

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*
· ESTABLISHED 1887 ·

Information Package

For

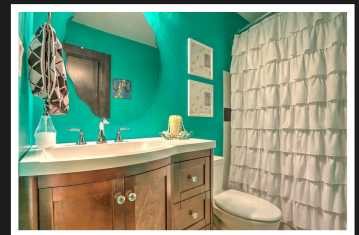
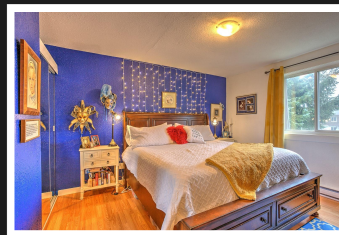
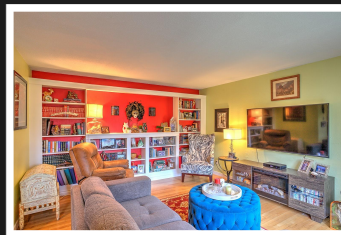
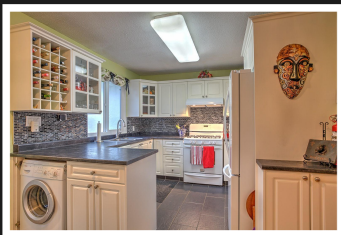
28-3208 Gibbins Rd, Duncan



PEMBERTON
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UPDATED TOWNHOUSE!



28-3208 Gibbins Rd

BEAUTIFULLY UPDATED TOWNHOME in an awesome spot with a fully fenced yard and located well off the main road! This 3 bed 2 bath home has a nice open floor plan with a fully updated kitchen with propane stove, a big cozy living room with a new corner propane fireplace, new washer/dryer, updated bathrooms, built in shelving, and too many other upgrades to list - please see info pkg for details. You will love those summer nights in your private yard sitting around the fire pit and enjoying the view into the vacant fields to the southwest. There is even an EV station! Careful attention to detail and thoughtful use of space are apparent. This home has to be seen to be truly appreciated. Call your realtor today before this one is gone!



Priced at
\$445,000

Area	West Duncan	Age	1970
Bedrooms	3	Taxes	2026
Bathrooms	2	Tax Year	2021
Lot Size		MLS#	892941
Floor Space	1239	Parking	

DAN JOHNSON PREC*
Pemberton Holmes - Duncan

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(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)



**28 - 3208 Gibbins Rd
 Du West Duncan ~ V9L 1G8**

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	12'8x15'5
Entrance	Main	5'5x4'7
Kitchen	Main	9'7x9'10
Living Room	Main	13'6x15'6
Bathroom	Second	4-Piece
Bedroom	Second	11'10x9'1
Bedroom	Second	11'5x8'5
Primary Bedroom	Second	11'7x12'6

Listing Summary	
MLS@: 892941	List Price: \$445,000
Status: Active	Orig Price: \$445,000
Sub Type: Row/Twn	Sold Price:
DOM: 0	Pend Date:
Taxes: \$2,026	Strata Fee: \$385
2022 Asmt: \$322,500	Title: Frhld/Str

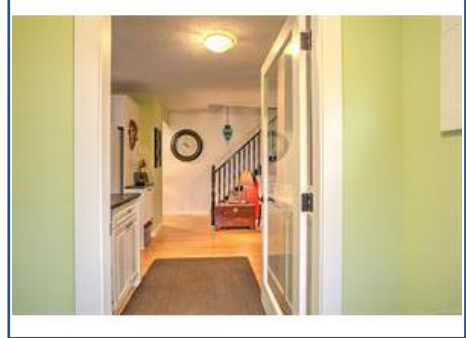
Interior Details	
Layout:	Main Level Entry with Upper Level(s)
Bedrms: 3	Kitchens: 1
Baths Tot: 2	Fireplaces: 1
Bth 2Pce: 1	Storeys: 2
Bth 3Pce: 0	Fin SqFt: 1,239
Bth 4Pce: 1	Unfin SqFt: 0
Bth 5Pce: 0	Bed & Brk:
Ens 2Pce: 0	Addnl Acc:
Ens 3Pce: 0	Basement: Crawl Space
Ens 4+Pce: 0	FP Feat: Propane
App Incl:	Dishwasher, F/S/W/D, Washer, See Remarks
Intr Ftrs	

