

PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# IMMACULATE FAMILY HOME!

158 Village Way



## 158 Village Way

Welcome to Stonewood Village. This beautifully crafted immaculate main-level entry home is perfectly situated near schools, convenient shopping, parks, scenic trails, and transit. The open concept living area features soaring vaulted ceilings, and a stylish kitchen, stainless steel appliances, a gas range, and a cozy dining nook. The main level offers a spacious primary bedroom, walk-in closet and a 3-piece ensuite, two additional well-sized bedrooms, a functional laundry area, and a 4-piece bathroom. Upstairs, a versatile loft space leads to an oversized bedroom with a private 4-piece bathroom, ideal as a second primary suite, home office, or media room. Step outside to a fenced backyard with a covered patio, perfect for relaxing or entertaining, complete with a built-in irrigation system and convenient street parking. Additional highlights include whole home air conditioning, gas furnace, a 5-foot crawl space, large attached garage, balance of home warranty. The perfect family home!



**Priced at**  
**\$764,000**

Area	West Duncan	Age	2017
Bedrooms	4	Taxes	4431
Bathrooms	3	Tax Year	2024
Lot Size	3746	MLS#	975207
Floor Space	1662	Parking	

**PAUL TEDRICK**

Pemberton Holmes - Duncan

Scan this QR  
Code with your  
smart phone



(250) 216-6020  
paul@paultedrick.ca  
www.paultedrick.ca

23 Queens Road  
Duncan, V9L 2W1

## Table of Contents

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Municipal documents  
Survey

The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



paul@paultedrick.ca  
paultedrick.ca  
250-216-6020



**158 Village Way Duncan BC V9L 0G6**  
 MLS® No: **975207** **\$764,000** **Active**



Welcome to Stonewood Village. This beautifully crafted immaculate main-level entry home is perfectly situated near schools, convenient shopping, parks, scenic trails, and transit. The open concept living area features soaring vaulted ceilings, and a stylish kitchen, stainless steel appliances, a gas range, and a cozy dining nook. The main level offers a spacious primary bedroom, walk-in closet and a 3-piece ensuite, two additional well-sized bedrooms, a functional laundry area, and a 4-piece bathroom. Upstairs, a versatile loft space leads to an oversized bedroom with a private 4-piece bathroom, ideal as a second primary suite, home office, or media room. Step outside to a fenced backyard with a covered patio, perfect for relaxing or entertaining, complete with a built-in irrigation system and convenient street parking. Additional highlights include whole home air conditioning, gas furnace, a 5-foot crawl space, large attached garage, balance of home warranty. The perfect family home!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	10'5x7'11
Bedroom	Main	9'4x11'9
Bedroom - Primary	Main	12'4x11'9
Dining Room	Main	8'9x10'7
Ensuite	Main	3-Piece
Entrance	Main	9'9x3'5
Kitchen	Main	11'5x10'8
Living Room	Main	12'2x14'0
Walk-in Closet	Main	7'11x6'8
Walk-in Closet	Main	5'1x3'1
Attic (Unfin)	Second	33'1x6'0
Attic (Unfin)	Second	6'4x5'10
Bathroom	Second	4-Piece
Bedroom	Second	16'1x13'10
Bonus Room	Second	10'10x13'11

MLS® No: **975207** List Price: **\$764,000**  
 Status: **Active** Orig Price: **\$764,000**  
 Area: **Duncan** Sub Area: **Du West**  
**Duncan**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold/Strata**

**Interior**

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **0** Storeys:  
 FinSqFt Total: **1,662** UnFin SqFt: **82** SqFt Total: **1,744** Basement: **No** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **4** Laundry: **In House**  
 Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, F/S/W/D**  
 Heating: **Forced Air, Natural Gas** Cooling: **Central Air**  
 Intr Ftrs:

**Exterior/Building**

Built (Est): **2017** Front Faces: **West** Storeys: Bldg Warranty: **Yes**  
 Construction: **Cement Fibre, Insulation: Ceiling, Insulation: Walls** Foundation: **Poured Concrete** Roof: **Fibreglass Shingle**  
 Lgl NC Use: Access: **Road: Paved** Bldg Style:  
 Exterior Ftrs: **Fencing: Partial, Low Maintenance Yard, Sprinkler System**

**Lot**

Lot SqFt: **3,746** Lot Acres: **0.09** Dimensions: Shape:  
 Park Type: **Driveway, Garage, Guest, Open** Park Spcs: **2** View: **Mountain(s)** Waterfront: Water: **Municipal**  
 Carport Spcs: **0** Garage Spcs: **1** Services: **Electricity Connected, Natural Gas Connected, Underground Utilities**  
 Sewer: **Sewer To Lot** Restrictions: **Building Scheme, Easement/Right of Way, Restrictive Covenants**  
 Lot Ftrs: **Central Location, Curb & Gutter, Easy Access, Landscaped, Level, Near Golf Course, Quiet Area, Recreation Nearby, Shopping Nearby, Sidewalk**

**Legal/Public Records**

Assessed: **\$745,000** Assess Yr: **2024** Taxes: **\$4,431** Tax Year: **2024**  
 PID: **029-238-218** Roll No: **1040120** Zoning: **CD4** Zone Desc: **Multi-Family**  
 Plan Number: Lot: Block: District Lot: Land District:  
 Legal Description: **STRATA LOT 4, SECTION 19, RANGE 4, QUAMICHAN DISTRICT, STRATA PLAN EPS1773, TOGETHER WITH AN INTEREST... SEE TITLE**

**Strata**

Strata/Pad Fee: **\$157** Strata/Pad Fee Year: **2024** Prop Mgr: Mgr Phone:  
 Complex: Bldgs/Cmplx: Str Lots/Cmplx: **89** Str Lots/Bldg:  
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:  
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:  
 Depr Rpt?: **No** Plan Type: **Bare Land** Lvl's in Unit: **2** Unit's Level:  
 Subdivision Name: **Stonewood Village**  
 Rent Allwd?: **Unrestricted**  
 Yngst Age: **0**  
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit** see Bylaws  
 BBQs Allwd: **Yes** see Bylaws  
 Smoking Byl: **Unknown**  
 Unit Incl: **Deck/Patio, Garage**  
 Assmt Incl:  
 Shrd Am:

**TITLE SEARCH PRINT**

2024-09-10, 14:56:14

File Reference:

Requestor: Paul Tedrick

Declared Value \$490000

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

**Title Issued Under** STRATA PROPERTY ACT (Section 249)

**Land Title District** VICTORIA  
Land Title Office VICTORIA

**Title Number** CA7861228  
From Title Number CA5748178

**Application Received** 2019-11-08

**Application Entered** 2019-11-13

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:



Registered Owner/Mailing Address:

**Taxation Authority** North Cowichan, The Corporation of the District of

**Description of Land**  
Parcel Identifier: 029-238-218  
Legal Description:  
STRATA LOT 4 SECTION 19 RANGE 4 QUAMICHAN DISTRICT STRATA PLAN EPS1773  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**  
HERETO IS ANNEXED EASEMENT CA2909099 OVER LOT A, PLAN VIP61457 EXCEPT  
PART IN PLAN EPP23318

TO THE COMMON PROPERTY IS ANNEXED EASEMENT CA5984957 OVER STRATA LOTS  
6 AND 7 STRATA PLAN EPS1773

**TITLE SEARCH PRINT**

2024-09-10, 14:56:14

File Reference:

Requestor: Paul Tedrick

Declared Value \$490000

HERETO IS ANNEXED EASEMENT CA6741072 OVER THAT PART OF LOTS 40, 41 AND 42 STRATA PLAN EPS1773 AS SHOWN ON PLAN EPP81539

**Charges, Liens and Interests**

Nature: EXCEPTIONS AND RESERVATIONS  
 Registration Number: M76300  
 Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY  
 Remarks: INTER ALIA  
 A.F.B. 9.693.7434A 76253G;  
 SECTION 172(3); AND  
 DD 21618 (AS TO PART FORMERLY  
 PART OF LOT 1 PLAN 31557) AND 48759G (AS TO PART  
 FORMERLY PARCEL B (DD 51418I) OF SECTIONS 18 AND  
 19 RANGE 4 QUAMICHAN DISTRICT SECTION 172(3)  
 FOR ACTUAL DATES OF REGISTRATION SEE ORIGINAL  
 GRANTS FROM E & N RAILWAY COMPANY

Nature: COVENANT  
 Registration Number: CA2092237  
 Registration Date and Time: 2011-07-08 15:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: INTER ALIA  
 (AS TO PART FORMERLY LOT 2, PLAN 5343)

