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**TITLE SEARCH PRINT**

2024-02-07, 14:20:55

File Reference:

Requestor: Paul Tedrick

Declared Value \$99900

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

**Land Title District**

Land Title Office

VICTORIA

VICTORIA

**Title Number**

From Title Number

CA740532

FB98095

**Application Received**

2008-04-01

**Application Entered**

2008-04-09

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

[REDACTED]  
33055 PHELPS AVENUE  
MISSION, BC  
V2V 7R1  
AS JOINT TENANTS

**Taxation Authority**

Nanaimo/Cowichan Assessment Area  
Lake Cowichan, Town of

**Description of Land**

Parcel Identifier:

027-217-051

Legal Description:

LOT 1 SECTION 6 RENFREW DISTRICT PLAN VIP83739

**Legal Notations**

NONE

**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

49660G

SECTION 172(3)

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE

ORIGINAL GRANT FROM E & N RAILWAY COMPANY

**TITLE SEARCH PRINT**

2024-02-07, 14:20:55  
Requestor: Paul Tedrick

File Reference:

Declared Value \$99900

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	FB98145
Registration Date and Time:	2007-09-14 10:21
Remarks:	INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-02-07, 14:20:55

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 027-217-051

SHORT LEGAL DESCRIPTION:S/VIP83739/////1

MARG:

TAXATION AUTHORITY:

- 1 Nanaimo/Cowichan Assessment Area
- 2 Lake Cowichan, Town of

FULL LEGAL DESCRIPTION: CURRENT

LOT 1 SECTION 6 RENFREW DISTRICT PLAN VIP83739

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

- SUBDIVISION PLAN VIP1005
- SUBDIVISION PLAN VIP83739

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



## 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.





Date of disclosure: July 22 2023

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

**ADDRESS:** 400 Winter Lake Cowichan

V0R 2G1 (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?		DM		
B. Are you aware of any existing tenancies, written or oral?	DM			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DM		
D. Is there a survey certificate available?			DM	
E. Are you aware of any current or pending local improvement levies/charges?		DM		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		DM		

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> 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?				DM
(ii) Have you applied for a water licence and are awaiting response?				DM
C. Are you aware of any problems with the water system?		DM		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			DM	

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BUYER'S INITIALS

DM	DM
----	----

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 400 Winter Lake Cowichan

V0R 2G1

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)?			DM	
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		DM		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?	DM			
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				DM

3. BUILDING

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

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BUYER'S INITIALS

DM	DM
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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 400 Winter Lake Cowichan

V0R 2G1

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: <u>2008</u> years)		DM		
N. Are you aware of any problems with the electrical or gas system?		DM		
O. Are you aware of any problems with the plumbing system?		DM		
P. Are you aware of any problems with the swimming pool and/or hot tub?				DM
Q. Do the Premises contain unauthorized accommodation?	DM			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	DM			
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.)		DM		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		DM		
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)		DM		
V. To the best of your knowledge, has the premises 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)		DM		
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?		DM		

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?		DM		
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BUYER'S INITIALS

DM	DM	
----	----	--

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 400 Winter Lake Cowichan

V0R 2G1

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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>		DM		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		DM		

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

2H : LEASED PROPANE TANK (+ 3R) \*  
 3I : NONCONFORMING SUITE.  
 3Q : UNAUTHORIZED SUITE.

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) DAVID JOHN MELNICK

SELLER(S) DOROTHY ROSE MELNICK

\_\_\_\_\_  
 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)

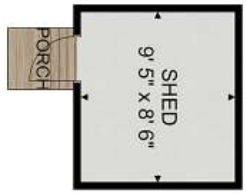
\_\_\_\_\_  
 BUYER(S)

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

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®).