Remarks					
<p>BEAUTIFULLY UPDATED TOWNHOME in an awesome spot with a fully fenced yard and located well off the main road! This 3 bed 2 bath home has a nice open floor plan with a fully updated kitchen with propane stove, a big cozy living room with a new corner propane fireplace, new washer/dryer, updated bathrooms, built in shelving, and too many other upgrades to list - please see info pkg for details. You will love those summer nights in your private yard sitting around the fire pit and enjoying the view into the vacant fields to the southwest. There is even an EV station! Careful attention to detail and thoughtful use of space are apparent. This home has to be seen to be truly appreciated. Call your realtor today before this one is gone!</p>					

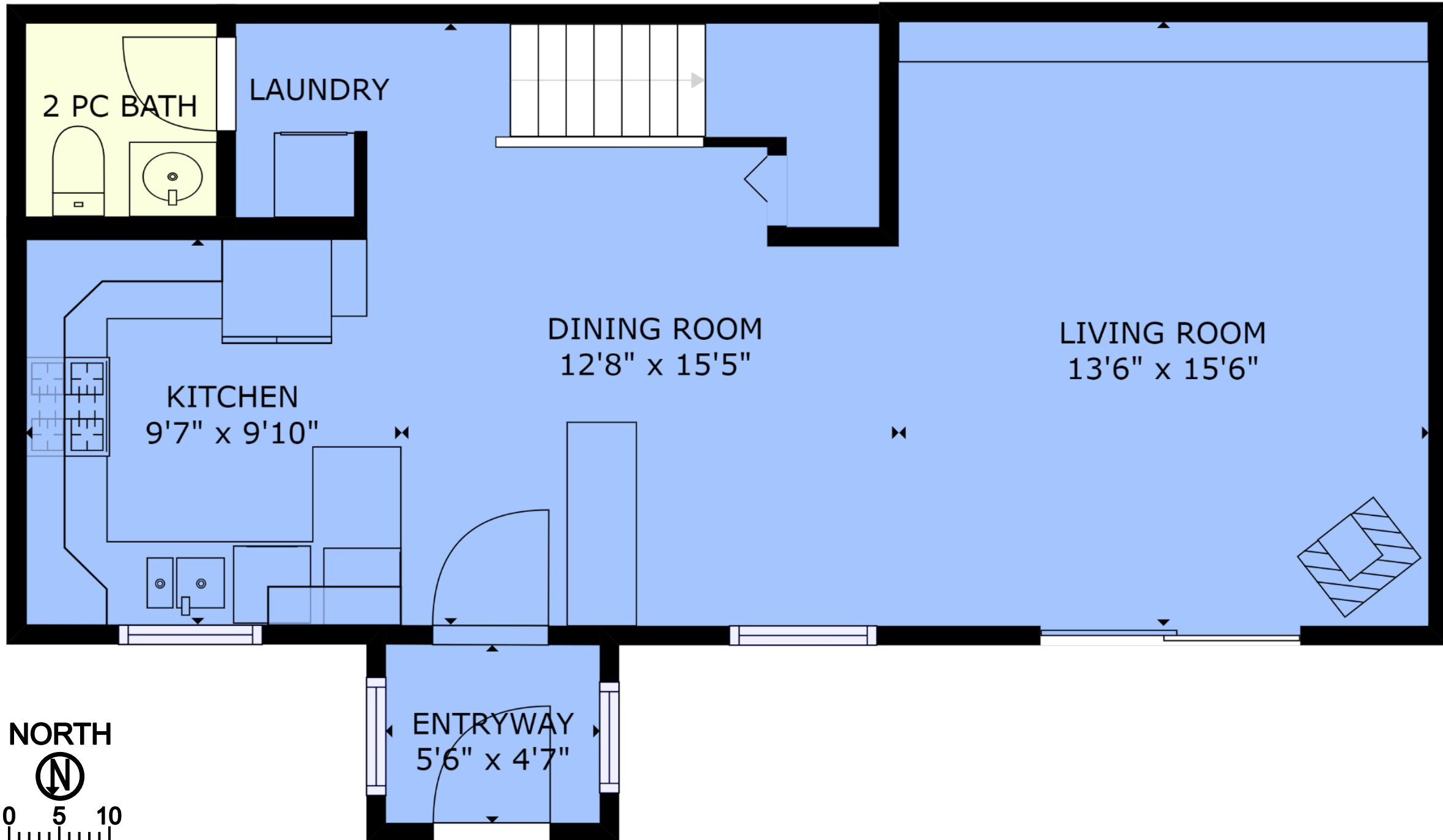
Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		637	602		
Beds	0	0	3	0	0
Baths	0	1	1	0	0
Kitchens	0	1	0	0	0

