3174 Channel Blvd

$442,500

3174 Channel Blvd

Area	Z3 Chemainus
Bedrooms	2
Bathrooms	2
Lot Size	0.17
Floor Space	1714
Age	1989
Taxes	4063
Tax Year	2019
MLS#	468133
Parking	Garage - Double

To view interactive floor plans scan this QR code with your smart phone

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Cozy main level entry rancher in the quaint seaside village of Chemainus. This 1300 square foot 2 bed 2 bath home has many exciting features including: Double garage with a workshop and storage, RV parking area, Natural gas fireplace, Recently updated natural gas hot water tank, Thermal windows, Recently updated laminate flooring, Crawlspace for storage, Garden window, Security system, & Ensuite bathroom. The nicely landscaped 7200 square foot lot borders on ALR land, and features a Patio and Deck area, Gazebo, Garden shed, Fencing, & Garden area. Channel View Estates is a great location, close to the ocean, marinas, shopping, restaurants, recreation, parks, trails, golfing and more. An excellent opportunity to enjoy the Cowichan lifestyle.

Grant & Nathan Clement
Sutton Group West Coast Realty - Duncan

(250) 748-5000
2610 Beverly Street
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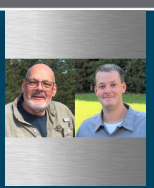
www.clementrealestate.com



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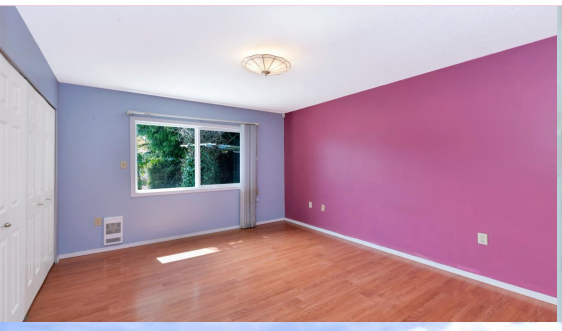

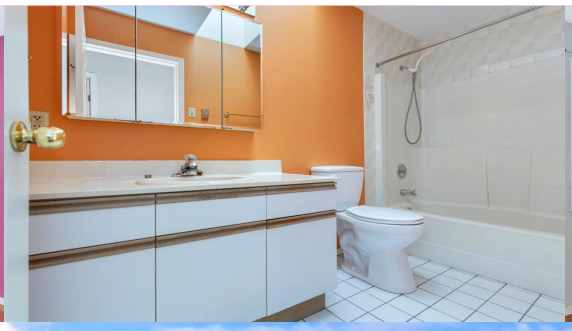

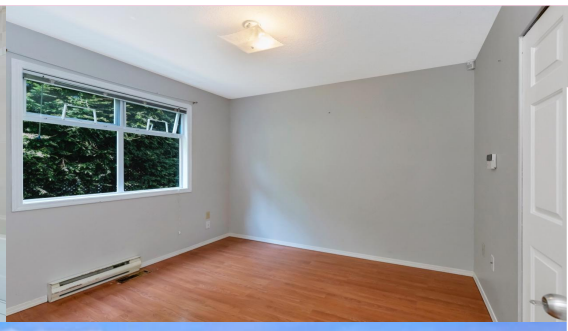

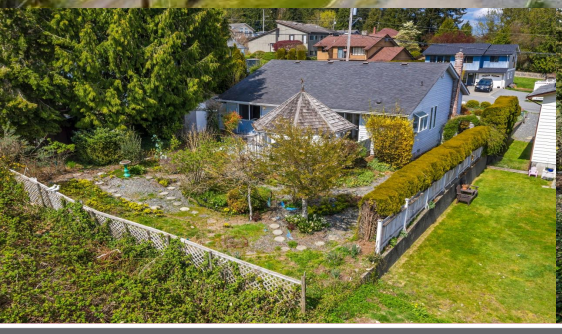

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3174 CHANNEL BLVD — MLS® 468133