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: FB472246  
 Registration Date and Time: 2013-08-26 12:49  
 Registered Owner: FORTISBC ENERGY (VANCOUVER ISLAND) INC.  
 INCORPORATION NO. BC0236352  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3511567  
 Registration Date and Time: 2013-12-17 08:59  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3511568  
 Registration Date and Time: 2013-12-17 08:59  
 Registered Owner: TELUS COMMUNICATIONS INC.  
 Remarks: INTER ALIA

**TITLE SEARCH PRINT**

2024-09-10, 14:56:14  
Requestor: Paul Tedrick

File Reference:  
Declared Value \$490000

Nature: COVENANT  
Registration Number: CA3543685  
Registration Date and Time: 2014-01-13 11:51  
Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME  
Registration Number: CA4608786  
Registration Date and Time: 2015-08-14 14:45  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA7861229  
Registration Date and Time: 2019-11-08 14:24  
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**COMMON PROPERTY SEARCH PRINT**

2024-09-10, 14:56:14

File Reference:

Requestor: Paul Tedrick

**Land Title District** VICTORIA  
Land Title Office VICTORIA

Common Property Strata Plan EPS1773

**Transfers** NONE

**Legal Notations**

HERETO IS ANNEXED EASEMENT CA2909099 OVER LOT A, PLAN VIP61457 EXCEPT PART IN PLAN EPP23318

TO THE COMMON PROPERTY IS ANNEXED EASEMENT CA5984957 OVER STRATA LOTS 6 AND 7 STRATA PLAN EPS1773

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6001919

HERETO IS ANNEXED EASEMENT CA6741072 OVER THAT PART OF LOTS 40, 41 AND 42 STRATA PLAN EPS1773 AS SHOWN ON PLAN EPP81539

**Charges, Liens and Interests**

Nature: EXCEPTIONS AND RESERVATIONS  
Registration Number: M76300  
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY  
Remarks: INTER ALIA  
A.F.B. 9.693.7434A 76253G;  
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DD 21618 (AS TO PART FORMERLY  
PART OF LOT 1 PLAN 31557) AND 48759G (AS TO PART  
FORMERLY PARCEL B (DD 51418I) OF SECTIONS 18 AND  
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FOR ACTUAL DATES OF REGISTRATION SEE ORIGINAL  
GRANTS FROM E & N RAILWAY COMPANY

Nature: COVENANT  
Registration Number: CA2092237  
Registration Date and Time: 2011-07-08 15:51  
Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
Remarks: INTER ALIA  
(AS TO PART FORMERLY LOT 2, PLAN 5343)

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 Registered Owner: FORTISBC ENERGY (VANCOUVER ISLAND) INC.  
 INCORPORATION NO. BC0236352  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3511567  
 Registration Date and Time: 2013-12-17 08:59  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3511568  
 Registration Date and Time: 2013-12-17 08:59  
 Registered Owner: TELUS COMMUNICATIONS INC.  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: CA3511569  
 Registration Date and Time: 2013-12-17 08:59  
 Remarks: GRANTING CA3511567 PRIORITY OVER CA2909100

Nature: PRIORITY AGREEMENT  
 Registration Number: CA3511570  
 Registration Date and Time: 2013-12-17 08:59  
 Remarks: GRANTING CA3511568 PRIORITY OVER CA2909100

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3543690  
 Registration Date and Time: 2014-01-13 11:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: AREA C ON PLAN EPP35944

Nature: PRIORITY AGREEMENT  
 Registration Number: CA3543691  
 Registration Date and Time: 2014-01-13 11:51  
 Remarks: GRANTING CA3543690 PRIORITY OVER CA2631418,  
 CA2631419, CA2909095 AND CA2909094 A MORTGAGE  
 REGISTERED ON THE TITLE OF THE STRATA LOTS.

**COMMON PROPERTY SEARCH PRINT**

2024-09-10, 14:56:14

File Reference:

Requestor: Paul Tedrick

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3543692  
 Registration Date and Time: 2014-01-13 11:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: INTER ALIA  
 AREA D ON PLAN EPP35944

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3543694  
 Registration Date and Time: 2014-01-13 11:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: AREA C ON PLAN EPP35944

Nature: PRIORITY AGREEMENT  
 Registration Number: CA3543695  
 Registration Date and Time: 2014-01-13 11:51  
 Remarks: GRANTING CA3543694 PRIORITY OVER CA2631418,  
 CA2631419, CA2909095 AND CA2909094 BEING CHARGES  
 REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3543696  
 Registration Date and Time: 2014-01-13 11:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA3543704  
 Registration Date and Time: 2014-01-13 11:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: AREA C ON PLAN EPP35944

Nature: PRIORITY AGREEMENT  
 Registration Number: CA3543705  
 Registration Date and Time: 2014-01-13 11:51  
 Remarks: GRANTING CA3543704 PRIORITY OVER CA2909095,  
 CA2909094, CA2631418 AND CA2631419 BEING CHARGES  
 REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA5875192  
 Registration Date and Time: 2017-03-16 11:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: INTER ALIA  
 PART IN PLAN EPP68312

**COMMON PROPERTY SEARCH PRINT**

2024-09-10, 14:56:14

File Reference:

Requestor: Paul Tedrick

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA5875206  
 Registration Date and Time: 2017-03-16 11:51  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA5928549  
 Registration Date and Time: 2017-04-12 12:36  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA6640539  
 Registration Date and Time: 2018-02-22 13:12  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN  
 Remarks: INTER ALIA  
 PART IN PLAN EPP77725

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA6640553  
 Registration Date and Time: 2018-02-22 13:12  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA6680399  
 Registration Date and Time: 2018-03-15 11:17  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA7815745  
 Registration Date and Time: 2019-10-17 15:59  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: CA7852489  
 Registration Date and Time: 2019-11-05 10:06  
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

**Miscellaneous Notes:** NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-09-10, 14:56:14

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 029-238-218

SHORT LEGAL DESCRIPTION:S/EPS1773/////4

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 4 SECTION 19 RANGE 4 QUAMICHAN DISTRICT STRATA PLAN EPS1773  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

BARELAND STRATA PLAN EPS1773

STATUTORY RIGHT OF WAY PLAN EPP35944

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



DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 158 Village Way Duncan V9L 0G6

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		TC		
D. Are you aware of any problems with the sanitary sewer system?		TC		

**3. BUILDING Respecting the Unit and Common Property**

A. Has a final building inspection been approved or a final occupancy permit been obtained?				TC
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				TC
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	TC			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		TC		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		TC		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		TC		
F. Are you aware of any structural problems with any of the buildings in the Development?		TC		
G. Are you aware of any problems with the heating and/or central air conditioning system?		TC		
H. Are you aware of any damage due to wind, fire or water?		TC		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		TC		
J. Are you aware of any leakage or unrepaired damage?		TC		
K. Are you aware of any problems with the electrical or gas system?		TC		
L. Are you aware of any problems with the plumbing system?		TC		
M. Are you aware of any pet restrictions?		TC		
N. Are you aware of any rental restrictions?		TC		
O. Are you aware of any age restrictions?		TC		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS		TC		

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BUYER'S INITIALS

TC	LC	SC
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SELLER'S INITIALS

September 18 2024

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 158 Village Way Duncan V9L 0G6

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?		TC		
R. Have you paid any special assessment(s) in the past 5 years?		TC		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		TC		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		TC		
U. Are you aware of any problems with the swimming pool and/or hot tub?				TC
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		TC		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		TC		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.			TC	
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?			TC	
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____			TC	
AA. Nature of Interest/Ownership: <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Cooperative				
BB Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				

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BUYER'S INITIALS

TC	LL	SC
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SELLER'S INITIALS

September 18 2024

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 158 Village Way Duncan V9L 0G6

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	CAN BE OBTAINED FROM:						
DD. Are the following documents available?									
Bylaws		TC							
Rules/Regulations		TC							
Year-to-date Financial Statements		TC							
Current Year's Operating Budget		TC							
All Minutes of Last 24 Months Including Council, Special and AGM Minutes		TC							
Engineer's Report and/or Building Envelope Assessment		TC							
Strata Plan		TC							
Depreciation Report		TC							
Reserve Fund Study		TC							
Summary of Insurance Coverages (including premium)		TC							
EE. What is the monthly strata fee? \$ <u>157</u>									
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	TC				Recreation?		TC		
Heat?		TC			Cable?		TC		
Hot Water?		TC			Gardening?		TC		
Gas Fireplace?				TC	Caretaker?		TC		
Garbage?	TC				Water?		TC		
Sewer?	TC				Other?		TC		
FF. (i) Number of Unit parking stalls included _____ and specific numbers _____									
(ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented?									
<input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other?									
GG. (i) Storage Locker? <input type="checkbox"/> Yes <input type="checkbox"/> No Number(s) _____									
(ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented?									
<input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other?									

