

Welcome!



The Home Book



Sutton Group – West Coast Realty

MIKE EDDY

250-701-1215

www.MikeEddyForYou.com





1041 Chaster St
Du East Duncan ~ V9L 2K8

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 828
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Stove
App Incl: Dishwasher, F/S/W/D, Microwave
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	8'6"x10'5"
Bedroom - Primary	Main	11'0"x11'9"
Dining Room	Main	7'11"x11'5"
Kitchen	Main	11'5"x12'5"
Living Room	Main	11'2"x13'5"
Carport (Unfin)	Other	11'2"x24'6"
Patio (Unfin)	Other	20'4"x21'6"

Listing Summary

MLS®: 1004311 **List Price:** \$679,000
Status: Active **Orig Price:** \$679,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,439 **Strata Fee:**
2025 Asmt: \$459,000 **Title:** Freehold

Remarks

With great curb appeal, & in a quiet, peaceful location close to town, this freshly updated home is move in ready! Just completed are newly refinished wood floors, completely new interior paint including the ceiling, new toilet & sink/faucet in the bathroom, new kitchen faucet, new cabinet fronts & pulls throughout, new hot water tank, new wood stove, new baseboard heaters, new fridge, stove, dishwasher, microwave, washer, dryer, lots of new fencing, landscaping improvements & much more! In addition, previous expensive upgrades included hard-plank siding, pex plumbing, improved insulation in the walls & ceiling, vinyl windows, fiberglass shingle roof & a 200 amp electrical panel, which is perfect if someone chose to add on to the house and/or build a shop. The house retains character, yet has a nice modern feel with updated casings, doors, etc. Sited on a flat, spacious 7326 sqft. lot, with an oversized carport, & with no strata fees, it is a great alternative to new townhomes.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	828	0	0	0
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1956 **Lgl NC Use:**
Oth Equ:
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls
Ext Feat: Balcony/Patio, Fencing: Partial

Frnt Faces: S

Bldg Style:

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: None

Heat: Baseboard, Electric, Wood

Roof: Fibreglass Shingle

Fndn: Slab

Accss: Primary Bedroom on Main

Lot/Strata Information

Lot Size 7,326sqft / 0.17ac

Dims (w/d):

Waterfront:

Prk Type: Attached, Carport

Water: Municipal

Waste: Sewer Connected

View:

Services:

Lot Feat: Family-Oriented Neighbourhood, Landscaped, Level, No Through Road, Quiet Area, Recreation Nearby, Rectangular Lot

Complex:

Prk Tota 4

Rent Alld?:

SqFt Balc:

StrLots/Cplx

Prk Cm Prp:

Yng Ag Alld?:

SqFt Prk:

Bldgs/Cplx:

Prk LCP:

Pets Alld?:

SqFt Pat:

Suites/Bldg:

Prk Str Lot:

BBQs Alld?:

SqFt Strg:

Floors/Bldg:

Str Lot Incl:

Gnd/Top?:

Lvls/Suite:

Unit Incl:

Shrd Am:





Property Notes for 1041 Chaster Street, Duncan

Please email any offers to mikeeddy@live.ca

Included items: fridge, stove, microwave, dishwasher, washer, dryer.

Negotiable items:

Preferred closing date: Negotiable, but soon is better

Building file review: awaiting response from the City and will update.

The following information has been provided by the Seller as a courtesy only and should not be relied upon without independent verification.

Within the last 4 months, the following updates and more have been done:

- New cabinet fronts, wood flooring has been refinished, brand new stove, fridge, dishwasher, microwave, washer and dryer, new toilet, sink and faucet in the bathroom, new kitchen faucet, interior completely painted including the ceiling, new hot water tank, new wood stove, some new interior doors, one new exterior door, new light fixtures, lots of new fencing, baseboard heaters, improved landscaping and more.

