



**Paul Tedrick**  
Cell: 250-216-6020  
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**PAUL TEDRICK**  
REAL ESTATE

YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

**PEMBERTON HOLMES**  
REAL ESTATE

**32 - 3025 Cowichan Lake Rd Duncan BC V9L 4B5** MLS® No: **1022323** \$425,000 **Active**



MLS® No: **1022323** List Price: **\$425,000**  
Status: **Active** Orig Price: **\$425,000**  
Area: **Duncan** Sub Area: **Du West**  
DOM: **0** Sold Price:  
Sub Type: **Row/Townhouse**  
Pend Date: Title: **Freehold/Strata**

	Lower	Main	Second	Third	Other
Fin SqFt	624	570			
Bedrooms		2			
Bathrooms	1	1			
Kitchens	1				

Over \$22,000 in recent upgrades now completed and included! This well-maintained Westwood Estates 2-bedroom, 1.5-bath townhome is vacant, move-in ready, and available for immediate possession. Ideal for first-time buyers, investors, or downsizers, this home is located in a quiet, family- and pet-friendly complex that offers both comfort and convenience. Enjoy a private, covered patio backing onto a peaceful wooded area—perfect for morning coffee or unwinding at the end of the day. The thoughtfully designed layout is complemented by recent updates throughout, enhancing both functionality and appeal. The complex features dedicated parking, a children's playground, and a strong sense of community. Centrally located just minutes from downtown, schools, shopping, recreation, and the hospital, this home delivers exceptional value in a prime location. Limited rentals are permitted. Truly move-in ready—this is an excellent opportunity in Westwood Estates.

#### Interior

Beds: <b>2</b>	Baths: <b>2</b>	Kitchens: <b>1</b>	Fireplaces: <b>1</b>	Storeys: <b>2</b>
Fin SqFt Total: <b>1,194</b>	UnFin SqFt: <b>0</b>	SqFt Total: <b>1,194</b>	Basement: <b>No</b>	Addl Accom:
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>0</b>	Beds or Dens: <b>2</b>	Laundry: <b>In Unit</b>
Layout: <b>Main Level Entry with Upper Level(s)</b>		Appl Incl: <b>F/S/W/D</b>		
Heating: <b>Baseboard, Electric</b>		Cooling: <b>None</b>		
Intr Ftrs:				

#### Exterior/Building

Built (Est): <b>1982</b>	Front Faces: <b>Northwest</b>	Storeys: <b>2</b>	Bldg Warranty:
Construction: <b>Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding</b>		Foundation: <b>Poured Concrete</b>	Roof: <b>Fibreglass Shingle</b>
Lgl NC Use: <b>Access: Road: Paved</b>			Bldg Style:
Exterior Ftrs:			

#### Lot

Lot SqFt: <b>0</b>	Lot Acres: <b>0.00</b>	Dimensions:	Shape:
Park Type: <b>Guest, Open</b>	Park Spcs: <b>2</b>	View:	Waterfront:
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>		Water: <b>Municipal</b>
Sewer: <b>Sewer Connected</b>	Restrictions:	Services:	
Lot Ftrs: <b>Easy Access, Family-Oriented Neighbourhood</b>			

#### Legal/Public Records

Assessed: <b>\$389,100</b>	Assess Yr: <b>2925</b>	Taxes: <b>\$2,384</b>	Tax Year: <b>2024</b>
PID: <b>000-883-794</b>	Roll No: <b>3506004</b>	Zoning: <b>R7</b>	Zone Desc: <b>Multi-Family</b>
Plan Number:	Lot: <b>Block:</b>	District Lot:	Land District:

Legal Description: **Strata Lot 4, Section 19&20, Range 5, Quamichan District, Plan VIS1099, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1**

#### Strata

Strata/Pad Fee: <b>\$245</b>	Strata/Pad Fee Year: <b>2025</b>	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx: <b>9</b>	Str Lots/Cmplx: <b>39</b>	Str Lots/Bldg: <b>4</b>
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl: <b>2</b>	Park Cmn Sp: <b>0</b>	Park LCP Spc: <b>0</b>
Depr Rpt?: <b>Yes</b>	Plan Type: <b>Building</b>	Lvls in Unit: <b>2</b>	Unit's Level:
Subdivision Name: <b>Westwood Estates</b>			
Rent Allwd?: <b>Some Rentals</b>	See Bylaws		
Yngst Age: <b>0</b>			
Pets Allwd: <b>Cats, Dogs</b>	See Bylaws		
BBQs Allwd: <b>Yes</b>			
Smoking Byl: <b>Unknown</b>			
Unit Incl: <b>Deck/Patio</b>			
Assmt Incl:			
Shrd Am:			