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BUYER'S INITIALS

TC	LC	SC
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 158 Village Way Duncan V9L 0G6

**3. BUILDING Respecting the Unit and Common Property** (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. To the best of your knowledge, has the Unit been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
II. Is there a radon mitigation system in the Unit?			TC	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		TC		
JJ. To the best of your knowledge, has the Common Property been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		TC		
KK. Is there a radon mitigation system for the Common Property?			TC	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?		TC		

**4. GENERAL**

A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		TC		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		TC		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		TC		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		TC		

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BUYER'S INITIALS

TC	LC	SC
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SELLER'S INITIALS

September 18 2024

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS: 158 Village Way Duncan V9L 0G6

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

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.

Authentisign Tyler Carlson Lisa Carlson 09/21/24 Steven Carlson 09/21/24
SELLER(S) Tyler Carlson SELLER(S) Lisa Carlson SELLER(S) Steve Carlson

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 Development and, if desired, to have the Development inspected by a licensed inspection service of the Buyer's choice.

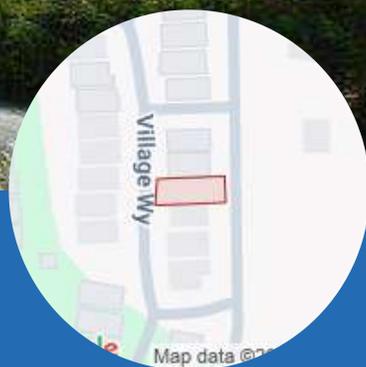
The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

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 strata Unit or the Development.

\*PREC represents Personal Real Estate Corporation
Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).





## PROPERTY REPORT

158 VILLAGE WY  
North Cowichan  
V9L 0G6  
Canada

PID: 029-238-218

SEPTEMBER 5, 2024

PAUL TEDRICK  
Pemberton Holmes Ltd. (Dun)  
DUNCAN  
P: +1250-216-6020  
paul@paultedrick.ca  
www.paultedrick.ca

I'm more than a real estate agent. I'm a REALTOR®.

## Summary Sheet

# 158 VILLAGE WY North Cowichan BC V9L 0G6

PID	029-238-218
Legal Description	STRATA LOT 4 SECTION 19 RANGE 4 QUAMICHAN DISTRICT STRATA PLAN EPS1773 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS1773
Zoning	CD4 - Comprehensive Development Zone - Mixed Family Zone
Community Plan(s)	not in ALR



Year Built	2017	Structure	SINGLE FAMILY DWELLING
Lot Size	-	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	74.21 m	Min Elev.	73.32 m
Floor Area	1662 Ft <sup>2</sup>	Walk Score	40 / Car-Dependent
Transit Score	-	Annual Taxes	-

### ASSESSMENT

	2023	%	2024
Building	\$552,000	↓ -7.25	\$512,000
Land	\$300,000	↓ -22.33	\$233,000
Total	\$852,000	↓ -12.56	\$745,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$745,000	↑ 52.04
Sales History	07/11/2019	\$490,000	↑ 32.47
	04/01/2017	\$369,900	-

### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
823027	Sold 07/11/2019	40	\$499,000 / \$490,000	Pemberton Holmes Ltd. (Dun)
734158	Sold 29/11/2016	41	\$369,900 / \$383,348	RE/MAX of Duncan

### DEVELOPMENT APPLICATIONS

-

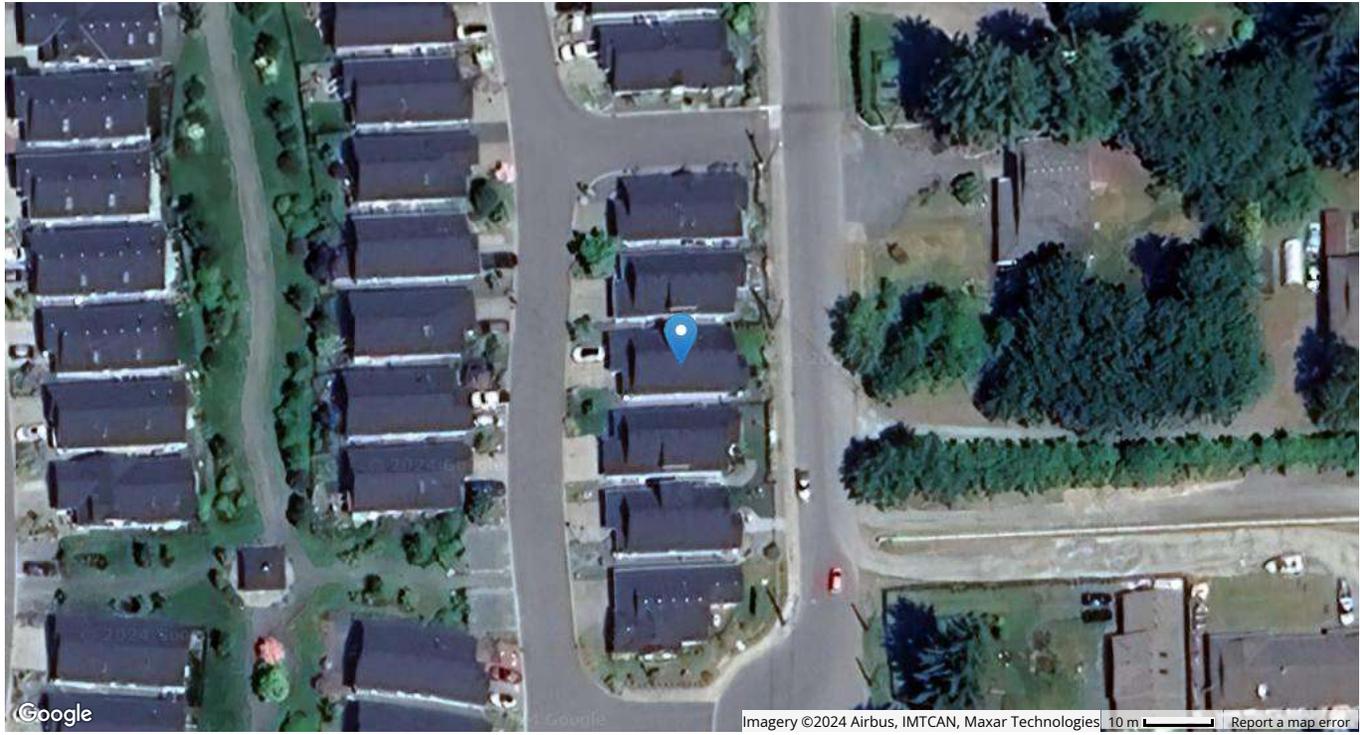
### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Mount Prevost	Cowichan
School District	SD 79	SD 79
Grades	K - 7	10 - 12

Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

The enclosed information, while deemed to be correct, is not guaranteed.