In addition, the home has a 200-amp electrical panel, hardi plank siding, vinyl windows, pex plumbing, a fiberglass shingle roof and the insulation in both the ceiling and walls has been updated.

Located in a friendly, quiet neighbourhood on a dead-end street, the large lot is flat and the house oriented so you could easily add on or build a shop, and there is plenty of room to garden.

Measurements and room sizes done by third party, Go4 Virtual, buyers to verify if important.

Main Floor

Finished = 828
(Ceiling Height 7' 11")

Porch = 22
Carport = 265
Patio = 328
Shed = 88

Total = 1531

All measurements are approximate and should be verified by the Buyer if important



TITLE SEARCH PRINT

2025-06-10, 06:20:58

File Reference:

Requestor: Mike Eddy

Declared Value \$276500

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

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA7356360
From Title Number	CA1172597
Application Received	2019-02-20
Application Entered	2019-03-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	MICHELLE ROXANE SHAW, BUISNESS OWNER 2330 LOCHSYDE DRIVE DUNCAN, BC V9L 5E7
Taxation Authority	Duncan, The Corporation of the City of
Description of Land	
Parcel Identifier:	003-886-816
Legal Description:	LOT 6 SECTION 16 RANGE 7 QUAMICHAN DISTRICT PLAN 10571
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA6801160
Registration Date and Time:	2018-05-15 13:46
Registered Owner:	ROYAL BANK OF CANADA
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

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PARCEL IDENTIFIER (PID): 003-886-816

SHORT LEGAL DESCRIPTION:S/10571/////6

MARG:

TAXATION AUTHORITY:

1 Duncan, The Corporation of the City of

FULL LEGAL DESCRIPTION: CURRENT

LOT 6 SECTION 16 RANGE 7 QUAMICHAN DISTRICT PLAN 10571

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP10571

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

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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: June 23 2025

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 1041 Chaster Street Duncan

BC V9L 2K8 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/charges?				
F. Have you received any other notice or claim affecting the Premises from any person or public body?				

2. SERVICES

A. Please indicate the water system(s) the Premises use: ☐ A water provider supplies my water (e.g., local government, private utility) ☐ I have a private groundwater system (e.g., well) ☐ Water is diverted from a surface water source (e.g., creek or lake) ☐ Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 1041 Chaster Street Duncan

BC V9L 2K8

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT certified inspector?				
F. Are you aware of any infestation or unrepai red damage by insects, rodents or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 1041 Chaster Street Duncan

BC V9L 2K8

3. BUILDING (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/l on _____ date of test (DD/MM/YYYY)				
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				

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BUYER'S INITIALS

M.S.		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 1041 Chaster Street Duncan

BC V9L 2K8

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

INVESTMENT PROPERTY AND THE SELLER HAS NOT LIVED IN THE HOME FOR A NUMBER OF YEARS. BUYERS TO DO THEIR OWN INVESTIGATIONS AND DUE DILIGENCE.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) MICHELLE ROXANE SHAW

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1002 REV. NOV 2023

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PART 4 – RESIDENTIAL ZONES

3166.05

Low Density Residential Zone

LDR

4.1 Intent

- 4.1.1 The intent of the Low Density Residential (LDR) zone is to permit up to four *dwelling units* on *parcels* in a variety of *building forms*, including *attached* and *detached secondary suites*, *single-unit dwellings*, *two-unit dwellings*, *multi-unit rowhouse dwellings*, and *multi-unit dwellings*.