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

## Table of Contents

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- Zoning Map
- Zoning Bylaws
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- Strata Documents

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](mailto:paul@paultedrick.ca)  
[paultedrick.ca](http://paultedrick.ca)  
**250-216-6020**



## Recent Renovations & Upgrades

Completed in 2025 | Total Investment: \$22,883.82

### Interior Painting & Finishing

- Professionally painted **entire home**, including:
  - Main floor walls
  - Second-floor walls
  - Stairwell
  - All ceilings
- Painted **interior doors, trim, and bifold doors**
- Updated modern colour palette throughout
- Full preparation included priming, sanding, patching, and finishing

### Kitchen Cabinet Refresh

- **Kitchen cabinets fully refinished**, including:
  - Cleaning and degreasing
  - Sanding and surface preparation
  - Priming and repainting cabinet doors, frames, and interiors
- Removed outdated backsplash sticker and refreshed wall finish

### Electrical & Heating Updates

- Replaced **5 light fixtures**, including:
  - Kitchen
  - Bedrooms
  - Bathroom vanity
  - Bathroom ceiling (fan replaced with flat LED)
- Installed **new baseboard heaters** in second-floor bedroom and closet
- Replaced **wall thermostats** for improved comfort and efficiency

### Flooring Improvements

- Installed **new vinyl plank flooring** (with underlay)
- Subfloor preparation completed for level finish
- New threshold installed
- Washer and dryer temporarily moved and reinstalled during flooring work

### Carpentry & Trim Work

**Paul Tedrick**

**www.PAULTEDRICKREALESTATE.com**

**250.216.6020**

DUNCAN 23 Queens Road, Duncan, BC V9L 2W1 • Tel 250.746.8123 • Fax 250.746.8115 • Toll-Free 1.888.608.5555

- Installed **new trim** in:
  - Second-floor bedroom and closet
  - Second-floor landing
  - Main-floor ceiling partition
- Clean, updated finish throughout

## **Cleaning & Maintenance**

- Professional **carpet cleaning** (stairs, bedrooms, hallway)
- Deep clean of:
  - Kitchen cabinets (interior & exterior)
  - Main-floor tile and grout
- **Interior and exterior window cleaning**, including sills

## **Outdoor & Patio Refresh**

- Rear yard cleanup, including removal of debris and old materials
- Pergola roof cleaned
- Patio professionally pressure washed
- Removed deteriorated wood in garden area

WESTWOOD ESTATES  
Strata Corporation #1099

March 26, 2015

BYLAWS  
Responsibilities of Residents and Owners

1.
  - a) All guests to park in designated areas only. Each unit is designated two parking stalls only. No resident or owner shall park in guest parking. Offenders will be towed away at the owners expense.
  - b) All vehicles parked on strata property must be road insured. Storage insurance may be used for a maximum of three months per calendar year. Offenders will be fined \$50 per week.
  - c) No repairs to motor vehicles.
  - d) Absolutely no parking or storing of recreational vehicles (boats, trailers, motor homes, etc.) or any other vehicles larger than a 3/4 ton pickup truck in the parking area. Any exceptions would be at the discretion of the council.
2. All owners/tenants shall not make or permit noise in or about any strata lot or the common property which would be considered a nuisance. Owners/tenants are responsible for the conduct of their guests. All owner/tenants are asked to call police and give written notification to the Strata Council if any infraction occurs.
3. Owners/tenants will be held responsible for the following:
  - a) All damage on or about the common property by themselves, their relatives or their guests and will be liable for all costs connected with the cleaning and repairs including Strata Insurance Policy deductibles should the damage be covered by said policy.
  - b) To ensure that no fire hazards are created and that no garbage/junk of any nature is allowed to accumulate around their unit.
  - c) All bicycles are to be stored tidily.

Units not complying with 3a, 3b, or 3c will be subject to a fine and/or clean-up costs.