Building Information	
Built (est): 1970	Lgl NC Use:
Oth Equ:	
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco	
Ext Feat: Fencing: Full, Garden	
Frnt Faces: NW	Bldg Style:
	Bldg Warr:
	EnerGuide Rtg/Dt:
Cool: None	
Heat: Baseboard, Electric	
Roof: Membrane	
Fndn: Poured Concrete	
Accss: Accessible Entrance, Ground Level	

Lot/Strata Information	
Prk Type: Guest, Open	Lot Size: 0sqft / 0.00ac
Water: Municipal	Waste: Sewer Connected
Lot Feat: Family-Oriented Neighbourhood, Landscaped, Level, No Through Road, Private, Quiet Area, Recreation Nearby	Dims (w/d):
Complex:	View:
SqFt Balc:	Services:
SqFt Prk:	Rent Alld?: Some Rentals: up to 5 units
SqFt Pat:	Yng Ag Alld?: 0
SqFt Strg:	Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
Gnd/Top?:	BBQs Alld?: Yes
Shrd Am: Common Area	Str Lot Incl: Private Garden
	Unit Incl: Caretaker, Garbage Removal, Pest Control, Recycling



28-3208 Gibbins Road
Main Floor
637 SQ FT



NORTH



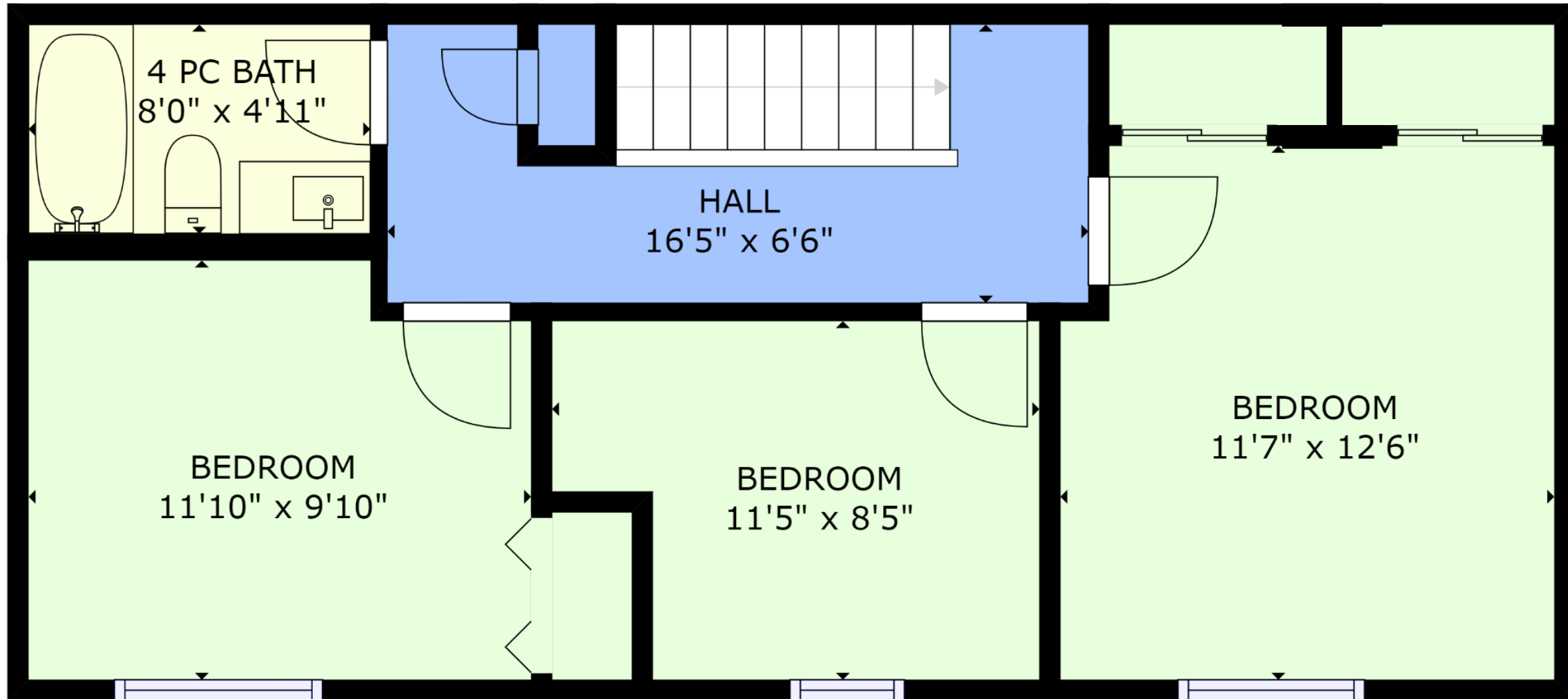
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SCALE DRAWING

Prepared by Coastalviews Real Estate Services.

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

28-3208 Gibbins Road
Second Floor
602 SQ FT



NORTH



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.

List of Improvements to Unit 28 – 3208 Gibbins Road

Exterior:

1. Repainted exterior of unit
2. Tiled concrete slab outside of patio doors
3. Removed old porch and built enclosed entry vestibule and outside lights
4. Replaced front door
5. Added tiled front step