4.2 Permitted Uses

- 4.2.1 The *uses* permitted in the LDR *zone* are as follows:

3166.11

Principal Uses	Accessory Uses
<i>Dwelling, Multi-Unit</i> <i>Dwelling, Multi-Unit Rowhouse</i> <i>Dwelling, Single-Unit</i> <i>Dwelling, Two-Unit</i>	<i>Home-Based Business</i> <i>Residential Daycare</i> <i>Secondary Suite, Attached</i> <i>Secondary Suite, Detached</i> <i>Short-Term Rental</i>

4.3 Development Regulations

- 4.3.1 Development in the LDR *zone* is subject to the following:

Development Criteria		Regulations
Maximum <i>Density</i>		4 <i>dwelling units per parcel</i>
Maximum <i>Parcel Coverage</i>		50%
Driveway Access		Where a <i>parcel</i> abuts a dedicated <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .
Principal Building		Regulations
Maximum <i>Height</i>		11 m (3 <i>habitable storeys</i>)
Minimum <i>Parcel Line Setback</i>	Front	3 m
	Rear	4 m
	Side, Interior	1.5 m
	Side, Exterior	3 m
Minimum <i>Garage Setback</i>		6 m where the garage door is facing a <i>highway</i> .

Accessory Buildings and Structures		Regulations
Maximum Height		5 m for <i>buildings</i> without a <i>detached secondary suite</i> on the second storey.
		7.5 m for <i>buildings</i> with a <i>detached secondary suite</i> on the second storey.
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m
	Side, Interior	1.5 m
	Side, Exterior	3 m

3166.11

4.3.2 The maximum number of suites is one *attached secondary suite* or one *detached secondary suite* per primary dwelling unit.