4. An owner who leases his strata lot shall provide the Strata Corporation with a "Form K" (Notice of Tenant's Responsibilities) in accordance with Section 146 of the Strata Property Act. Failure to provide a Form K within fourteen (14) days of the commencement of a tenancy shall be cause for a \$50.00 fine against the Strata Lot owner.
5. Electric or propane grills may be used on the patios only. No charcoal barbecues are permitted.
6. No external alterations or repairs are to be undertaken without the express written consent of the Strata Council.
7. Strata fees are due and payable on the first day of each month with the exception of March when fees are due by the 15th. All late Strata fees will be subject to a fine of \$50.00/month. The preferred method of payment is to give the treasurer twelve (12) post-dated cheques.
8. Indoor pets are allowed. Pets must be spayed or neutered. Pets must be registered, including a photograph, with the Strata Council within 30 days of occupancy or the acquisition of a new pet. When outside, pets must be on a leash and attended at all times. Pet owners are responsible for cleaning up after their pet (i.e. "Pooper Scooper") and for any damage done by the pet.
9. Children are not to play in the roadways and parking areas.
10. All residents and guests must obey the posted speed limit. The minimum fine is \$100 – to a maximum of \$200 at the discretion of the Strata Council.
11. The Strata Council shall have the chimneys inspected each autumn. The cost of this inspection shall be borne by the Strata Corporation. At this time the chimneys will be cleaned, if necessary, with the cost of cleaning passed on to the owner.
12. Each owner's account with the Strata Corporation must be current in order to vote at annual or special general meetings except on matters requiring a unanimous vote under the Strata Property Act.
13. Each resident is responsible for abiding by the terms of the CVRD's garbage disposal restrictions. Any person found disposing of prohibited materials will be subject to a \$50 fine.
14. Any unit with a fine outstanding for a period of six (6) months will be levied another fine equal to the value outstanding.

15. Only 15 units out of 39 may be rented at any given time.
16. Owners shall be responsible for:
  - a) Their strata lot's windows, doors, interior plumbing and electrical.
  - b) Ensuring their front garden / flowerbeds are kept neat, tidy and weed free. Also to ensure the soil remains 15 centimetres (6 inches) below the bottom of the siding.
17. Laundry can only be hung outside on one removable umbrella clothesline at the rear of each unit.
18.
  - a) The Corporation is prohibited, without the express written consent of the Lender, from granting any further lien, charge, encumbrance or security interest in or to the assets or personal property of the Corporation until the Loan (as defined in Resolution 1 passed at the Special General Meeting held May 29, 2011) is repaid in full; and
  - b) The Corporation is required to include in each annual budget an amount equal to the total payments of principal and interest due under the Note during the budget period.
19. Due to limited parking and traffic concerns, owners / residents shall not operate home based businesses involving on-site client visits.
20. If within  $\frac{1}{2}$  hour of the time appointed for an annual or special general meeting, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum. This bylaw is an alternative to Section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to Section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to Section 43 terminates, and does not adjourn, that meeting.
21. The minimum fine for breach of the above bylaws, with the exception of Bylaw 10, is \$50.00.
22. Understand that the above conditions are in addition to the Schedule of Standard Bylaws as set out in the Strata Property Act.

**\*\*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** CA5382816  
From Title Number FA141077**Application Received** 2016-07-29**Application Entered** 2016-08-03**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:  
**Taxation Authority** North Cowichan, The Corporation of the District of**Description of Land**  
Parcel Identifier: 000-883-794  
Legal Description:  
STRATA LOT 4, SECTIONS 19 AND 20, RANGE 5, QUAMICHAN DISTRICT, STRATA PLAN 1099, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Legal Notations** NONE**Charges, Liens and Interests**

Nature: STATUTORY RIGHT OF WAY  
Registration Number: K115544  
Registration Date and Time: 1981-12-23 09:59  
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY  
Remarks: INTER ALIA

**TITLE SEARCH PRINT**

File Reference: #32 3025 CLR

Declared Value \$135000

2025-04-03, 10:32:04

Requestor: Paul Tedrick

Nature:

UNDERSURFACE RIGHTS

Registration Number:

M76302

Registration Date and Time:

1983-08-03 08:00

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF CANADA

Remarks:

INTER ALIA

SECTION 172(3)

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA5382818

Registration Date and Time:

2016-07-29 06:55

Registered Owner:

BANK OF MONTREAL

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

**Land Title District**

Land Title Office

VICTORIA

VICTORIA

Common Property Strata Plan

VIS1099

**Transfers**

NONE

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

J9862

Registration Date and Time:

1979-12-13 10:37

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA

Remarks:

PART, INTER ALIA, SECTION 215, L.T.A.

Nature:

EASEMENT

Registration Number:

J13311

Registration Date and Time:

1980-01-03 11:37

Remarks:

INTER ALIA

TO PART FORMERLY LOT E, PLAN 2889 EXCEPT  
PLANS 9504, 11611 AND 33284 IS ANNEXED  
EASEMENT OVER PART OF LOT 1, PLAN 33284

Nature:

COVENANT

Registration Number:

K51810

Registration Date and Time:

1981-05-12

Registered Owner:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Remarks:

PART

Nature:

STATUTORY RIGHT-OF-WAY

Registration Number:

K51811

Registration Date and Time:

1981-05-12 13:55

Registered Owner:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Remarks:

INTER ALIA

PART,

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

K115544

Registration Date and Time:

1981-12-23 09:59

Registered Owner:

BRITISH COLUMBIA TELEPHONE COMPANY

Remarks:

INTER ALIA

**COMMON PROPERTY SEARCH PRINT**

File Reference: #32 3025 CLR

2025-04-03, 10:32:04

Requestor: Paul Tedrick

Nature: EASEMENT  
Registration Number: L1439  
Registration Date and Time: 1982-02-01 10:39  
Remarks: PART INTER ALIA, SHOWN ON PLAN 37537, APPURTENANT  
TO LOT 1, PLAN 33284

Nature: UNDERSURFACE RIGHTS  
Registration Number: M76302  
Registration Date and Time: 1983-08-03 08:00  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
SECTION 172(3)

**Miscellaneous Notes:**

NONE

PARCEL IDENTIFIER (PID): 000-883-794

SHORT LEGAL DESCRIPTION: S/VIS1099//4

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 4, SECTIONS 19 AND 20, RANGE 5, QUAMICHAN DISTRICT, STRATA PLAN 1099, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN VIS1099

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

## PROPERTY NO-DISCLOSURE STATEMENT

DATE: January 14 2026ADDRESS: 32 3025 Cowichan Lake Duncan V8W 2B7 (the "Property")

In lieu of a detailed Property Disclosure Statement, the Seller is not making any representations or warranties about the Property. The Seller is aware of their obligation to disclose any known latent defects.