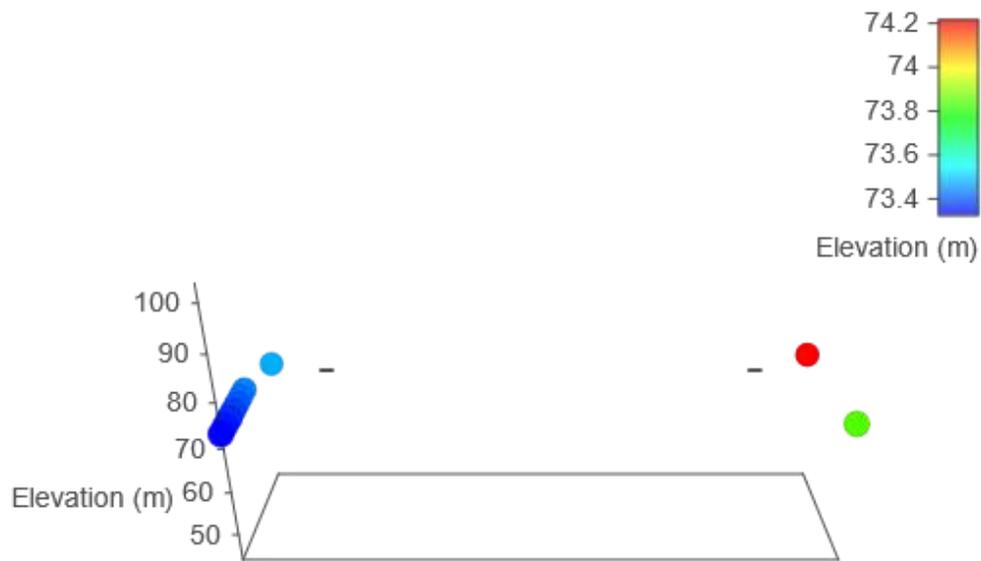
Google Views



# Estimated Lot Dimensions and Topography



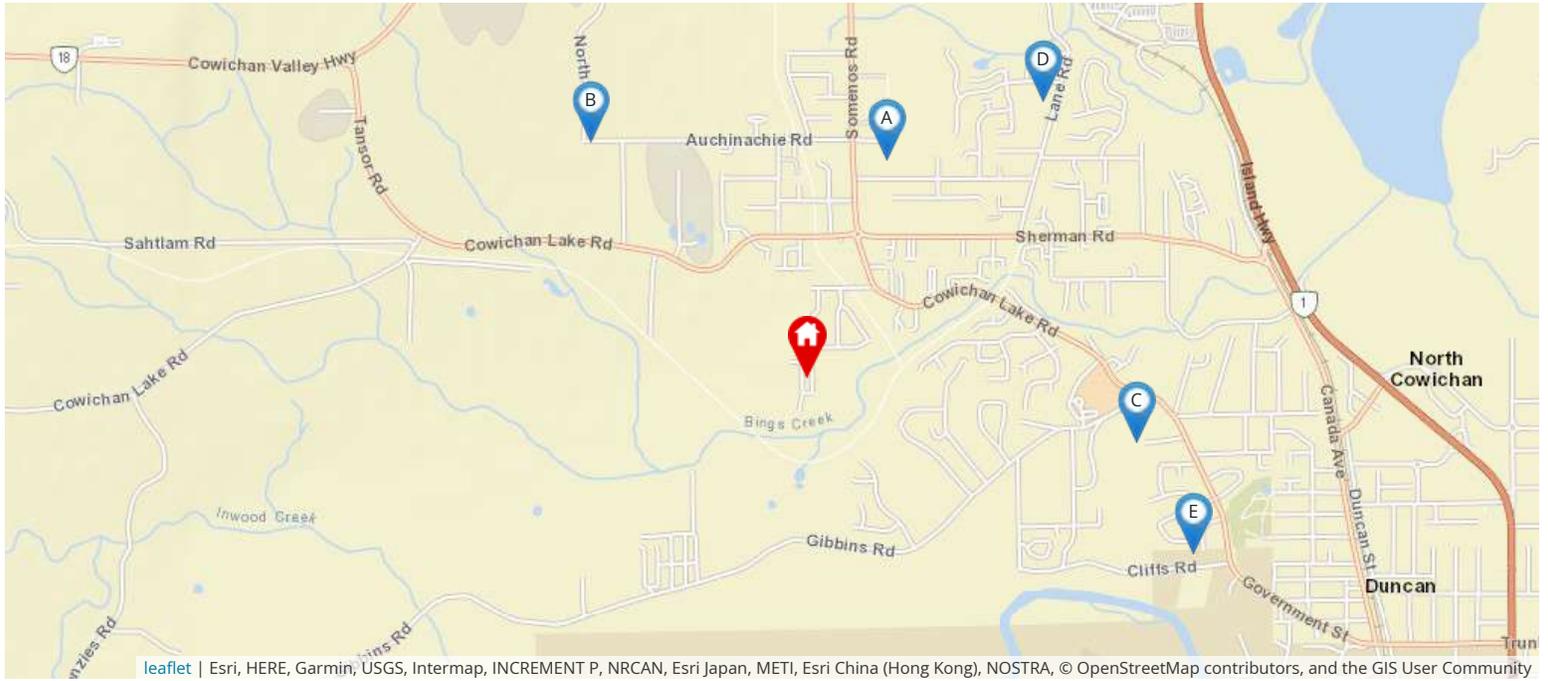
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 74.21 m | Min Elevation: 73.32 m | Difference: 0.89 m

## Nearest Schools

### Nearby Elementary Schools



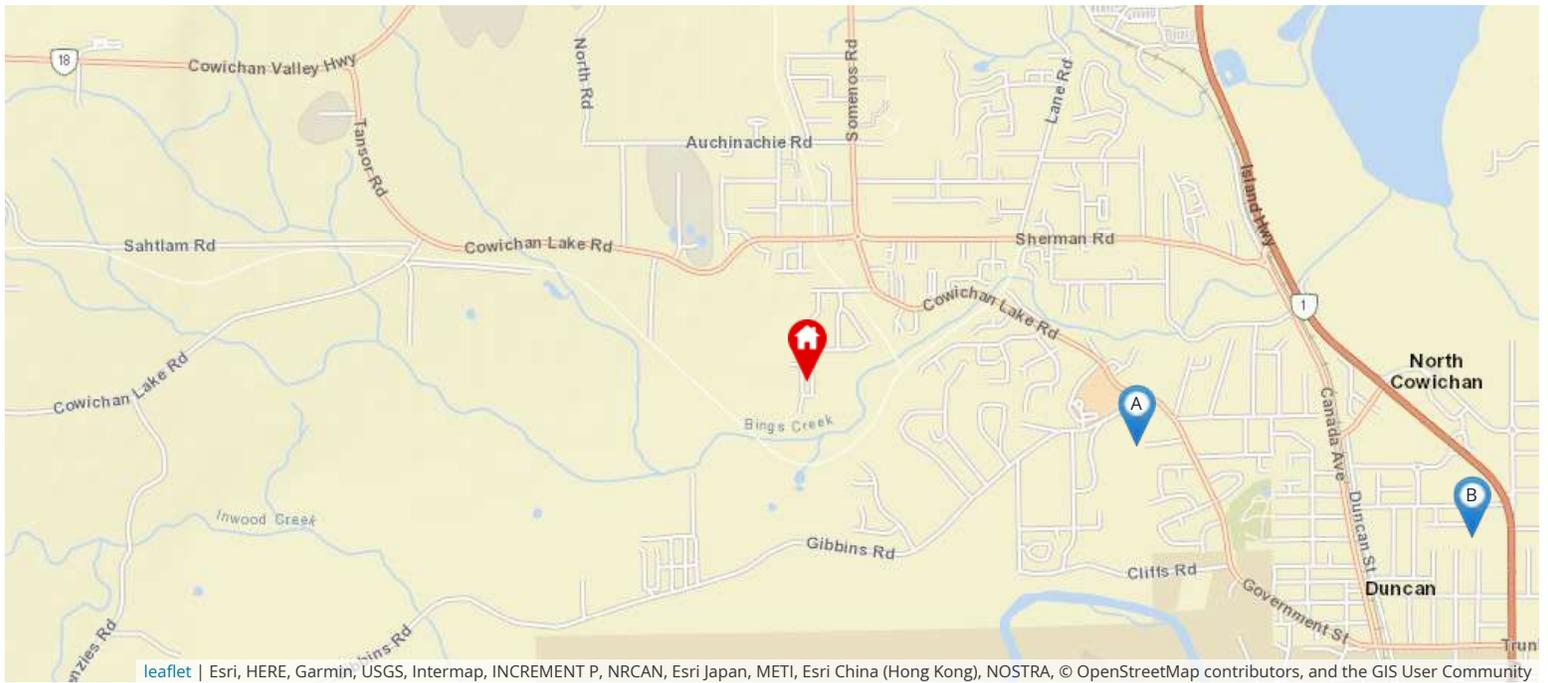
**Legend:** 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: Cowichan Valley (79)

#### Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Mount Prevost</a>	K - 7	<a href="#">SD 79</a>	Duncan		17 mins	1.2 km	3 mins	13 mins
B <a href="#">Tansor</a>	K - 7	<a href="#">SD 79</a>	Duncan		29 mins	2.1 km	4 mins	29 mins
C <a href="#">Queen Margaret's</a>	K - 12	Independent	Duncan		31 mins	2.4 km	4 mins	21 mins
D <a href="#">Drinkwater</a>	K - 7	<a href="#">SD 79</a>	Duncan		27 mins	2.1 km	4 mins	26 mins
E <a href="#">Khowhemun</a>	K - 7	<a href="#">SD 79</a>	Duncan		39 mins	2.9 km	5 mins	28 mins
F <a href="#">Alexander</a>	K - 7	<a href="#">SD 79</a>	Duncan		58 mins	4.3 km	7 mins	36 mins

## Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Cowichan Valley (79)**

### Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	<a href="#">Queen Margaret's</a>	K - 12	Independent	Duncan	AP Program	31 mins	2.4 km	4 mins	21 mins
B	<a href="#">Cowichan</a>	10 - 12	<a href="#">SD 79</a>	Duncan	AP Program	54 mins	4.1 km	8 mins	27 mins
C	<a href="#">Quamichan</a>	8 - 9	<a href="#">SD 79</a>	Duncan		1 hour 7 mins	4.9 km	7 mins	51 mins
D	<a href="#">Duncan Christian</a>	K - 12	Independent	Duncan		1 hour 0 mins	4.5 km	9 mins	36 mins
E	<a href="#">Chemainus</a>	7 - 12	<a href="#">SD 79</a>	Chemainus		4 hours 15 mins	18.8 km	22 mins	1 hour 43 mins
F	<a href="#">Shawnigan Lake</a>	8 - 12	Independent	Shawnigan Lake		5 hours 11 mins	22.7 km	24 mins	1 hour 40 mins