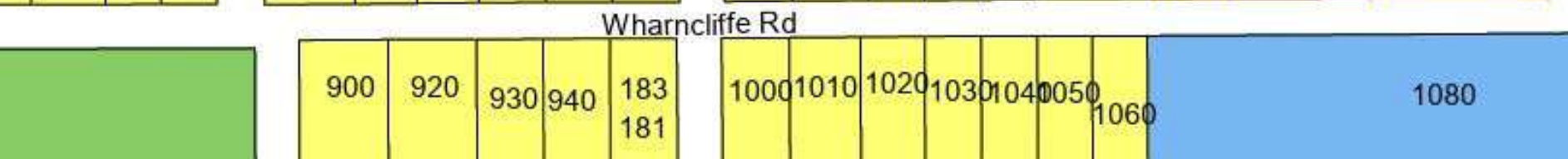
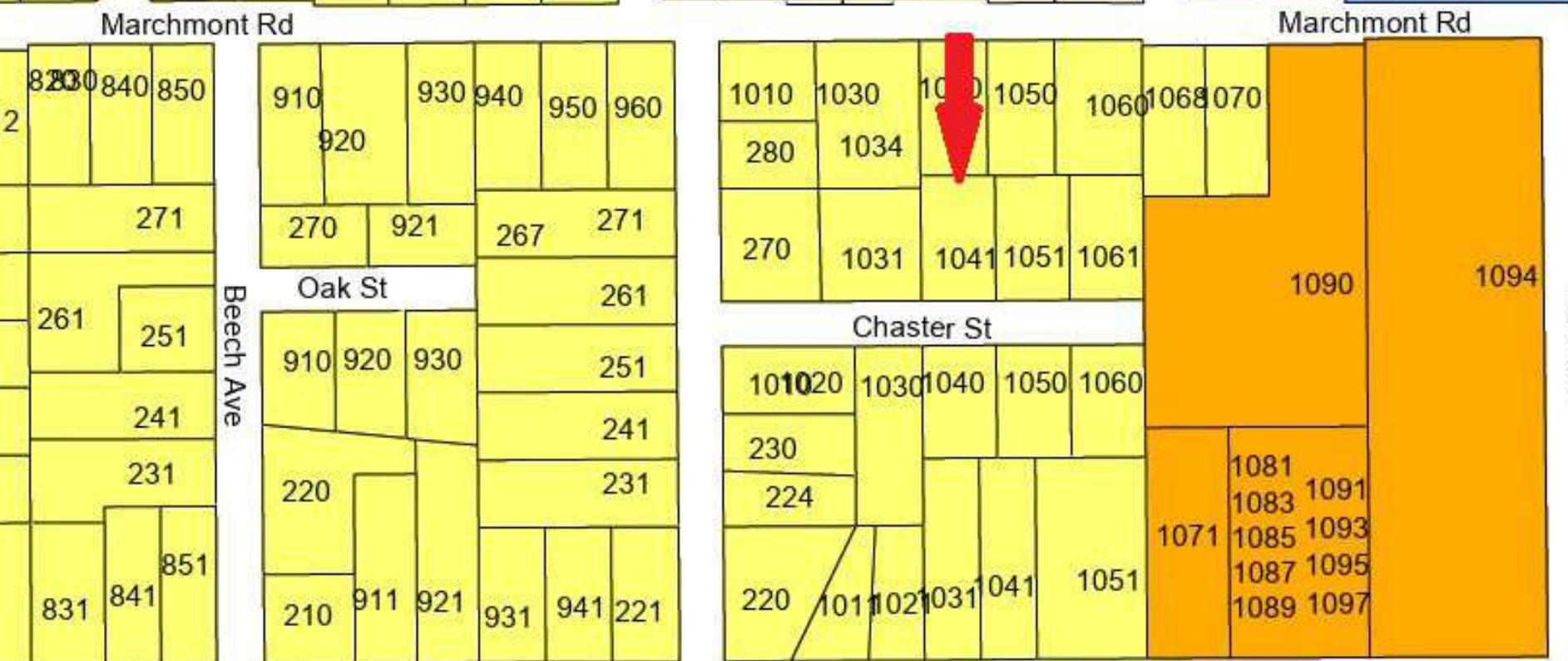
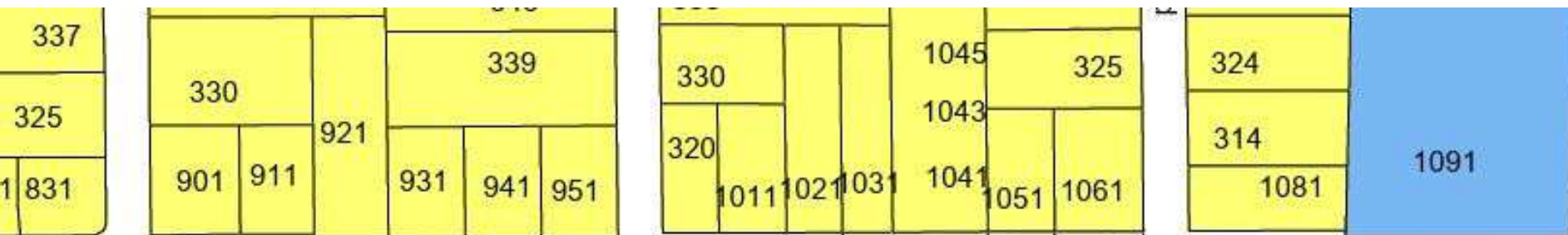
3166.11

4.3.3 The maximum *gross floor area* of an *attached secondary suite* or *detached secondary suite* is 90 m².

4.4 Subdivision Regulations

4.4.1 *Subdivision* in the LDR zone is subject to the following:

Subdivision Criteria	Conditions
Minimum Parcel Area	600 m ²
Minimum Parcel Frontage	15 m





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.

1041 CHASTER ST DUNCAN V9L 2K8
Area-Jurisdiction-Roll: 04-207-0617-00-60



04-207-06170060 10/27/2015

Total value \$459,000

2025 assessment as of July 1, 2024

Land	\$300,000
Buildings	\$159,000

Previous year value	\$445,000
Land	\$273,000
Buildings	\$172,000

Property information

Year built	1956
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	C
Garages	
Land size	7326 Sq Ft
First floor area	828
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

LOT 6, PLAN VIP10571, SECTION 16, RANGE 7, QUAMICHAN
LAND DISTRICT
PID: 003-886-816

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



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