Authentisign



01/15/26

SEAL

SELLER'S SIGNATURE

DANMICH HOLDINGS LTD., INC.NO. BC0653851

PRINT NAME

WITNESS

SELLER'S SIGNATURE

PRINT NAME

WITNESS

SEAL

SELLER'S SIGNATURE

PRINT NAME

WITNESS

SEAL

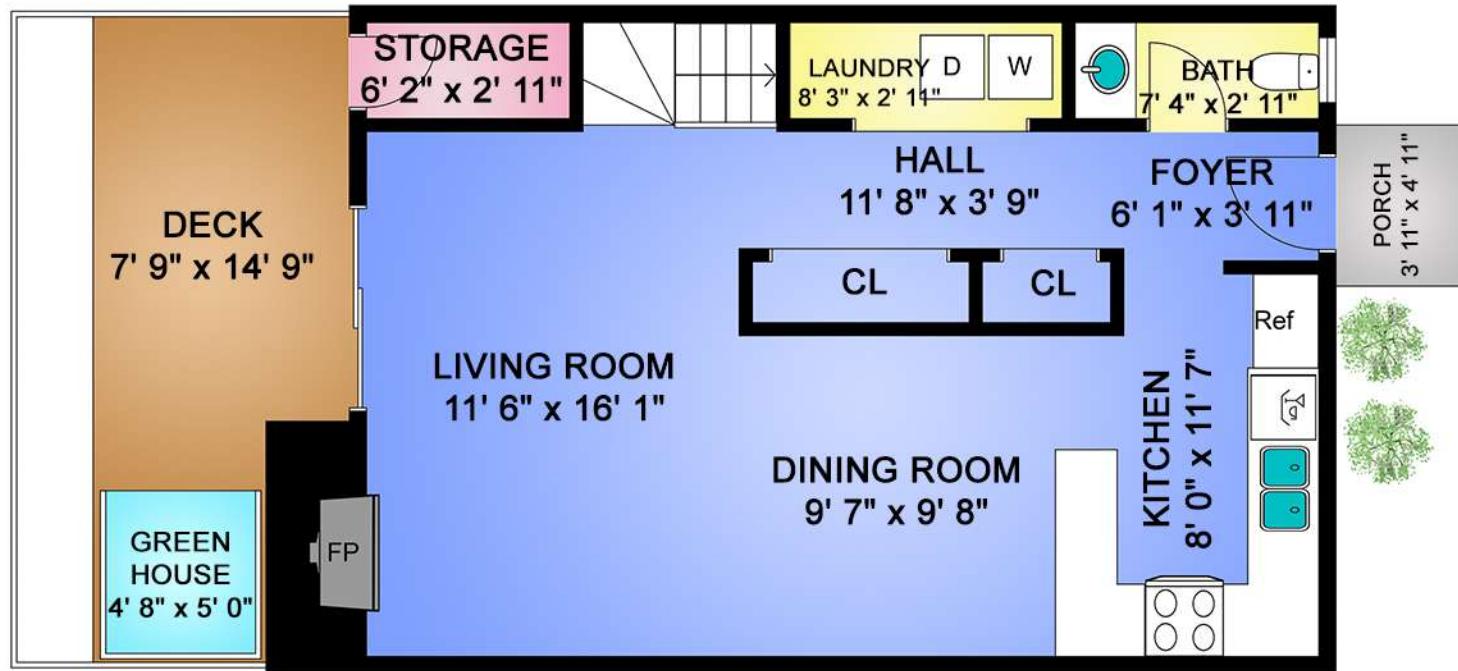
## Main Floor

**Finished = 624**  
(Ceiling Height 7' 11")

Porch = 19  
Deck = 108  
eenHouse = 24

**Total = 775**

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



32 - 3025 Cowichan Lake Rd

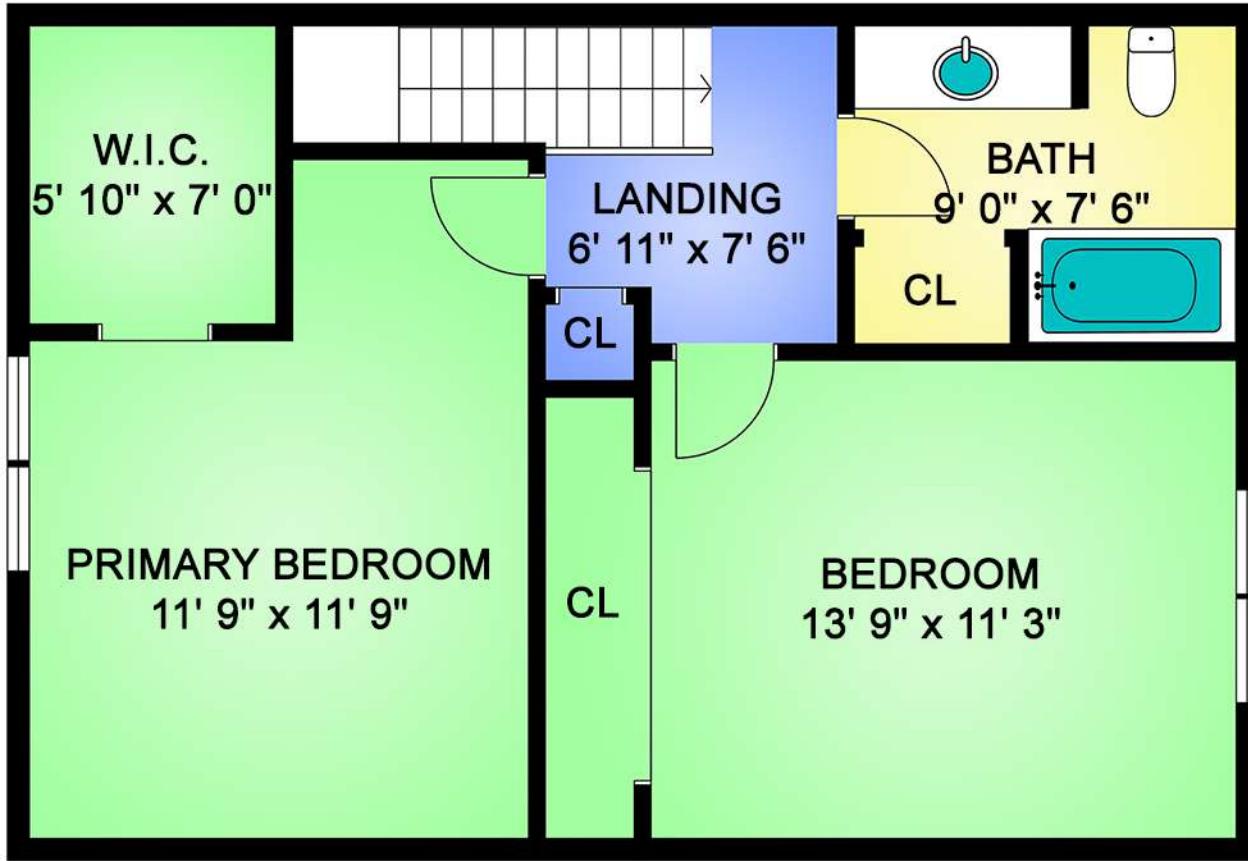
Total Finished Area : 624 Sq Ft

FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

**Upper Floor**

Finished = 570  
(Ceiling Height 7' 11")

**Total = 570**



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

## MAIN FLOOR

### Main Floor

Finished = 624  
(Ceiling Height 7' 11")