## Walk Score

158 VILLAGE WY North Cowichan, V9L 0G6



Car-Dependent

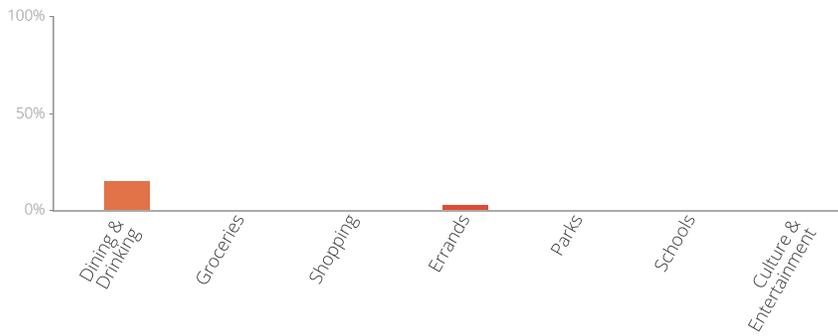
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 3 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



## Property Information

### General Property Information

**Civic Address:** 158 VILLAGE WAY  
**Folio:** 01040-120  
**LTO Number:** CA7861228  
**PID:** 029-238-218  
**MHR Number:**  
**Status:** Active  
**Property No:** 119442  
**Legal:** LOT 4 SECTION 19 RANGE 4 QUAMICHAN PLAN  
 EPS1773 TOGETHER WITH AN INTEREST IN THE  
 COMMON PROPERTY IN PROPORTION TO THE  
 UNIT ENTITLEMENT OF THE STRATA LOT AS  
 SHOWN ON FORM V.

### Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0146	1 1/2 Sty Sfd - New Standard
ACTUAL USE	000	SINGLE FAMILY DWELLING
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING	SPLIT	PROPERTY HAS MULTIPLE ZONES

### Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024	May 15, 2024	Reg	4,431.37	1	233,000	512,000	745,000	745,000
2023	May 10, 2023	Reg	4,626.48	1	300,000	552,000	852,000	852,000

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2022	May 05, 2022	Reg	4,321.36	1	248,000	456,000	704,000	704,000

#### Licensing Information

There is no licensing account information for this property.

#### Community Development Folder BP007493

**Project No.:** PRJ-000783      **Folder Manager:** TIM BYRON  
**Status:** COMPLETED      **Applied Date:** Jul 13, 2016      **Completed Date:** Jan 04, 2017  
**Type:** SINGLE FAMILY DWELLING - NEW  
**Purpose:** THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING

#### Community Development Folder PL000049

**Project No.:** PRJ-000783      **Folder Manager:** MORGAN MCLEOD  
**Status:** COMPLETED      **Applied Date:** Oct 21, 2010      **Completed Date:** Oct 11, 2019  
**Type:** SUBDIVISION - PH STRATA  
**Purpose:** To create an 83 lot bare land strata subdivision - PHASE 1 - 7

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.

FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

### Main Floor

Finished = 1130  
(Ceiling Height 9' 0" to 18' 0")

Porch = 98  
Garage = 276  
Patio = 192

Total = 1696



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



# 158 Village Way

Main Floor Finished Area : 1130 Sq Ft



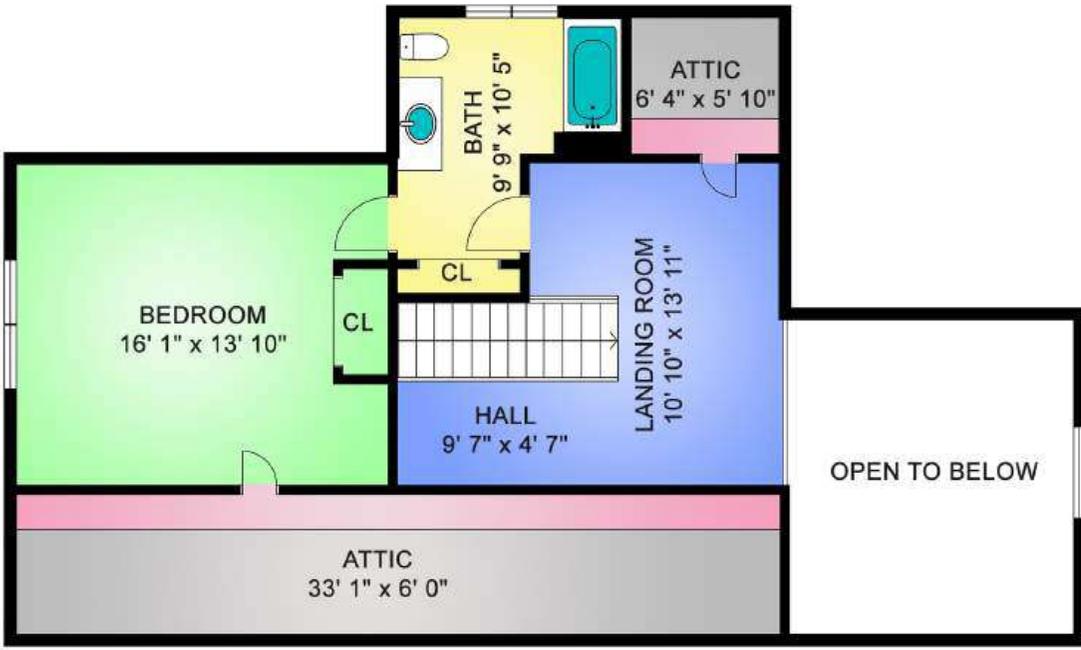
FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

**Upper Floor**

Finished = 532  
(Ceiling Height 5' 8" to 7' 11")

Attic = 82

**Total = 614**



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



**158 Village Way**

Upper Floor Finished Area : 532 Sq Ft



FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

**Main Floor**

Finished = 1130

(Ceiling Height 9' 0" to 18' 0")

Porch = 98

Garage = 276

Patio = 192

**Upper Floor**

Finished = 532

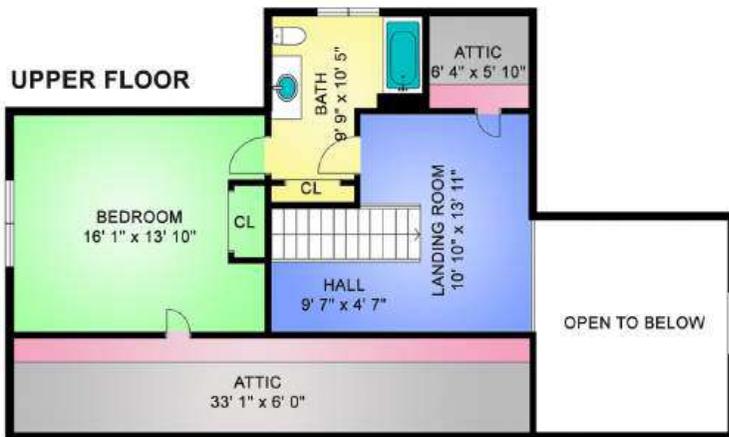
(Ceiling Height 5' 8" to 7' 11")

