoy gorgeous sunsets in your backyard with the mountains as your back drop! Don't delay!



Priced at
\$1,049,000

Area	East Duncan	Age	1998
Bedrooms	4	Taxes	5120
Bathrooms	2	Tax Year	2021
Lot Size	11325.6	MLS#	891948
Floor Space	2243	Parking	

DAN JOHNSON

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



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

23 Queens Road
Duncan, V9L 2W1



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



**6044 Eagle Ridge Pl
 Du East Duncan ~ V9L 5M9**

Interior Details

Layout: Rancher
Bedrms: 4 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,243
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, Microwave
Intr Ftrs

Building Information

Built (est): 1998 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco
Ext Feat:

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

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

Lot/Strata Information

Prk Type: Driveway, Garage Double
Water: Municipal **Waste:** Sewer Connected
Lot Feat: Cul-de-sac, Family-Oriented Neighbourhood, Irregular Lot, Pie Shaped Lot, Quiet Area, Recreation Nearby, In Wooded Area
Complex: **Prk Tota** 3
SqFt Balc: **StrLots/Cplx** **Prk Cm Prp:** **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:** **BBQs Alld?:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



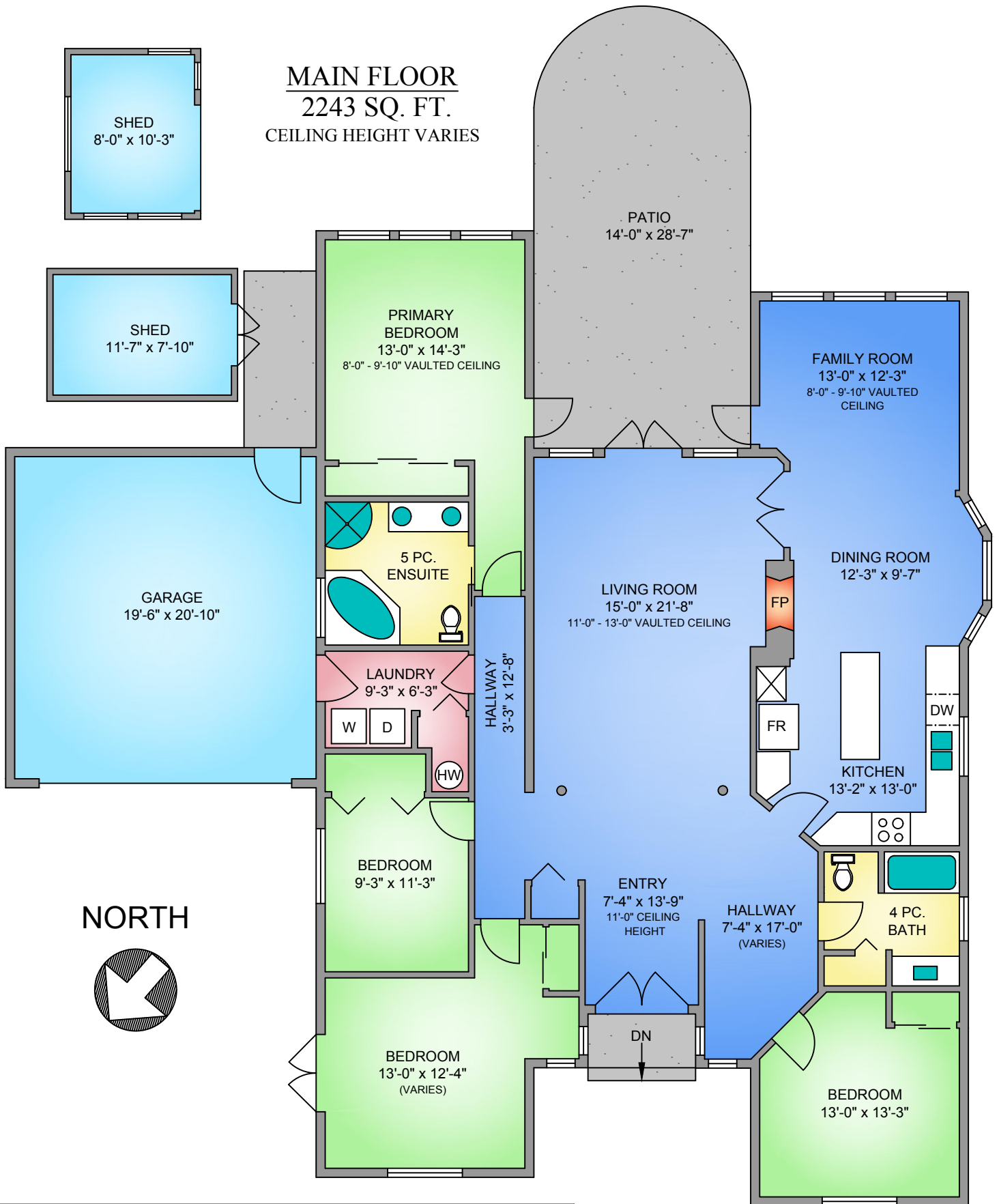
Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	9'3x11'3
Bedroom	Main	13'0x12'4
Bedroom	Main	13'0x13'3
Dining Room	Main	12'3x9'7
Ensuite	Main	5-Piece
Entrance	Main	7'4x13'9
Family Room	Main	13'0x12'3
Kitchen	Main	13'2x13'0
Laundry	Main	9'3x6'3
Living Room	Main	15'0x21'8
Primary Bedroom	Main	13'0x14'3

Listing Summary	
MLS@: 891948	List Price: \$1,049,000
Status: Active	Orig Price: \$1,049,000
Sub Type: SF Det	Sold Price:
DOM: 0	Pend Date:
Taxes: \$5,120	Strata Fee:
2022 Asmt: \$839,000	Title: Freehold