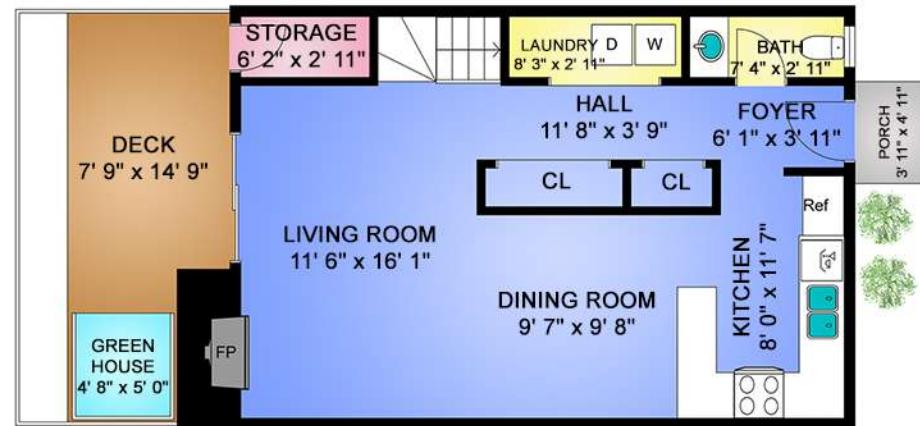
Porch = 19  
Deck = 108

GreenHouse = 24

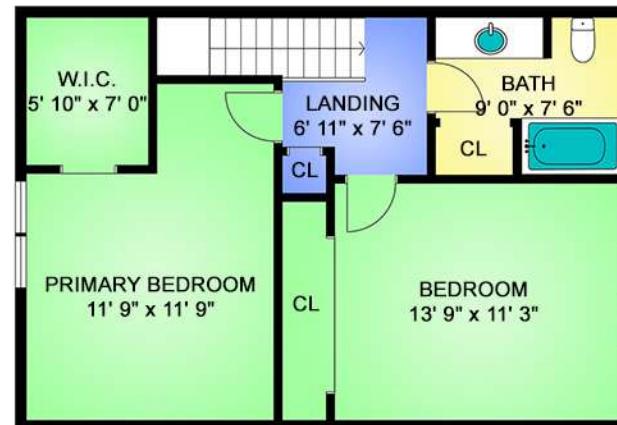
### Upper Floor

Finished = 570  
(Ceiling Height 7' 11")

**Total = 1345**



## UPPER FLOOR



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

FLOOR PLAN PREPARED  
FOR EXCLUSIVE USE OF  
PAUL TEDRICK

**32 - 3025 Cowichan Lake Rd**

Total Finished Area : 1194 Sq Ft



## PROPERTY REPORT

32-3025 COWICHAN LAKE RD

North Cowichan  
V9L 4B5  
Canada

PID: 000-883-794

APRIL 9, 2025

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

## Summary Sheet

### 32-3025 COWICHAN LAKE RD North Cowichan BC V9L 4B5

PID	000-883-794
Legal Description	STRATA LOT 4, SECTIONS 19 AND 20, RANGE 5, QUAMICHAN DISTRICT, STRATA PLAN 1099, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VIS1099
Zoning	R7 - Residential Multi-Family Zone
Community Plan(s)	not in ALR



Year Built	1981	Structure	ROW HOUSING (SINGLE UNIT OWNERSHIP)
Lot Size	-	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	27.97 m	Min Elev.	13.20 m
Floor Area	1194 Ft <sup>2</sup>	Walk Score	60 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$2,384.00

ASSESSMENT			APPRECIATION				
	2024	%	2025		Date	(\$)	% Growth
Building	\$64,700	⬇ -0.93	\$64,100	Assessment	2025	\$398,100	⬆ 194.89
Land	\$338,000	⬇ -1.18	\$334,000	Sales History	29/07/2016	\$135,000	⬆ 13
Total	\$402,700	⬇ -1.14	\$398,100		01/12/2006	\$120,000	⬆ 53
					29/05/1992	\$78,500	-

#### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
734103	Sold 29/07/2016	10	\$139,900 / \$135,000	Pemberton Holmes Ltd. (Dun)
413329	Sold 01/12/2006	26	\$125,000 / \$120,000	RE/MAX of Duncan
34425	Sold 29/05/1992	12	\$79,900 / \$78,500	Royal LePage Duncan Realty