Attic = 82

**Total = 2310**



**MAIN FLOOR**



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

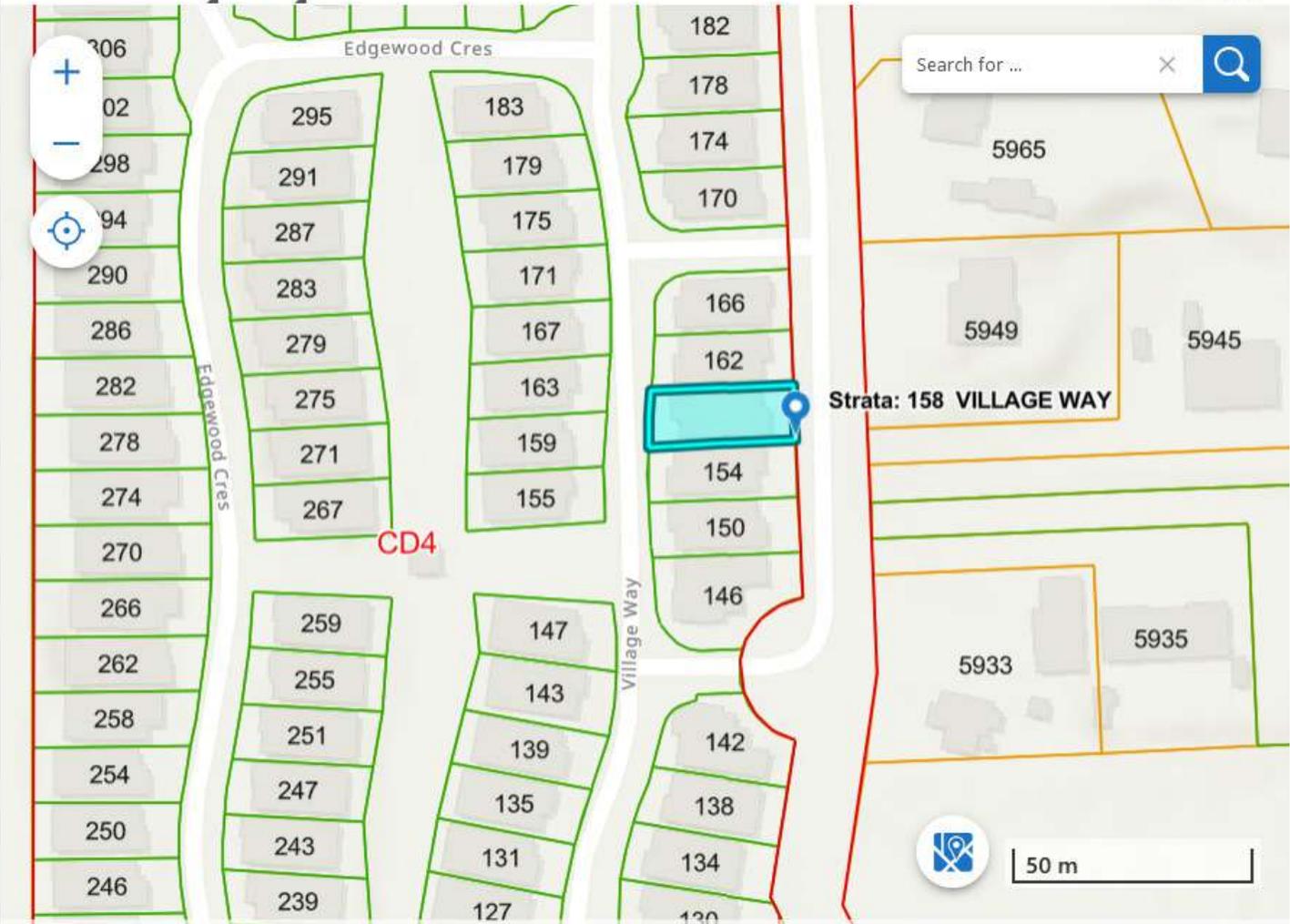
**158 Village Way**

Total Finished Area : 1662 Sq Ft



Strata: 158 VILLAGE WAY

- House 1: 158
- House 2:
- Street Name: VILLAGE WAY
- Strata Level:
- Approx. m2:
- Approx. Acre: 0.085442
- Approx. Hectare: 0.034578
- PID: 029-238-218
- Folio: 01040-120
- Lot: 4
- Plan: EPS1773
- Non-Legal Descript: SL 4 PL EPS1773
- Section: 19
- Range: 4
- Land District: Quamichan
- Zoning: CD4
- Split Zoned: NA
- Accuracy: <1m
- Method: COGO
- GIS Link ID: 14330
- Comments:
- [Zoning PDF](#)
- [Property Report](#)



## Comprehensive Development Zone - Mixed Family Zone (CD4) [BL3359, BL3596]

### Permitted Uses

- 80.4** (1) The permitted uses for the CD4 zone are as follows:
- Assisted Living
  - Community Care Facility
  - Community Garden
  - Detached Accessory Dwelling Unit
  - Limited Home-based Business
  - Multi-Family Residence
  - Secondary Suite
  - Single-Family Dwelling
  - Two-Family Dwelling

### Minimum Lot Size

- (2) The minimum permitted lot size for the CD4 zone is 325 m<sup>2</sup> (3,498 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the CD4 zone is as follows:
- (a) 11.5 m (37.73'),
  - (b) 8.0 m (26.25') measured from the required yard, front where the lot fronts a cul-de-sac, or
  - (c) 8.5 m (27.89') measured from the required yard, front where the lot is pie-shaped and larger than 350 m<sup>2</sup> (3,767 sq. ft.).

### Density

- (4) The maximum permitted density for the CD4 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one, except where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
  - (b) The number of dwelling units shall not exceed:
    - (i) Three in the case of lots that are less than 280 m<sup>2</sup> (3,014 sq. ft.) in area.
    - (ii) Four in the case of lots that are at least 280 m<sup>2</sup> (3,014 sq. ft.) but not more than 4,050 m<sup>2</sup> (1 acre) in area.
    - (iii) Two in the case of lots that are greater than 4,050 m<sup>2</sup> (1 acre) in area.

### Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage of the CD4 zone is as follows:
- (a) 30% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger;
  - (b) 35% of the lot area for lots smaller than 650 m<sup>2</sup> (7,000 sq. ft.) but larger than 400 m<sup>2</sup> (4,305 sq. ft.); and
  - (c) 45% of the lot area for lots that are 400 m<sup>2</sup> (4,305 sq. ft.) or smaller.
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the CD4 zone is as follows:
- (a) 35% of the lot area for lots of 650 m<sup>2</sup> (7,000 sq. ft.) or larger;
  - (b) 40% of the lot area for lots smaller than 650 m<sup>2</sup> (7,000 sq. ft.) but larger than 500 m<sup>2</sup> (5,382 sq. ft.);
  - (c) 45% of the lot area for lots 500 m<sup>2</sup> (5,382 sq. ft.) or less but larger than 400 m<sup>2</sup> (4,305 sq. ft.); and

- (d) 50% of the lot area for lots 400 m<sup>2</sup> (4,305 sq. ft.) or less.

### Minimum Setbacks

- (6) The minimum permitted setbacks for the CD4 zone are as follows:
  - (a) Principal Buildings, for any portion of the building under 6.5 m (21.33') in height, on lots 650 m<sup>2</sup> (7,000 sq. ft.) or smaller
    - Yard, Front, 2.4 m (6.56')
    - Yard, Front when abutting a highway 20 m in width or wider, 5.0 m (16.4')
    - Yard, Side, 1.5 m (4.92')
    - Yard, Side when adjacent to a highway, 3.0 m (9.84')
    - Yard, Rear, 2.4 m (6.56') [BL3457, BL3596]
  - (b) Principal Buildings, for any portion of the building 6.5 m (21.33') or greater in height, on lots 650 m<sup>2</sup> (7,000 sq. ft.) or smaller
    - Yard, Front, 4.5 m (14.76')
    - Yard, Front when abutting a highway 20 m in width or wider, 5.0 m (16.4')
    - Yard, Side, 1.5 m (4.92')
    - Yard, Side when adjacent to a highway, 3.0 m (9.84')
    - Yard, Rear, 6.0 m (19.68')
  - (c) Principal Buildings, on lots 650 m<sup>2</sup> (7,000 sq. ft.) or larger
    - Yard, Front, 5.0 m (16.40')
    - Yard, Side, 2.0 m (6.56')
    - Yard, Side when adjacent to a highway, 3.0 m (9.8')
    - Yard, Rear, 7.5 m (24.6')
  - (d) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 5.0 m (16.4')
    - Yard, Side, 1.0 m (3.28')
    - Yard, Rear, 1.0 m (3.28')
  - (e) The minimum permitted setback from the vehicle entrance of a garage or carport of a principal or accessory building to a highway or strata road is 5.8 m (19.03'). [BL3457; BL3596]

### Maximum Building Height

- (7) The maximum permitted building heights for the CD4 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 CD4 zone are as follows:
  - (a) [Repealed. BL3891]
  - (b) If a lane or common strata road abuts a lot, vehicular access to the lot must be from the lane.
  - (c) Assisted Living, Supportive Housing, and Community Care Facilities are permitted provided that
    - (i) they occur within a single-family dwelling unit only,
    - (ii) the number of residents does not exceed three,
    - (iii) the lot is 650 m<sup>2</sup> (7,000 sq. ft.), or larger.
  - (d) Despite Section 21 (1) a multi-family residence requires 0.75 parking spaces per dwelling unit.

### Driveway Width

- (9) Driveway widths shall not exceed 3.0 m (9.80') per unit within the required yard, front of a principal building, or where it crosses a public sidewalk or trail.