6. Installed eavestroughs/downspouts
7. Fully fenced front yard: deer fencing down the border to the green space; matching wood fence to separate our unit from unit #25
8. Motion sensor light installed in patio
9. EV station installed

Interior:

1. Painted all ceilings and walls
2. Installed trim around all windows and doors
3. Baseboard installed throughout
4. All interior slab doors replaced with molded doors/French door on the office and painted
5. Drywalled all walls with painted cinder block: stairwell, spare bedroom (2 walls), wall beside linen closet
6. All electrical outlets/switches have been pigtailed to current code standards
7. New electrical outlets added in living room and upstairs bathroom
8. New electrical panel
9. New light fixtures added in dining room and both bathrooms
10. Pot light installed in laundry area
11. Motion sensor light installed in front closet (old pull chain light fixture removed)
12. Added built-in bookshelf
13. Removed non functioning fireplace and added free standing propane fireplace and carbon monoxide detector
14. New fridge, stackable washer/dryer, dryer venting to outside, propane oven, and oven exhaust fan installed
15. Tile backsplash installed over exposed painted cinder block
16. Single pane kitchen window replaced with thermal window
17. Fire extinguisher installed
18. Half wall installed between dining and kitchen to create entry way
19. New chair height toilet installed in powder room
20. New vanity cabinet, mirror, toilet in upstairs bathroom
21. Added wall to wall desk in office