#### DEVELOPMENT APPLICATIONS

#### SCHOOL DISTRICT

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

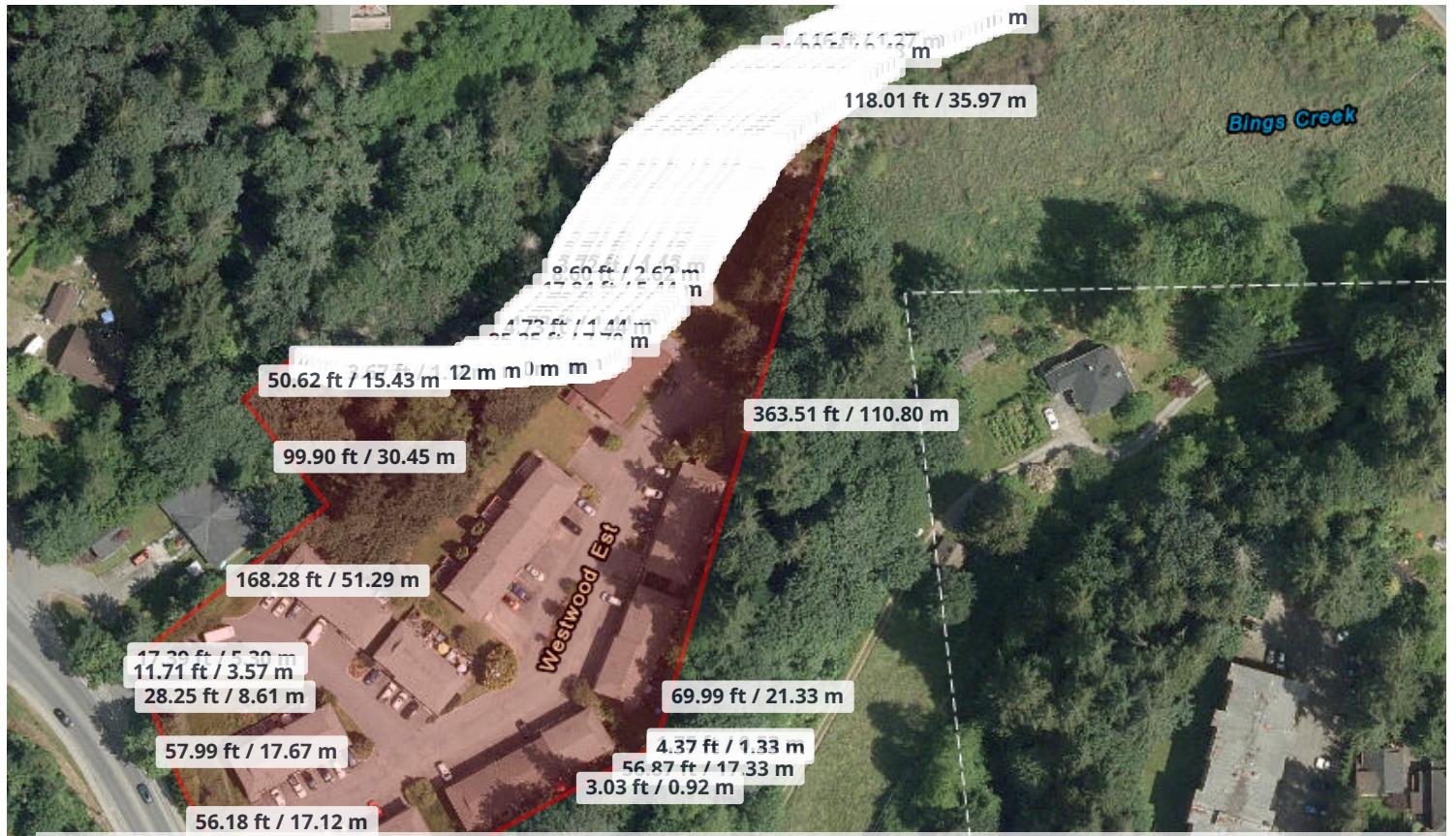
Note: MLS® property information is provided under copyright© by the Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.