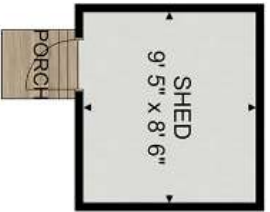




400 WINTER DR							
FLOOR	FINISHED	UNFINISHED	PORCH	PATIO/DECK	STORAGE	SHED/GARAGE	TOTAL
LOWER	1346	100	0	350	288	96	2180
MAIN	1472	0	86	719	0	448	2725
<b>TOTAL</b>	<b>2818</b>	<b>100</b>	<b>86</b>	<b>1069</b>	<b>288</b>	<b>544</b>	<b>4905</b>

PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.  
 FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Paul Tedrick



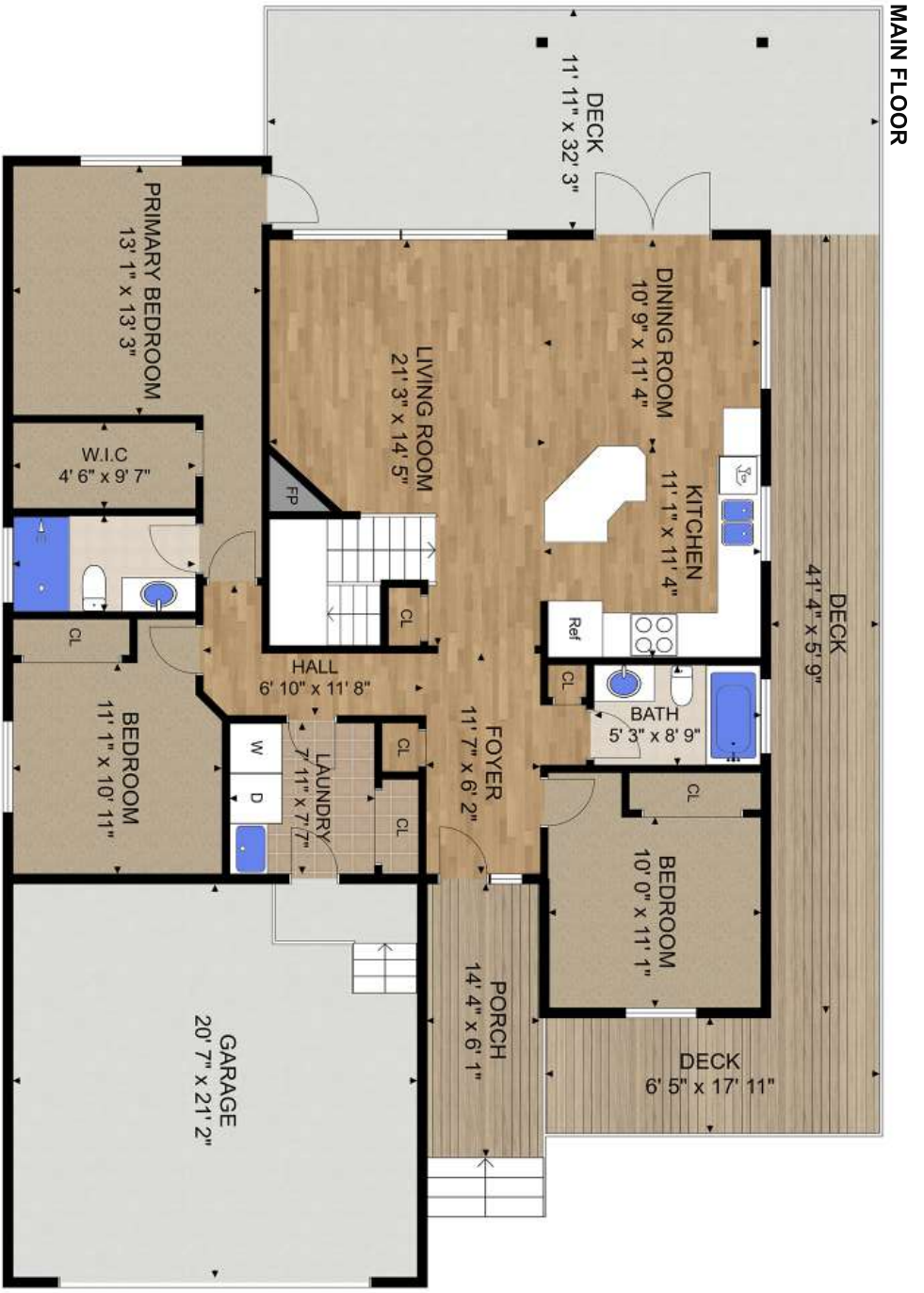
400 WINTER DR							
FLOOR	FINISHED	UNFINISHED	PORCH	PATIO/DECK	STORAGE	SHED/GARAGE	
LOWER	1346	100	0	350	288	96	
MAIN	1472	0	86	719	0	448	
TOTAL	2818	100	86	1069	288	544	
TOTAL							4905

PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.  
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Paul Tedrick







400 WINTER DR						
FLOOR	FINISHED	UNFINISHED	PORCH	PATIO/DECK	STORAGE	SHED/GARAGE
LOWER	1346	100	0	350	288	96
MAIN	1472	0	86	719	0	448
TOTAL	2818	100	86	1069	288	544
TOTAL 4905						

PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.  
 FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

Paul Tedrick





## PROPERTY REPORT

400 WINTER DR  
Lake Cowichan  
V0R 2G1  
Canada

PID: 027-217-051

JANUARY 24, 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

# 400 WINTER DR Lake Cowichan BC V0R 2G1

PID	027-217-051
Legal Description	LOT 1 SECTION 6 RENFREW DISTRICT PLAN VIP83739
Plan	VIP83739
Zoning	R-1 - Suburban
Community Plan(s)	OCP: <a href="#">Urban Neighbourhood</a> , not in ALR



Year Built	2008	Structure	SINGLE FAMILY DWELLING
Lot Size	10649.69 ft <sup>2</sup>	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	206.36 m	Min Elev.	202.77 m
Floor Area	2637 Ft <sup>2</sup>	Walk Score	error
Transit Score	error	Annual Taxes	-

ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$551,000	↑ 20.51	\$664,000	Assessment	2023	\$1,016,000	↑ 917.02
Land	\$232,000	↑ 51.72	\$352,000	Sales History	01/04/2008	\$99,900	0
Total	\$783,000	↑ 29.76	\$1,016,000		29/10/2007	\$99,900	-

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
941319	Cancelled	85	\$989,900 /	Pemberton Holmes Ltd. (Dun)
938539	Cancelled	24	\$1,015,000 /	Pemberton Holmes Ltd. (Dun)
421419	Expired 28/02/2008	387	\$105,000 /	RE/MAX of Lake Cowichan

DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT	
-		Nearest Elementary	Nearest Secondary
		Nearest School	Palsson
		School District	Lake Cowichan
			SD 79
		Grades	K - 3
			4 - 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.