## 158 VILLAGE WAY DUNCAN V9L 0G6

Area-Jurisdiction-Roll: 04-315-01040.120



**Total value** **\$745,000**

2024 assessment as of July 1, 2023

Land \$233,000

Buildings \$512,000

Previous year value \$852,000

Land \$300,000

Buildings \$552,000

### Property information

Year built	2017
Description	1.5 STY house - Standard
Bedrooms	3
Baths	3

### Carpports

Garages G

Land size .086 Acres

First floor area 1,141

Second floor area 521

Basement finish area

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No.of apartment units

### Legal description and parcel ID

STRATA LOT 4, PLAN EPS1773, SECTION 19, RANGE 4, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 029-238-218

### 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

# Public Records Full Property Report

## Property Identification & Legal Description

**Address:** 158 VILLAGE WAY DUNCAN BC V9L 0G6  
**Jurisdiction:** District of North Cowichan  
**Roll No:** 1040120  
**PID No:** 029-238-218  
**Neighbourhood:** Fairview  
**Assessment Area:** 4  
**MHR No:**  
**Legal Unique ID:** D000009RL5  
**Legal Description:** STRATA LOT 4, PLAN EPS1773, SECTION 19, RANGE 4, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

## Municipal Taxes

Gross Taxes:

## 2024 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$233,000	\$512,000	\$745,000

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
	<b>Gross Value:</b>	\$233,000	\$512,000	\$745,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$233,000	\$512,000	\$745,000

SCHOOL:

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
	<b>Gross Value:</b>	\$233,000	\$512,000	\$745,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$233,000	\$512,000	\$745,000

BC TRANSIT:

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
	<b>Gross Value:</b>	\$0	\$0	\$0
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$0	\$0	\$0

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2019-11-08	\$490,000	CA7861228	Improved Single Property Transaction
2017-01-05	\$369,900	CA5748178	Improved Single Property Transaction

## Other Property Information

<b>Lot SqFt:</b>	3,920	<b>Lot Width:</b>	
<b>Lot Acres:</b>	0.09	<b>Lot Depth:</b>	
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Single Family Dwelling
<b>School District:</b>	Cowichan Valley	<b>Manual Class:</b>	1.5 STY SFD - After 1990 - Standard
<b>Vacant Flag:</b>	No	<b>Reg District:</b>	Cowichan Valley
<b>BC Transit Flag:</b>	No	<b>Reg Hosp Dist:</b>	Cowichan Valley
<b>Farm No:</b>		<b>Mgd Forest No:</b>	
<b>DB Last Modified:</b>	2024-01-01	<b>Rec Last Modified:</b>	2024-01-01

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$852,000	
2022	\$704,000	\$4,321
2021	\$521,000	\$4,118
2020	\$488,000	\$4,037
2019	\$466,000	\$3,927
2018	\$409,000	\$3,740
2017	\$181,000	\$2,064
2016	\$105,000	\$1,316
2015	\$105,000	
2014	\$0	

**Home type:**  
Single

**Address**

**Street:**

**City:**

**Legal Description**

**PID:**  
029-238-218

**Search results:**

[Duncan, 158 Village Way](#)

Click on the address for more details  
1 new homes found where home type is 'Single' AND PID contains '029238218'

**[Registered with home warranty insurance.](#)**

**Builder:**  
Greenways Developments Ltd.  
Visit the [Builder Registry](#) for more builder information.

**Builder's Warranty Number:**  
00005130

**Warranty Commencement Date:**  
2017/Jan/05

**Warranty Provider:**  
Travelers Insurance Company of Canada  
Phone: 604-682-3095  
Website: [www.travelershomewarranty.ca](http://www.travelershomewarranty.ca)

**Address:**

158 Village Way, Duncan BC V9L 0G6

**Legal Description:**

Strata Lot 4, Section 19, Range 4, Quamichan District, Strata Plan EPS1773 Together with an interest in the common property in proportion to the unit entitlement as per Form V.

**PID:**

029-238-218

## Understanding your Search Results

### Registered with home warranty insurance

Home was or is in the process of being built by a Licensed Residential Builder and is covered by home warranty insurance as required by legislation in B.C. The New Homes Registry provides the name of the builder or developer of record and the contact information of the warranty provider should you wish to confirm details.

### Owner-built

Home was or is in the process of being built by an individual under an Owner Builder Authorization issued by BC Housing. This Authorization allows the individual to build a home for their own personal use without being licensed or arranging for home warranty insurance. Owner builders and prospective purchasers should fully understand their rights and obligations when [buying or selling an owner-built home](#). The New Homes Registry indicates whether conditions have been met that would allow an owner builder to sell the home.

### Rental only exemption - no home warranty insurance

Multi-unit building or complex built for rental purposes for at least a 10-year period. A covenant on the land title restricts any individual units from being sold for 10 years after first occupancy of the first unit in the building, although the building may be sold as a whole.

### Withdrawn from warranty

Construction of the home was commenced with home warranty insurance arranged by the Licensed Residential Builder, but the warranty insurance has been withdrawn, which can happen for a variety of reasons. The Licensed Residential Builder may be in the process of re-enrolling the building in home warranty insurance. In this case construction may not re-commence, or the building offered for sale or sold without being re-enrolled first.

## Can't find the address you are looking for?

Check the [Search hints](#) for tips on how to get best results.

If you cannot find the home you are looking for or if you are seeking information on a home registered after July 1999 and before November 19, 2007, please call the BC Housing Management Commission toll-free at 1-800-407-7757 for assistance.

**IMPORTANT:** New homes not found on this registry or by calling the Licensing & Consumer Services Branch will be treated as potentially non-compliant and may not be sold until approved by BC Housing.

## BUILDING PERMIT CERTIFICATE OF OCCUPANCY

January 3, 2017

Folio No. 01040-120  
Permit No. BP007493

**APPLICANT**

ELM WORTH CONSTRUCTION LTD  
MUIR, BRUCE

**ADDRESS**

PO BOX 293

DUNCAN, BC V9L 3X3

**CIVIC ADDRESS: 158 VILLAGE WAY**

This certifies that the premise described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued.

Building Inspector: \_\_\_\_\_



# The Corporation of the District of North Cowichan

7030 Trans Canada Highway

P.O. Box 278, Duncan, BC

Building Department

Phone: 250-746-3100 Fax: 250-746-3154

# BUILDING PERMIT

Permit #: **BP007493**

Folio: 01040-120

Issued Date: Jul 20, 2016

Permit Type: **SINGLE FAMILY DWELLING - NEW**

Description: THIS PERMIT HAS BEEN ISSUED FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING

Address: **158 VILLAGE WAY**

Legal: LT 4 SEC 19 RGE 4 QUAM PL EPS1773

Zone: CD4 COMPREHENSIVE DEV

P.I.D. 029-238-218

Applicant: ELMWORTH CONSTRUCTION LTD  
MUIR, BRUCE

Phone: 250-748-6133

Phone: 250-748-6133

Address: PO BOX 293 DUNCAN, BC V9L 3X3

Owner: GREENWAYS DEVELOPMENTS LTD

Address: PO BOX 293 STN MAIN DUNCAN BC V9L 3X3

Phone:

Builder: ELMWORTH CONSTRUCTION LTD  
MUIR, BRUCE

Phone: 250-748-6133

Phone: 250-748-6133

Address: PO BOX 293 DUNCAN, BC V9L 3X3

Description	Quantity	Amount	Description	Quantity	Amount
Bp Eng Driveway	1.00	25.00	Bp Eng Sweep	1.00	50.00
Bp Fees	218,737.00	1,881.16	Bp Fixtures	11.00	138.60
Bp Pl Sanitary	1.00	31.50	Bp Plumb Water	1.00	31.50
			<b>Total:</b>		<b>\$2,157.76</b>

## Building Information:

TYPE OF IMPROVEMENT: NEW

CONSTRUCTION VALUE: 218,737.00

## Special Conditions:

- \* The Municipality of North Cowichan will not be responsible for any errors, deficiencies and omissions in this plan information.
- \* Neither the granting of a permit nor the approval of the relevant drawings and specifications nor the inspections made by the Municipality of North Cowichan shall in any way relieve the owner of such a building from full responsibility for the carrying out of work or having work carried out in full accordance with the requirements of the B.C.B.C. 2012
- \* Plans have been reviewed for general conformance. It is the designers responsibility for accuracy, adequacy and all code requirements.
- \* Contractor shall be prime contractor while working within road right of way

This permit expires and the right of an owner shall terminate, if the work is not commenced within 6 months, or if the work is not completed within 24 months of the date of issue of the permit. All Construction shall conform to the current edition of the B.C. Building Code and approved drawings issued with the Application For Permit For Erection, Alteration, or Repair of a Building. No deviation from these drawings, including site plans, shall be made without authorization being given subject to the same procedures established for the examination of the original plans.