Zone	**Zone 3- Duncan**	Listing Status	**Active**
Sub Area	**Z3 Chemainus**	Title	**Freehold**
City	**CHEMAINUS**	Possession	**IMMEDIATE**
Sub/Complex	**CHANNEL VIEW ESTATES**		
Cross Street	**VICTORIA ROAD**		
Property Type	**Single Family**		
Style	**Rancher**	Current Price	**$442,500**
Taxes	**$4,063 (2019)**	Sale Price	
PID#	**001-277-707**	Date Sold	
Age			
Year Built	**1989**		
Postal Code	**V0R 1K2**		
Zoning	**Single Family R3**		
Zoning Jurisdiction	**North Cowichan, Municipality of**		

INTERIOR

Bedrooms	**2**
Bathrooms	**2**
Ensuite	**1**
# of Fireplaces	**1**
Fireplace Types	**Natural Gas**

STYLE

Exterior Finish	**Brick, Vinyl**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Mobile Approval	
Foundation	**Yes**
Flooring	**Laminate, Ceramic Tile**

FEATURES

Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
Heating	**Baseboard**
Water	**Municipal**
Sewer	**Connected**

Basement Type	**Crawl**	Bsmt Devel	
Chattels			
Amenities	**Security System, Garden Area, Thermal Windows, Built In Vacuum, RV Parking, Main Level Entry, Wkshop in House, Fully Fenced**		

COMPLEX INFORMATION

Strata Fee	Units in Bldg	Storeys	Laundry
Display Suite#	Units Projects	Levels of Suite	Air Cond.
Fee Incl		# Covered Parking Spaces	
Outdoor Area			
Access By			
Shared Amenities			

of Rooms 7 (Total Sqft: 1,714)

	Down	Main	Up	Other
Entrance		**7'5x5'4**		
Living Room		**27'7x13'1**		
Kitchen		**9'1x13'6**		
Master Bedroom		**13x11'1**		
Bedroom		**10x10**		
Laundry/Uti		**7'6x5'7**		
Garage		**22x18'6**		
Ensuite		**3pc**		
Bathroom		**4pc**		

FLOOR AREA (sqft)

Finished	**1,300**	Unfinished	**414**
Downstairs		Main Level	**1,300**
Upper Level		Other	

EXTERIOR FEATURES

Lot Width	**60**	Lot Acres	**0.1653**
Lot Depth	**120**	Lot Size	**7,200**
Lot Shape	**RECTANGULAR**		
Parking Type	**Garage - Double**		
Site Influences	**Central location, Easy Access, Family Oriented, Golf Course Nearby, Southern Exp, Shopping Nearby, Recreation Nearby, Quiet Area, Landscaped, Hydro to Lot, Level Lot, Marina Nearby, Pets Allowed, Can Be Rented, Natural Gas to Lot**		
Elementary	**CHEMAINUS ELEMENTARY**		
Middle	**CHEMAINUS SECONDARY**		
Secondary	**CHEMAINUS SECONDARY**		
Legal Description	**LOT 26 PLAN 30251 SECTION 18 RANGE 4 CHEMAINUS DISTRICT**		
Restrictions			
Mortgage Info	**No Fin. Encumbrances**	Tax Roll Number	
Listed By	**Sutton Group-West Coast Realty (Dunc)**		
Co-Listed By	**Sutton Group-West Coast Realty (Dunc)**		

Cozy main level entry rancher in the quaint seaside village of Chemainus. This 1300 square foot 2 bed 2 bath home has many exciting features including: Double garage with a workshop and storage, RV parking area, Natural gas fireplace, Recently updated natural gas hot water tank, Thermal windows, Recently updated laminate flooring, Crawlspace for storage, Garden window, Security system, & Ensuite bathroom. The nicely landscaped 7200 square foot lot borders on ALR land, and features a Patio and Deck area, Gazebo, Garden shed, Fencing, & Garden area. Channel View Estates is a great location, close to the ocean, marinas, shopping, restaurants, recreation, parks, trails, golfing and more. An excellent opportunity to enjoy the Cowichan lifestyle. Click on multimedia for more information

This listing information is provided to you by:
NATHAN CLEMENT - Representative
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Agent Email nathan@clementrealestate.com Agent Website http://www.clementrealestate.com
Sutton Group-West Coast Realty (Dunc)
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2610 BEVERLY STREET DUNCAN V9L 5C7

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. May 9, 2020.