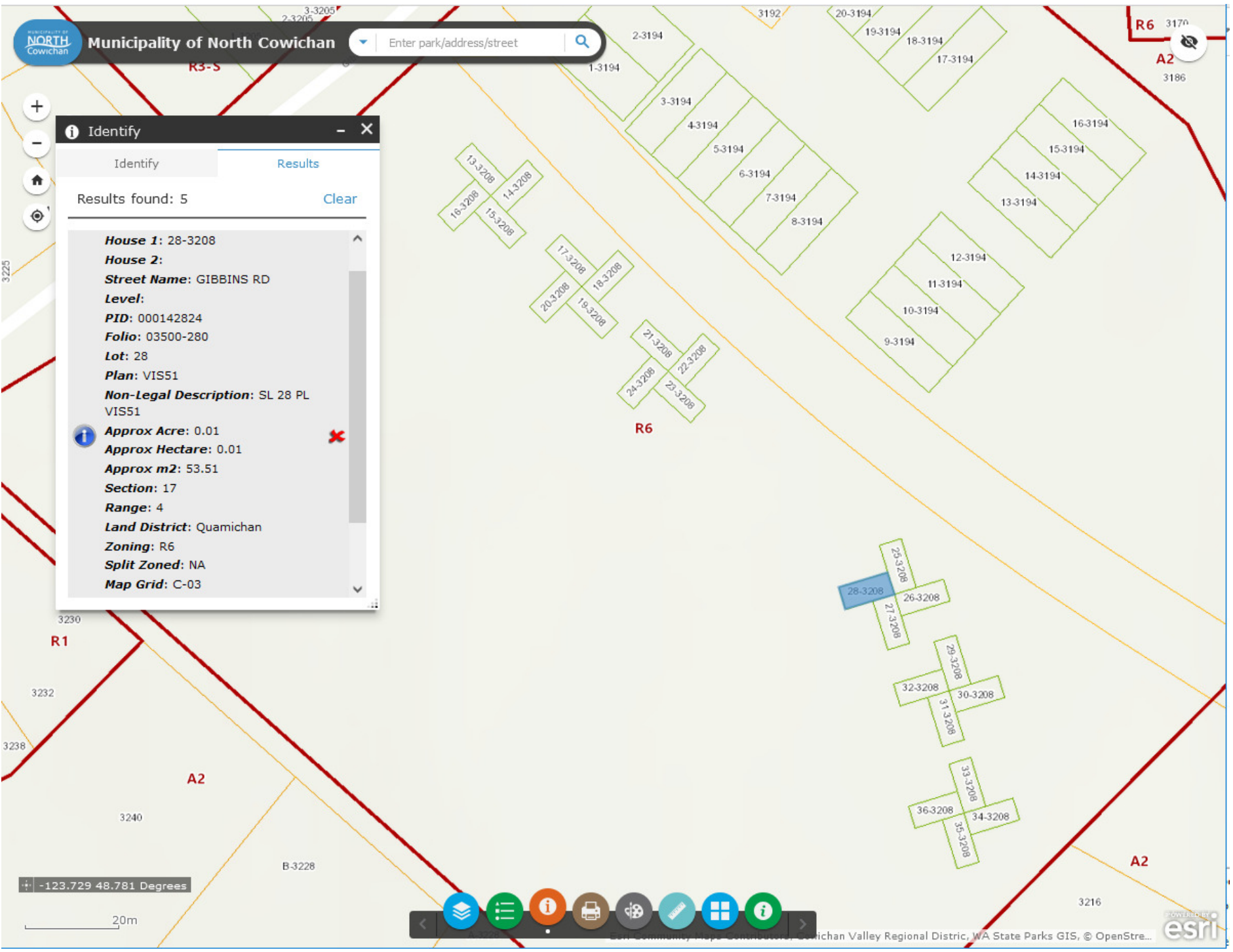


Identify

Identify Results

Results found: 5 Clear

House 1: 28-3208
House 2:
Street Name: GIBBINS RD
Level:
PID: 000142824
Folio: 03500-280
Lot: 28
Plan: VIS51
Non-Legal Description: SL 28 PL VIS51
Approx Acre: 0.01
Approx Hectare: 0.01
Approx m2: 53.51
Section: 17
Range: 4
Land District: Quamichan
Zoning: R6
Split Zoned: NA
Map Grid: C-03



Residential Townhouse Zone (R6)

Permitted Uses

- 61 (1) The permitted uses for the R6 zone are as follows:
- Home-based Business
 - Single-Family Dwelling (subject to the provisions of the R3 zone)
 - Townhouse
 - Two-Family Dwelling [BL3383]

Minimum Lot Size

- (2) The minimum lot size for the R6 zone is 1,170 m² (12,594 sq. ft.). [BL3083]

Minimum Frontage

- (3) The minimum permitted frontage for the R6 zone is 30 m (98.43').