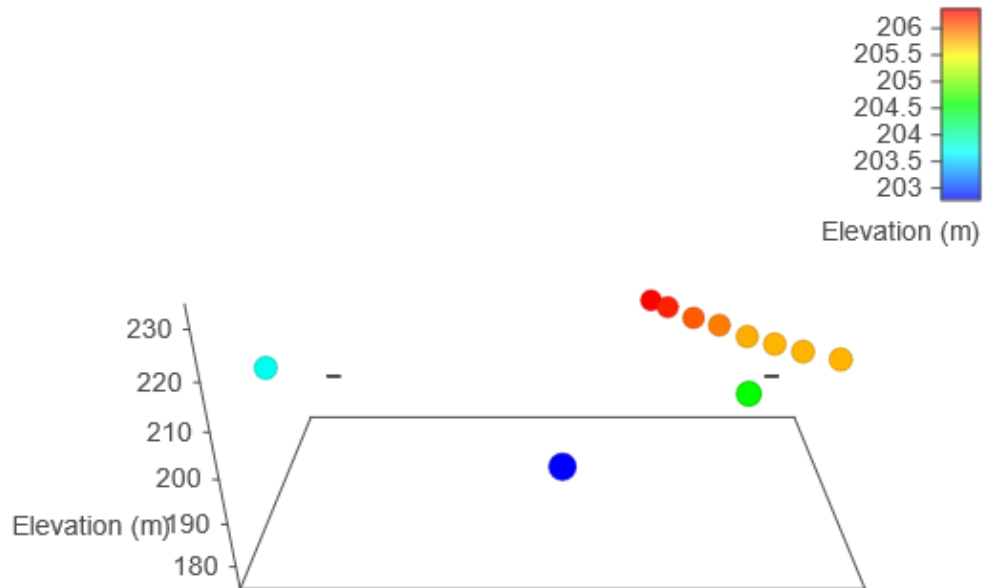




Estimated Lot Dimensions and Topography

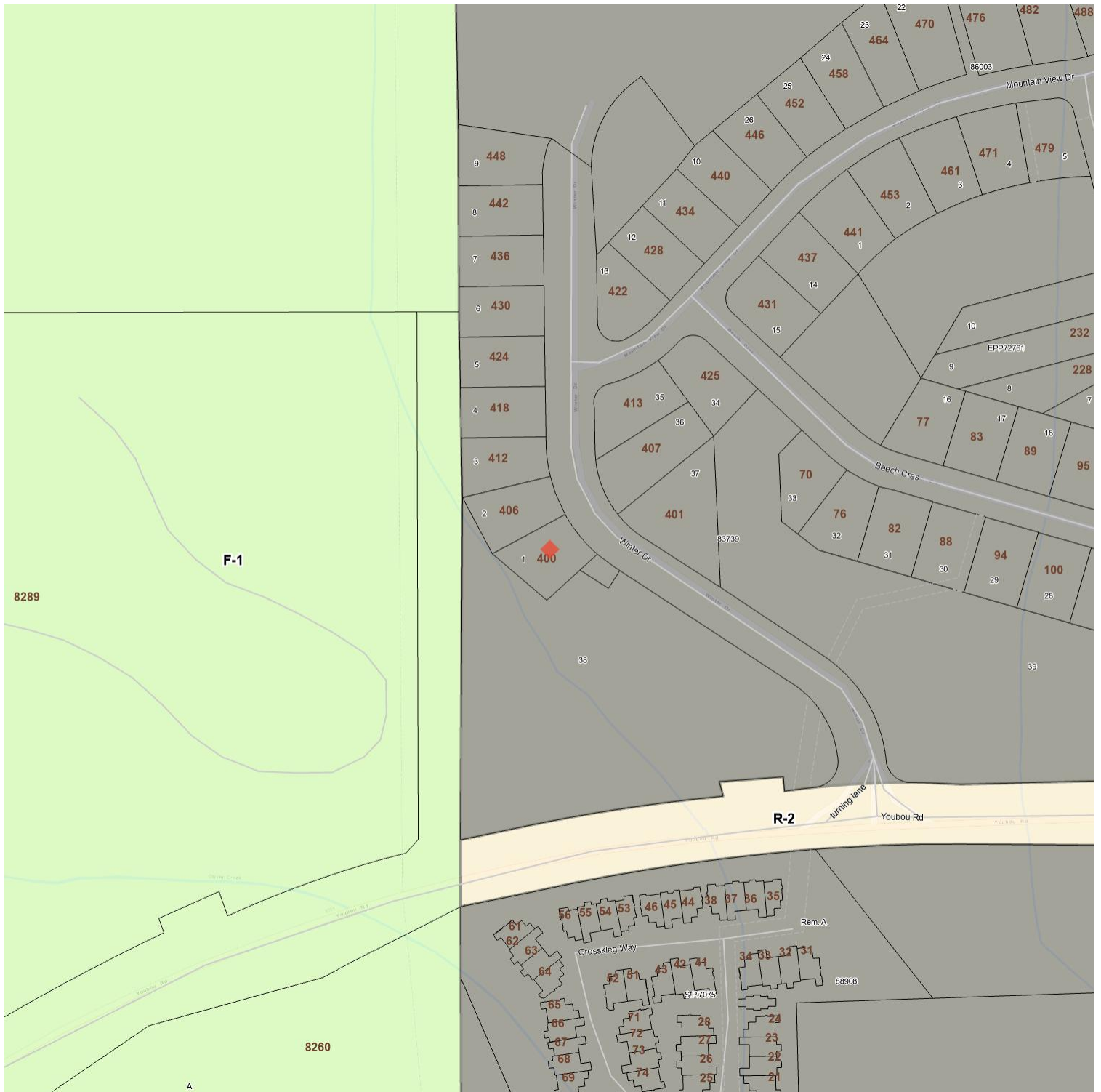


The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 206.36 m | Min Elevation: 202.77 m | Difference: 3.59 m