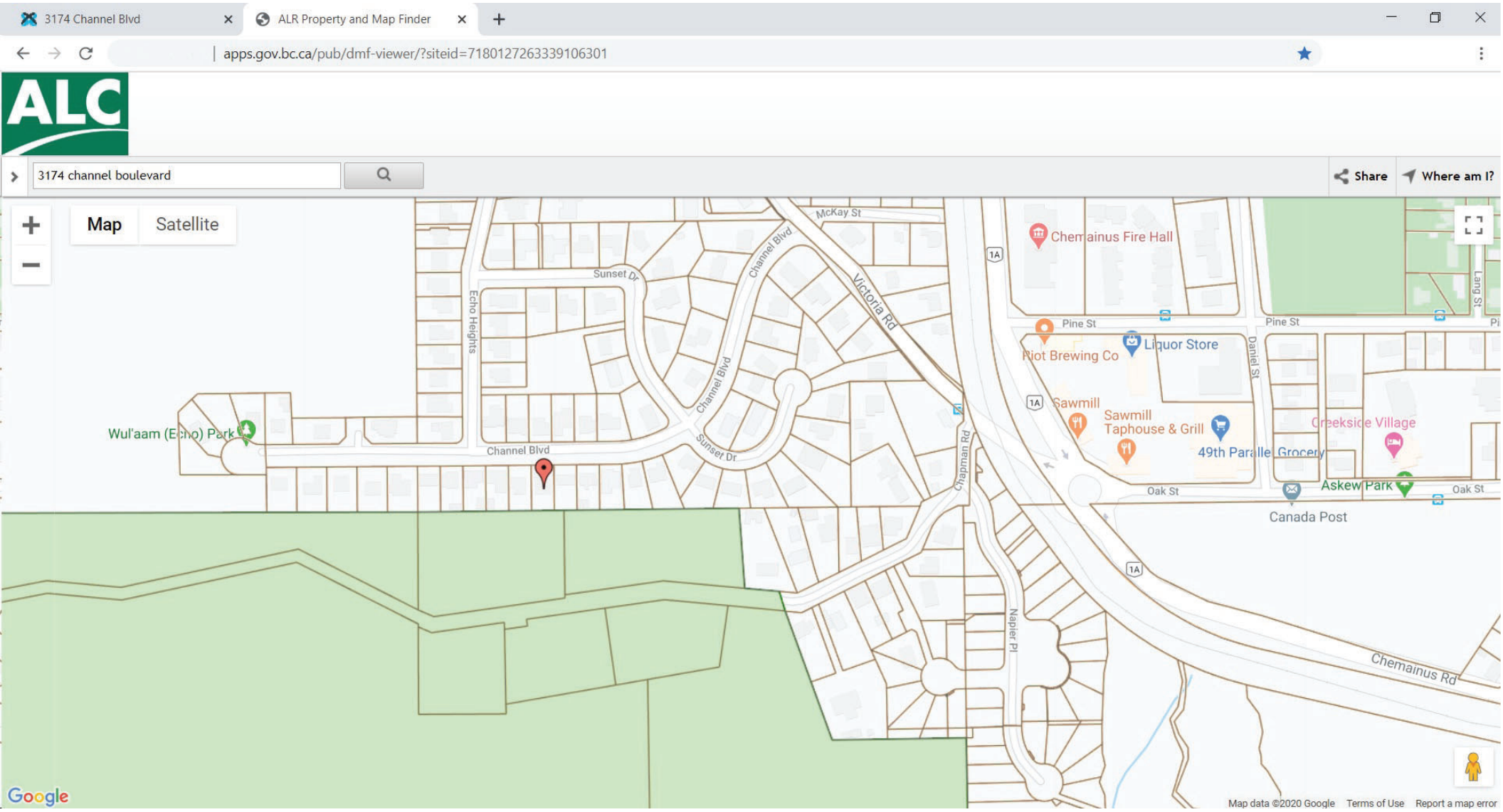
3174 CHANNEL BLVD

FLOOR	FINISHED	GARAGE	PORCH	SHED	PATIO	DECK	TOTAL
MAIN	1298	414	120	71	239	237	**2379**
TOTAL	**1298**	**414**	**120**	**71**	**239**	**237**	**2379**

PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Grant & Nathan Clement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Share
Where am I?
Map
Satellite
McKay St
Sunset Dr
Channel Blvd
Victoria Rd
Echo Heights
Wul'aam (Echo) Park
Channel Blvd
Sunset Dr
Chapman Rd
Napier Pl
Chemainus Fire Hall
Pine St
Pine St
Riot Brewing Co
Liquor Store
Daniel St
Sawmill
Sawmill Taphouse & Grill
49th Parallel Grocery
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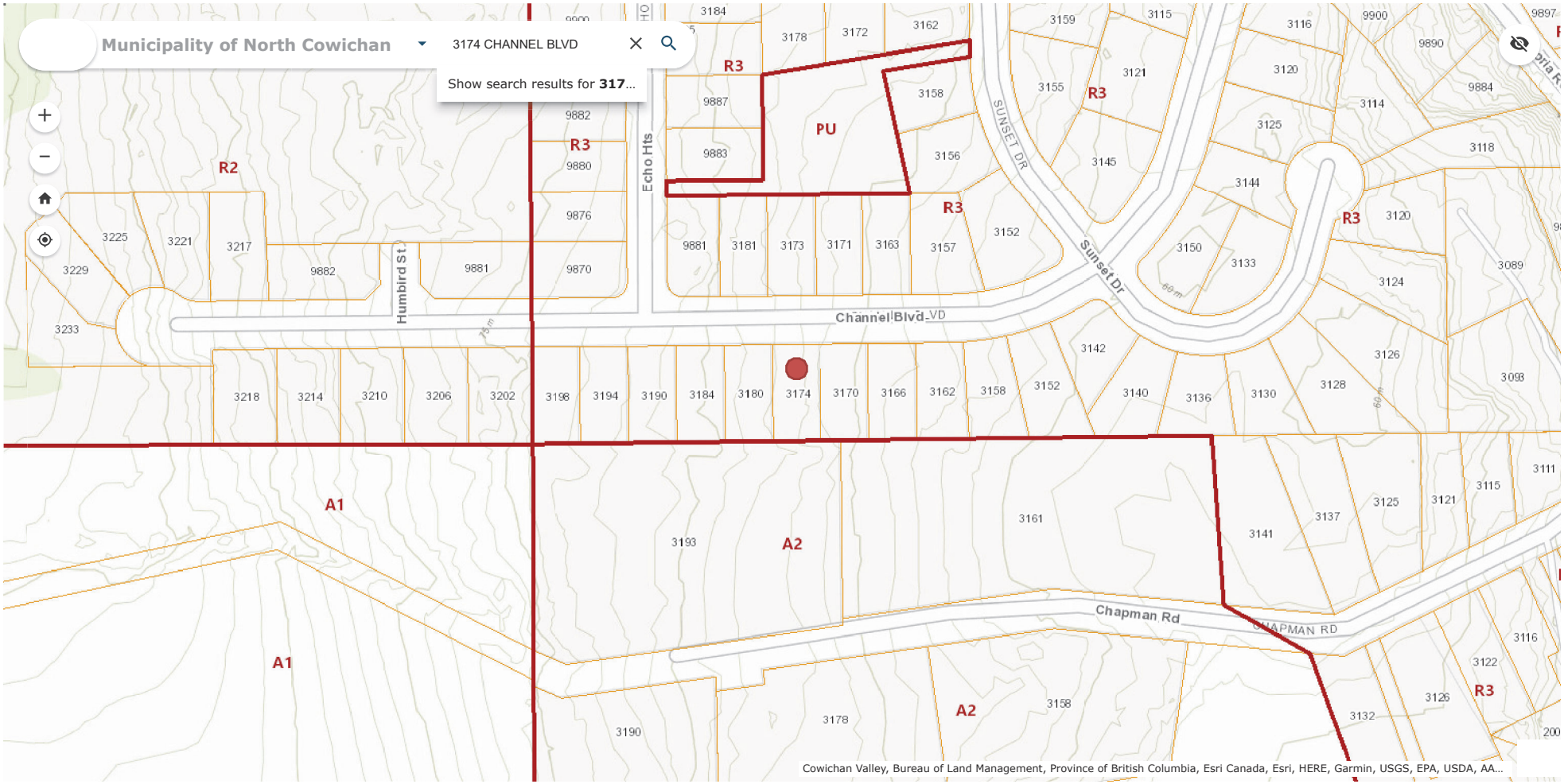