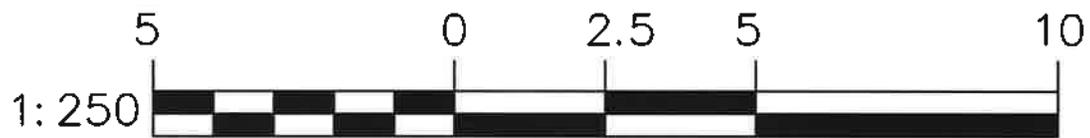
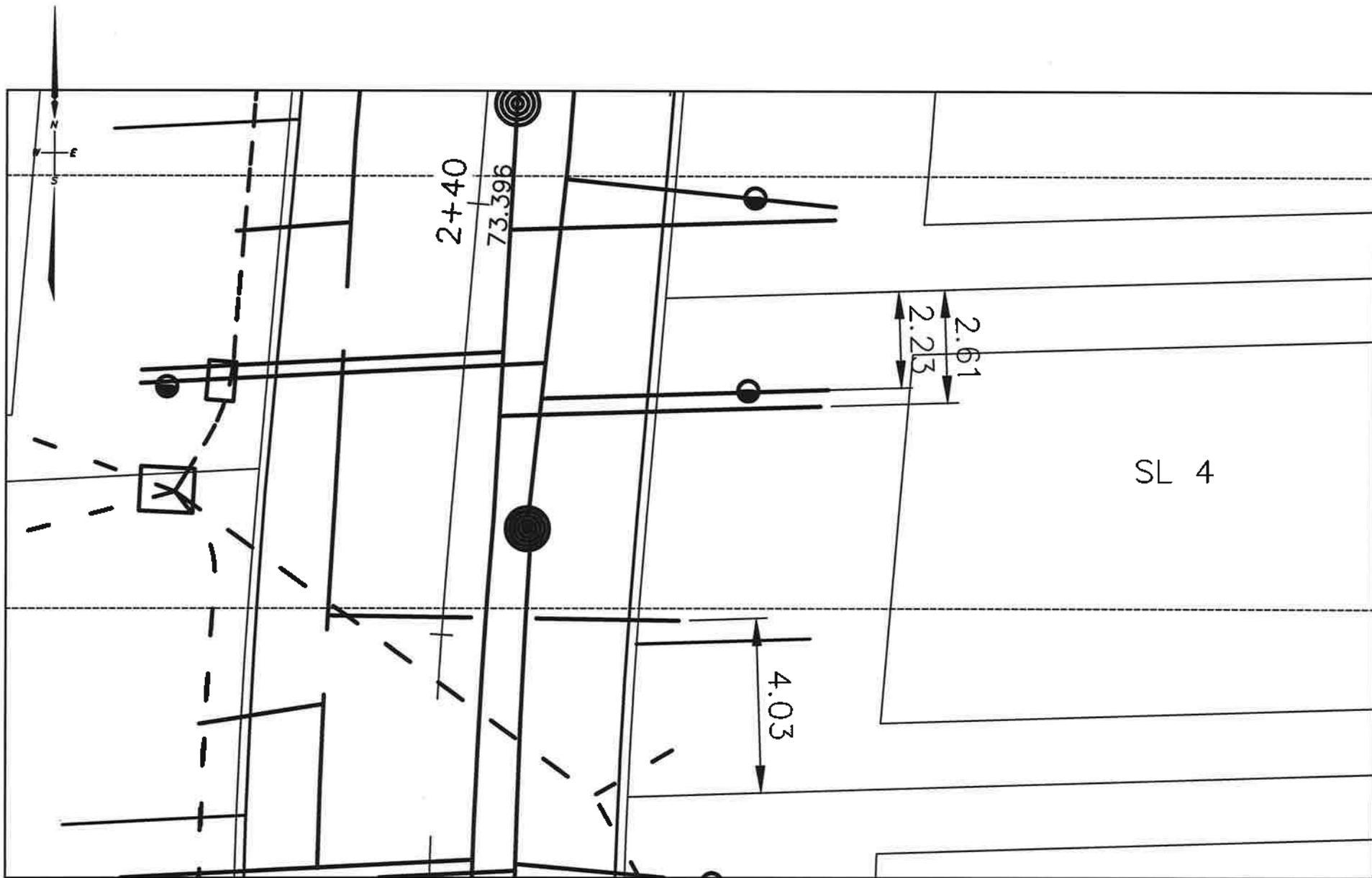
The department reserves the right to reject any work which has been concealed or completed without first having been inspected and approved by the department in accordance with the requirements of the various codes.

Applicant:

Building Inspector:

*Tim Byron*





( IN METERS )

00009928.pdf

**B.C. LAND SURVEYOR'S  
CERTIFICATE OF LOCATION FOR  
STRATA LOT 4, SECTION 19,  
RANGE 4, QUAMICHAN DISTRICT,  
STRATA PLAN EPS1773.**

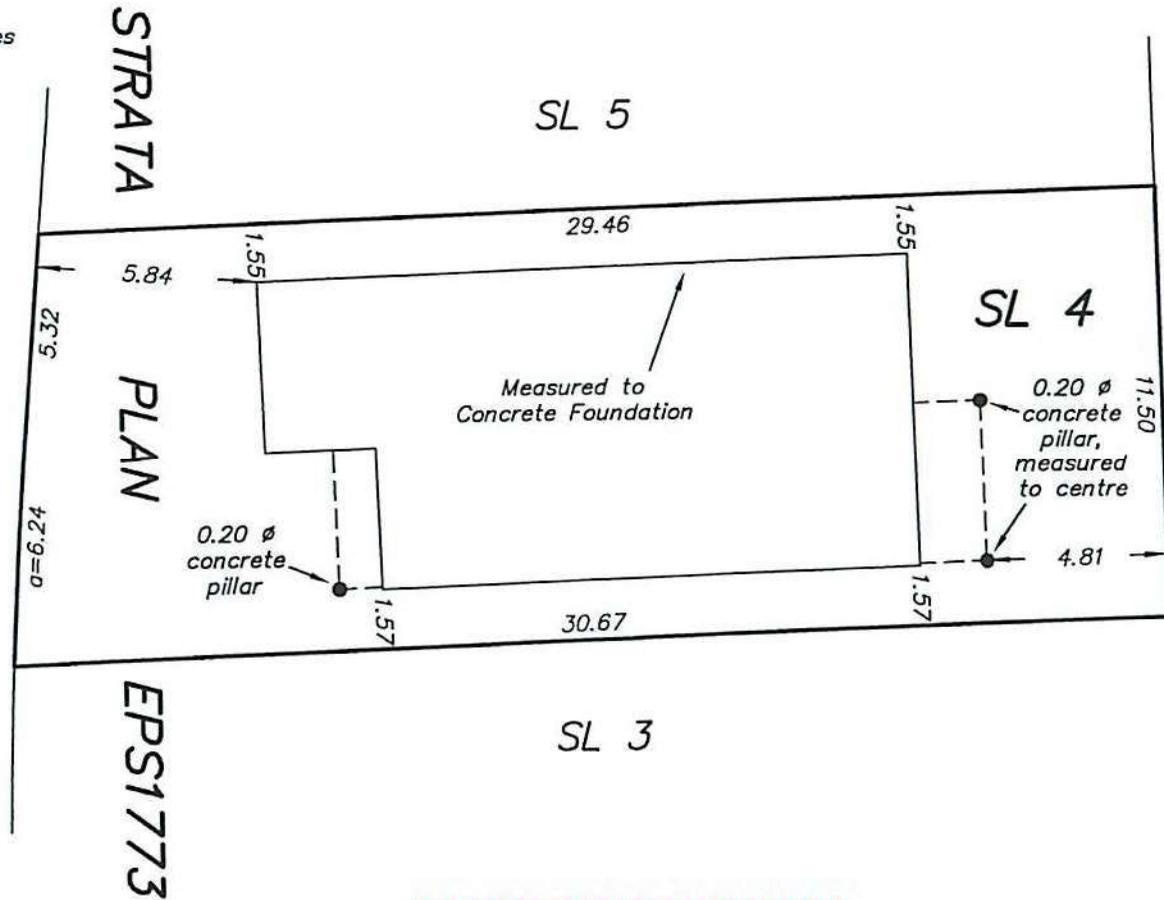
SCALE 1:200



All distances are in metres.



VILLAGE WAY  
(COMMON PROPERTY)



Note: Strata Lot 4 lies within the District of North Cowichan and is Zoned CD-4.  
Bylaw setback requirements are as follows:

- Principal Buildings under 6.5m height
  - Front 2.4 m
  - Side (interior) 1.5 m
  - Side (exterior) 3.0 m
  - Rear 2.4 m
- Principal Buildings over 6.5m height
  - Front 4.5 m
  - Side (interior) 1.5 m
  - Side (exterior) 3.0 m
  - Rear 6.0 m

\* Vehicle entrance to a highway or strata road is 5.8 m.

The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

**KENYON WILSON**  
PROFESSIONAL LAND SURVEYORS  
221 CORONATION AVENUE  
DUNCAN, B.C. V9L 2T1 (250)746-4745  
FILE: 10-6990\_C4.dwg

**This information has been provided  
subject to the federal Copyright Act  
and in accordance with the provincial  
Freedom of Information and  
Protection of Privacy Act.**

All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 2nd day of September, 2016.

©  B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

158 VILLAGE WAY.



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.



paul@paultedrick.ca  
paultedrick.ca  
250-216-6020