# Zoning



## Legend

- |                           |                          |                             |                           |
|---------------------------|--------------------------|-----------------------------|---------------------------|
| World Street Map          | — Bridges                | — Highway                   | — Ferry                   |
| — Road                    | — Highways               | — Agricultural and Forestry | — Parks and Institutional |
| Industrial                | Commercial and Mixed Use | — Comprehensive Development | Residential               |
| Waterfront                | Water Use                | Utility                     | Railway                   |
| Neighbouring Jurisdiction | Parcels                  | Addresses                   | Lot Text                  |
| -- Right of Ways          |                          |                             |                           |

## 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="#">Palsson</a>	K - 3	<a href="#">SD 79</a>	Lake Cowichan		24 mins	1.8 km	4 mins	24 mins
B <a href="#">Lake Cowichan</a>	4 - 12	<a href="#">SD 79</a>	Lake Cowichan		33 mins	2.5 km	4 mins	26 mins
C <a href="#">Tansor</a>	K - 7	<a href="#">SD 79</a>	Duncan		5 hours 24 mins	24.5 km	17 mins	1 hour 5 mins
D <a href="#">Mount Prevost</a>	K - 7	<a href="#">SD 79</a>	Duncan		5 hours 34 mins	25.3 km	18 mins	53 mins
E <a href="#">Drinkwater</a>	K - 7	<a href="#">SD 79</a>	Duncan		5 hours 46 mins	26.2 km	19 mins	48 mins
F <a href="#">Queen Margaret's</a>	K - 12	Independent	Duncan		5 hours 56 mins	26.9 km	21 mins	1 hour 3 mins

## Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

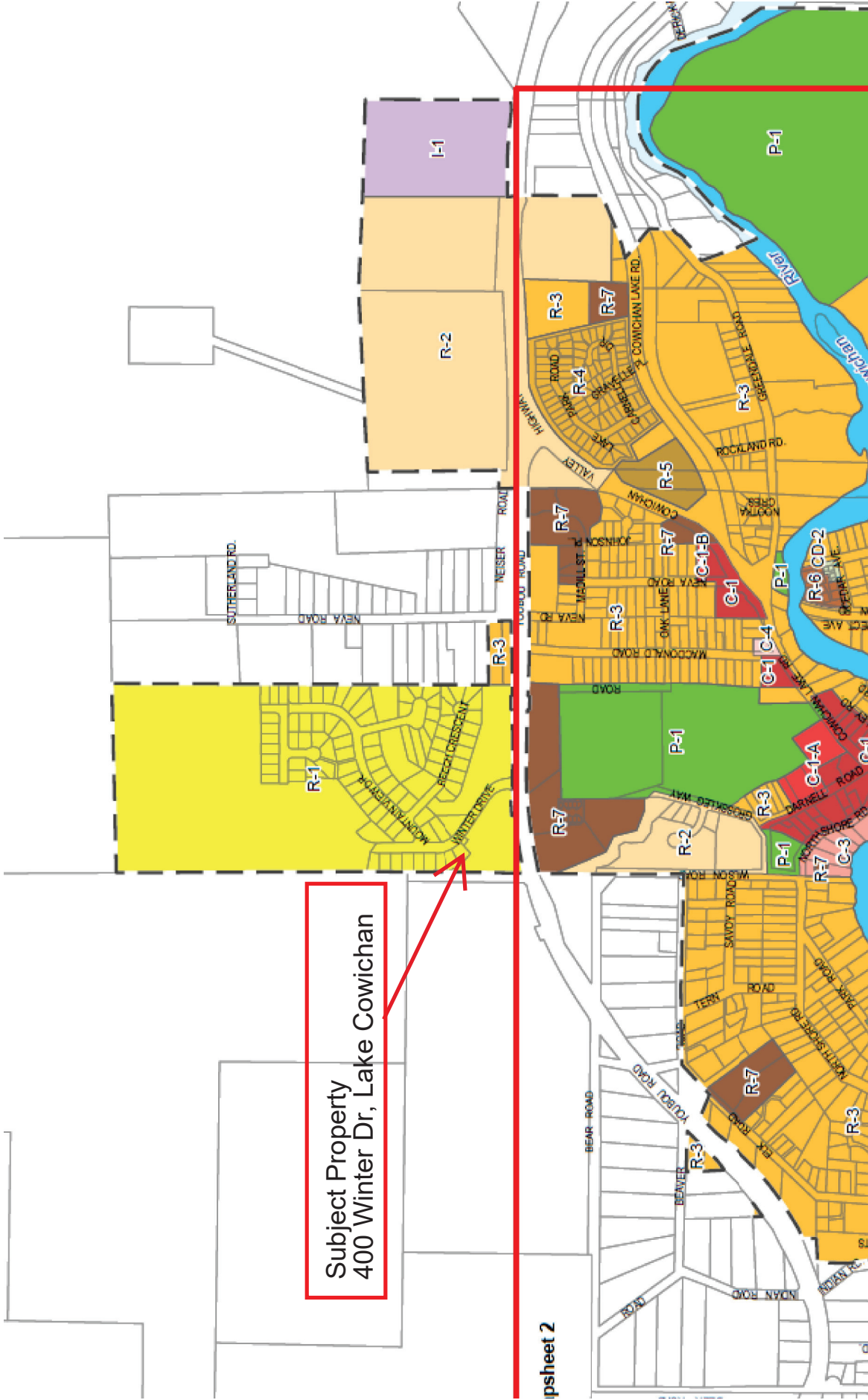
School District: Cowichan Valley (79)

### Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A <a href="#">Lake Cowichan</a>	4 - 12	<a href="#">SD 79</a>	Lake Cowichan		33 mins	2.5 km	4 mins	26 mins
B <a href="#">Queen Margaret's</a>	K - 12	Independent	Duncan	AP Program	5 hours 56 mins	26.9 km	21 mins	1 hour 3 mins
C <a href="#">Chemainus</a>	7 - 12	<a href="#">SD 79</a>	Chemainus		9 hours 5 mins	40.8 km	33 mins	1 hour 53 mins
D <a href="#">Cowichan</a>	10 - 12	<a href="#">SD 79</a>	Duncan	AP Program	6 hours 18 mins	28.6 km	24 mins	54 mins
E <a href="#">Quamichan</a>	8 - 9	<a href="#">SD 79</a>	Duncan		6 hours 25 mins	29.0 km	23 mins	1 hour 20 mins
F <a href="#">Duncan Christian</a>	K - 12	Independent	Duncan		6 hours 29 mins	29.3 km	25 mins	1 hour 1 min



Subject Property  
400 Winter Dr, Lake Cowichan



**PART V. REGULATIONS FOR EACH ZONE**

**5.1 LOW AND MEDIUM DENSITY RESIDENTIAL ZONE DISTRICTS**

**5.1.1 Intent of Zone Districts**

a. Suburban Residential R-1

The intent of the Suburban Residential R-1 Zone is to provide for single detached residential dwellings in a low-density environment.

b. Urban Residential R-2

The intent of the Urban Residential R-2 Zone is to provide for primarily detached residential dwellings in a low-density urban setting.

c. Urban Core Residential R-3.

The intent of the Urban Core Residential R-3 Zone is to provide for a variety of residential dwelling types of medium density in an urban setting.

d. Medium Density Residential R-4

The intent of the Medium Density Residential R-4 Zone is to provide for single detached residential dwellings, including manufactured homes, on compact lots in a medium density environment.

e. Residential R-5

The intent of the Single Detached and Duplex Residential R-5 Zone is to provide for a single detached and duplex dwelling types on small lots in a medium density urban setting.

f. Small House Residential R-6

The intent of the Small House Residential R-6 Zone is to provide for small single detached dwellings on small lots in a medium density urban setting.