-123.732 48.927 Degrees

40m

Residential One and Two-Family Zone (R3)

Permitted Uses

58 (1) The permitted uses for the R3 zone are as follows:

Agriculture
Assisted Living
Bed and Breakfast
Community Care Facility
Home-based Business
Secondary Suite
Single-Family Dwelling
Supportive Housing
Two-Family Dwelling [BL3302]

Minimum Lot Size

(2) A lot in the R3 zone must meet the minimum area requirements for the purposes of subdivision and use of the lot for permitted uses as follows:

(a) Single-family dwelling, 450 m^2 (4,844 sq. ft.)
(b) Single-family dwelling with a secondary suite, 450 m^2 (4,844 sq. ft.)
(c) Two-family dwelling, 700 m^2 (7,535 sq. ft.) [BL3647, BL3674]

(2.1) Despite section 58 (2) (b), a single-family dwelling with a secondary suite is permitted on 3133 Cook Street (Parcel Identifier: 027-873-200) with a lot area of 510 m^2 (5,490 sq. ft.). [BL3663]

(2.2) Despite section 58 (2) (c), a two-family dwelling is permitted on Lot 15 of Plan 5756, on Sayward Road (PID: 001-503-120) with a lot area of 669 m^2 (7,201 sq. ft.). [BL3684]

Minimum Frontage

(3) The minimum permitted frontage in the R3 zone is as follows:

(a) Single-family dwelling, 15 m (49.21'),
(b) Single-family dwelling with a secondary suite, 15 m (49.21'),
(c) Two-family dwelling, 23.0 m (75.46'). [BL3083, BL3674]

Density

(4) The maximum permitted density for the R3 zone is as follows:

(a) The number of residential buildings shall not exceed one.
(b) The maximum permitted floor space ratio is 0.5:1.
(c) The number of residential units per building shall not exceed two. For strata buildings/lots, each strata unit constitutes one residential unit.
(d) [Repealed, BL3754]
(e) Despite the foregoing, a maximum of 2 residential buildings, with a total combined maximum of 2 residential dwelling units, is permitted on 3340 Cowichan Lake Road (PID: 001-375-482). [BL3668]

Maximum Lot Coverage

(5) The maximum permitted lot coverage for the R3 zone is as follows:

(a) 30% of the lot area for lots of 650 m^2 (7,000 sq. ft.) or larger; and
(b) 35% of the lot area for lots less than 650 m^2 (7,000 sq. ft.).

Minimum Setbacks

(6) The minimum permitted setbacks for the R3 zone are as follows:

(a) Principal Buildings
Yard, Front, 5.0 m (16.40')
Yard, Side, 2.0 m (6.56')
Yard, Side when adjacent to a lane or street, 3.0 (9.8')
Yard, Rear, 7.5 m (24.6') [BL3323]

(b) Accessory Buildings and Structures (Excluding Fences)
Yard, Front, 5.0 m (16.40')
Yard, Side, 1.0 m (3.28')
Yard, Rear, 1.5 m (4.92') [BL3323]

(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 R3 zone are as follows:

(a) Principal Building, 9.0 m (29.53')
(b) Accessory Building, 5.0 m (16.40')

Conditions of Use

(8) The conditions of use for the R3 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) Bed and breakfast uses may have no more than three sleeping units.
(e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
(f) [Repealed, BL3758]
(g) [Repealed, BL3674]
(h) For a lot created prior to March 31, 2000, a single-family dwelling, two-family dwelling, or secondary suite is permitted on any lot. [BL3323, BL3418]
(i) Limited farm sale of agricultural products may be sold directly to the public provided that:
(i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
(ii) the covered retail sales area does not exceed 100 m^2 (1076.4 sq. ft.); and
(iii) the retail sales are clearly ancillary to the farm use. [BL3083]
(j) 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, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]

Driveway Width

(9) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.