Density

- (4) The maximum permitted density for the R6 zone is as follows:
- (a) One dwelling unit per 390 m² (4,197.93 sq. ft.) of lot area (25 units per hectare). [BL3383]
 - (b) The maximum permitted floor space ratio for the R6 zone is 0.5:1.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R6 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R6 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 R6 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 separations between buildings on the same lot for the R6 zone are as follows:
- (a) From windows to habitable rooms, 12.0 m (39.37')
 - (b) Between walls and all other windows, 6.0 m (19.69')
 - (c) Between walls, 4.0 m (13.12')

Landscaped Open Space

- (9) In the R6 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

Recreation Area

- (10) In the R6 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 m² (430.60 sq. ft.);
 - (b) be located in the rear of the front line of the building(s); and
 - (c) be located not closer than 6.0 m (19.68') to any dwelling unit.

Conditions of Use

- (11) The conditions of use for the R6 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, 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 purposes 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').
 - (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. [BL3383]

28-3208 GIBBINS RD DUNCAN V9L 1G8

Area-Jurisdiction-Roll: 04-315-03500.280



Total value **\$322,500**

2022 assessment as of July 1, 2021

Previous year value **\$242,500**

Property information

Year built	1970
Description	Strata Townhouse
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,152
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Strata Lot 28 Plan VIS51 Section 17 Range 4 Land District 45 & SEC 18 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 000-142-824

Sales history (last 3 full calendar years)

Apr 2, 2019 **\$245,000**

Manufactured home

Width

Length

Total area

Register with BC Assessment



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PROPERTY INFORMATION

General Property Information

Civic Address: 28-3208 GIBBINS RD
Folio: 03500-280
LTO Number: CA7655879
PID: 000-142-824
MHR Number:
Status: Active
Property No: 103537
Legal: LOT 28 SECTION 17 RANGE 4 QUAMICHAN PLAN VIS51 & SEC 18 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	D701	Strata Townhouse
ACTUAL USE	039	ROW HOUSING(SINGLE UNIT OWNER)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING		

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	254,000	68,500	322,500	322,500
2021	May 19, 2021	Reg	2,026.12	1	191,000	51,500	242,500	242,500
2020	May 25, 2020	Reg	2,144.18	1	198,000	51,500	249,500	249,500

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.

GAS INSTALLATION PERMIT

CONTRACTOR RESIDENTIAL SINGLE FAMILY DWELLING

February 09, 2021

Granny's Gas & Woodstoves (1998) Ltd.
 5799 DUNCAN STREET
 DUNCAN BC V9L 3W6

SITE OF INSTALLATION

28-3208 GIBBINS ROAD
 DUNCAN BC V9L 1G8

Contractor Information:

Contractor Name - Granny's Gas & Woodstoves (1998) Ltd.
Licence Class - Contractor Licence
Licence No. - LGA0005565

Gas Fitter Information:

Gas Fitter Name - Michael Malone
Gas Fitter Class - Class B Gas Fitter (GP)

INSTALLATION DESCRIPTION

Building Occupancy:	Residential - Fully Detached Single Family
Fuel Type:	Propane
System Pressure:	2 PSIG

This permit grants the Holder permission to install the regulated product located at the above installation site in accordance with the Safety Standards Act and all applicable regulations, codes and standards.

Appliance Type	No. of Appliances	Input per Unit
Fireplace	1	38,000
Range	1	40,000

Scope of Work: Install range and fireplace



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23 Queens Rd, Duncan BC V9L 2W1

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