Remarks

SPRAWLING RANCHER in Stonehouse Estates in the most amazing spot and only 5mins to town! Gorgeous 4 bedroom/2 bath rancher on a quiet cul de sac with forested park behind. Cathedral ceilings greet you in the entry and loads of windows provide tons of natural light. The huge living room has vaulted ceilings as well as the family room, all looking onto the forest. Other features of this home include hardwood floors throughout, a modern fully updated kitchen with dark cabinetry, chrome hardware, quartz counter tops, and very nice stainless appliances. The master is also loaded with windows looking into the backyard and the ensuite has a soaker tub, shower and dbl sinks. The flat, completely useable backyard includes a perfect outdoor eating area for your family bbqs and a super cool she shed to relax in. Enjoy gorgeous sunsets in your backyard with the mountains as your back drop! Don't delay!

MAIN FLOOR
2243 SQ. FT.
 CEILING HEIGHT VARIES



NORTH



6044 EAGLE RIDGE PLACE				
JANUARY 7, 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	GARAGE	DECK / PATIO
MAIN	2243	2243	442	380
TOTAL	2243	2243	442	380

Property Notes – 6044 Eagle Ridge Pl

Improvement since purchased...

Driveway widened

Refaced Fireplace

8x12 Garden Shed

8x12 She Shed

Created concrete back patio area

Exterior repainted 18 months ago

New Black chain link fencing

Items included: Fr/ST/WD/DW/Microwave OTR/Bar Fridge

Items Excluded: EV Plug & unit, Green Tool Box & Lockers in garage, Sign in She Shed

Crawl access is in front closet. 30" height (approx). Skim coat and two 240 heaters with fans down there and an exhaust fan that runs 6 hours throughout the day. Vent to crawl in laundry room closet.

Hydro \$230/mnth on equal payment includes charging both electric cars, Fortis \$75/mnth.

H2O tank is April 2014, roof is original.



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

6044 EAGLE RIDGE PL DUNCAN V9L 5M9

Area-Jurisdiction-Roll: 04-315-00019.043



04-315-00019043 10/26/2015

Total value \$839,000

2022 assessment as of July 1, 2021

Land	\$302,000
Buildings	\$537,000

Previous year value \$626,000

Land	\$214,000
Buildings	\$412,000

Property information

Year built	1998
Description	1 STY house - Semi-Custom
Bedrooms	4
Baths	2
Carpports	
Garages	C
Land size	.256 Acres
First floor area	2,227
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

Lot 12 Plan VIP63193 Section 20 Range 2 Land District 16
PID: 023-391-588

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



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY INFORMATION

General Property Information	
Civic Address:	6044 EAGLE RIDGE PLC
Folio:	00019-043
LTO Number:	CA4019636
PID:	023-391-588
MHR Number:	
Status:	Active
Property No:	100126
Legal:	LOT 12 SECTION 20 RANGE 2 COWICHAN PLAN VIP63193

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	0155	1 Sty Sfd - New Semicustom
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	RED B	RED B SCHEDULE
ZONING	R2	RESIDENTIAL RESTRICTED ZONE

Property Tax Levies and Assessments Summary								
Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021	May 19, 2021	Reg	5,119.76	1	214,000	412,000	626,000	626,000
2020	May 25, 2020	Reg	5,094.34	1	227,000	371,000	598,000	598,000

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.

[Contact](#) | [Privacy Statement](#) | [Legal Disclaimer](#)

← → ↻ 🏠 https://maps.northcowichan.ca/mnc_public/ ★ 📍 🗺️ 🌐

Municipality of North Cowichan Enter park/address/street 🔍

Identify Identify Results

Results found: 4 Clear

House 1: 6044
Street Name: EAGLE RIDGE PLC
PID: 023-391-588
Folio: 00019-043
Lot: 12
Plan: VIP63193
Non-Legal Description: L 12 PL VIP63193
Approx. m2: 1,042.65
Approx Acre: 0.26
Approx Hectare: 0.10
Section: 20
Range: 2
Land District:
Zoning: R2
Split Zoned: NA
Map Grid: F-04

Map showing residential lots with zoning labels (R1, R2, A1) and street names (Stonehouse Way, Eagle Ridge Pl, Donnay Dr South, Eagle Ridge Ter, Eagle View Pl). A specific lot (6044) is highlighted in blue. A scale bar indicates 40m. Coordinates: -123.656 48.790 Degrees. Powered by Esri.

Residential Restricted Zone (R2)

Permitted Uses

- 57 (1) The permitted uses for the R2 zone are as follows:
- Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing [BL3302, BL3323, BL3674]

Minimum Lot Size

- (2) The minimum permitted lot size for the R2 zone is 890 m² (9,580 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R2 zone is 21.0 m (68.90').

Density

- (4) The maximum permitted density for the R2 zone is as follows:
- (a) The number of residential buildings shall not exceed one.
 - (b) The maximum permitted floor space ratio for the R2 zone is 0.5:1. [BL3383]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R2 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R2 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings 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')
- (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 R2 zone are as follows:
- (a) Principal Buildings, 9.0 m (29.53')
 - (b) Accessory Buildings, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R2 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) 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. [BL3302]
- (e) Bed and Breakfast uses may have no more than three sleeping units. [BL3323]
- (f) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use. [BL3302; BL3323]



Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Dan Johnson, Personal Real Estate Corporation

Pemberton Holmes Ltd

23 Queens Rd, Duncan BC V9L 2W1

250-709-4987

www.duncanbcrealestate.ca