**5.1.2 Permitted Principal Uses**

Residential District Name and Symbol	Suburban R-1	Urban R-2	Urban Core R-3	Medium density R-4	Single Detached and Duplex R-5	Small House R-6
Principal Uses						
a. Single detached	✓	✓	✓	✓	✓	✓
b. Duplex			✓	✓	✓	
c. Lodge / boarding house			✓			
d. Triplex			On corner lots only	✓		
e. Four-plex				✓		
f. Townhouse				✓		



**5.1.3 Permitted Accessory Uses**

- a. For all zone districts and for any single detached principal residential use, only one of any of the permitted accessory uses listed in the Permitted Accessory Use Table shall be allowed.
- b. Permitted Accessory Use Table

Residential District Name and Symbol	Suburban R-1	Urban R-2	Urban Core R-3	Medium Density R-4	Single Detached and Duplex R-5	Small House R-6
Accessory Uses						
a. Secondary suite			✓ OR		✓ OR	
b. Garden suite			✓ OR			
c. Bed & breakfast		✓ OR				
d. Home-based business	✓	✓	✓	✓	✓	✓

4

**5.1.4 Site Specific Permitted Principal and Accessory Uses**

- a. Suburban R-1
- b. Urban R-2
- c. Urban Core R-3
  - i. Principal Uses
    - (a) Silviculture for Lots 1 to 4, Plan VIP74849, District Lots 10 & 14, silviculture, subject to the following conditions:
      - (i) a minimum lot size of 40,000 square metres;
      - (ii) leave strips along streams shall be established in accordance with the requirements of the Riparian Area Regulations; and
      - (iii) leave strips of a minimum of a minimum 10 metre width shall be established for the purpose of protecting the visual aesthetics along the primary roadway adjacent to the Town-owned campground and leading to the Cowichan Lake Educational Centre.
  - ii. Accessory Uses
    - (a) Development and care of forests for use for Lots 1 to 4, Plan VIP74849, District Lots 10 & 14.
    - (b) Bed and Breakfast, accessory to principal single detached residential use for Lot 3, Block 4, Section 5, Plan 1750 only.
- d. Medium Density R-4
- e. Single Detached and Duplex R-5
- f. Small House R-6





## 400 WINTER DR LAKE COWICHAN V0R 2G1

Area-Jurisdiction-Roll: 04-539-00963.001



04-539-00963001 12/04/2015

**Total value \$906,000**

2024 assessment as of July 1, 2023

Land	\$330,000
Buildings	\$576,000
Previous year value	\$1,016,000
Land	\$352,000
Buildings	\$664,000

### Property information

Year built	2008
Description	1 STY SFD - After 1990 - Standard
Bedrooms	3
Baths	3
Carports	
Garages	C
Land size	.244 Acres
First floor area	1,388
Second floor area	
Basement finish area	1,249
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 1, PLAN VIP83739, SECTION 6, RENFREW LAND DISTRICT  
 PID: 027-217-051

### 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:** 400 WINTER DR LAKE COWICHAN BC V0R 2G1  
**Jurisdiction:** Town of Lake Cowichan  
**Roll No:** 963001 **Assessment Area:** 4  
**PID No:** 027-217-051  
**Neighbourhood:** North & South of River **MHR No:**  
**Legal Unique ID:** D000003CJ5  
**Legal Description:** LOT 1, PLAN VIP83739, SECTION 6, RENFREW LAND DISTRICT

## Municipal Taxes

Gross Taxes:

## 2023 Assessed Values

### VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$352,000	\$664,000	\$1,016,000

### GENERAL:

	Land	Improve	Total
Gross Value:	\$352,000	\$664,000	\$1,016,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$352,000	\$664,000	\$1,016,000

### SCHOOL:

	Land	Improve	Total
Gross Value:	\$352,000	\$664,000	\$1,016,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$352,000	\$664,000	\$1,016,000

### BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0

## Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2008-04-01	\$99,900	CA740532	Reject - Not Suitable for Sales Analysis

## Other Property Information

<b>Lot SqFt:</b> 10,454	<b>Lot Width:</b>
<b>Lot Acres:</b> 0.24	<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 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> 2023-03-23	<b>Rec Last Modified:</b> 2023-03-23

## Assessment & Tax History

Year	Assessed Value	Gross Taxes
2022	\$783,000	\$5,030
2021	\$592,000	\$4,826
2020	\$576,000	\$4,947
2019	\$558,000	\$4,707
2018	\$484,000	\$4,433
2017	\$394,000	\$4,005
2016	\$361,000	\$3,966
2015	\$356,000	
2014	\$347,000	
2013	\$353,800	
2012	\$385,800	
2011	\$394,700	
2010	\$375,000	

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.



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