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

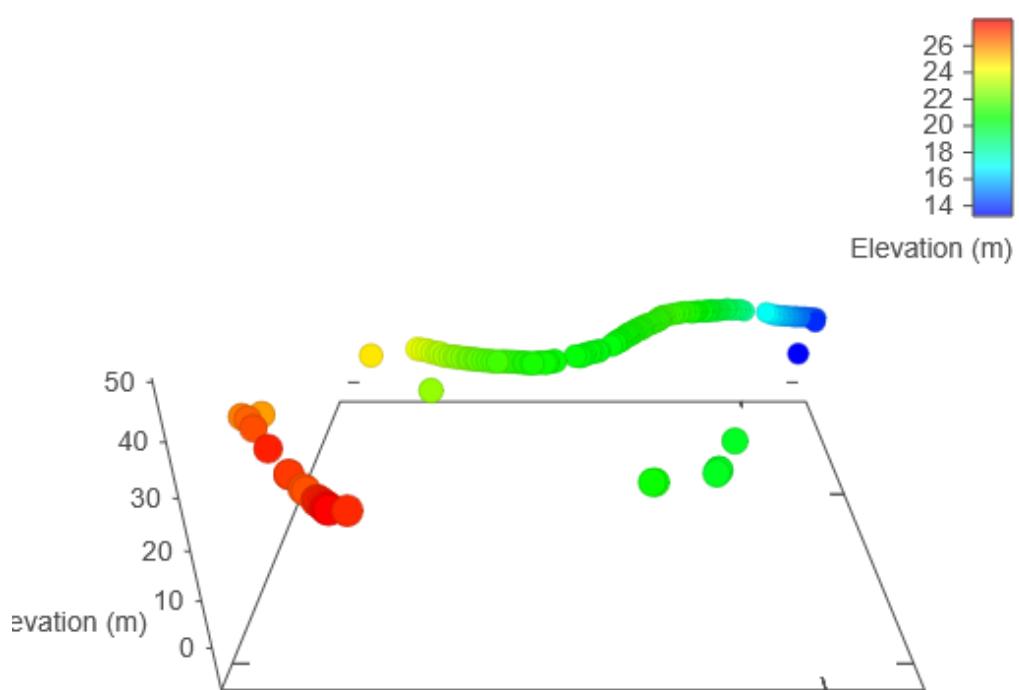
## Google Views



## Estimated Lot Dimensions and Topography



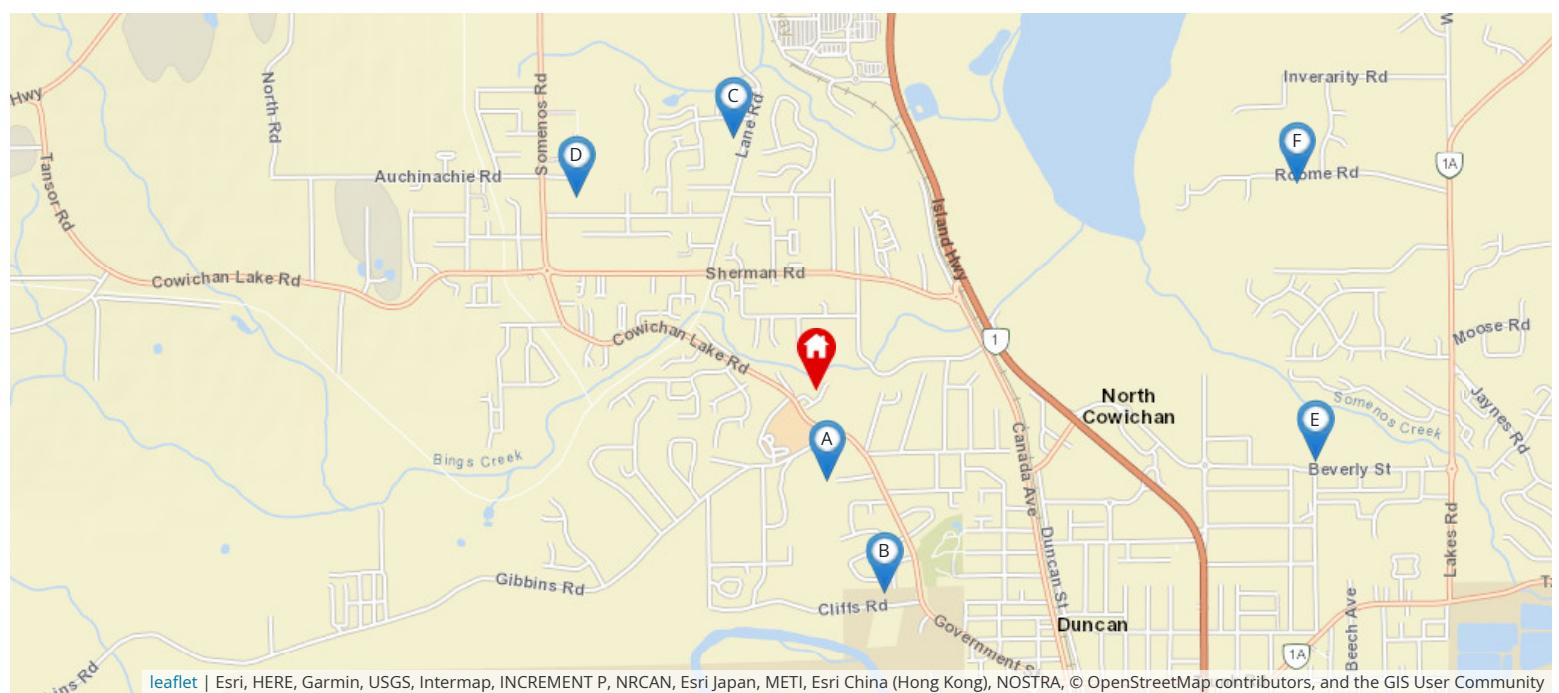
leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGM



Max Elevation: 27.97 m | Min Elevation: 13.20 m | Difference: 14.76 m

## Nearest Schools

### Nearby Elementary Schools



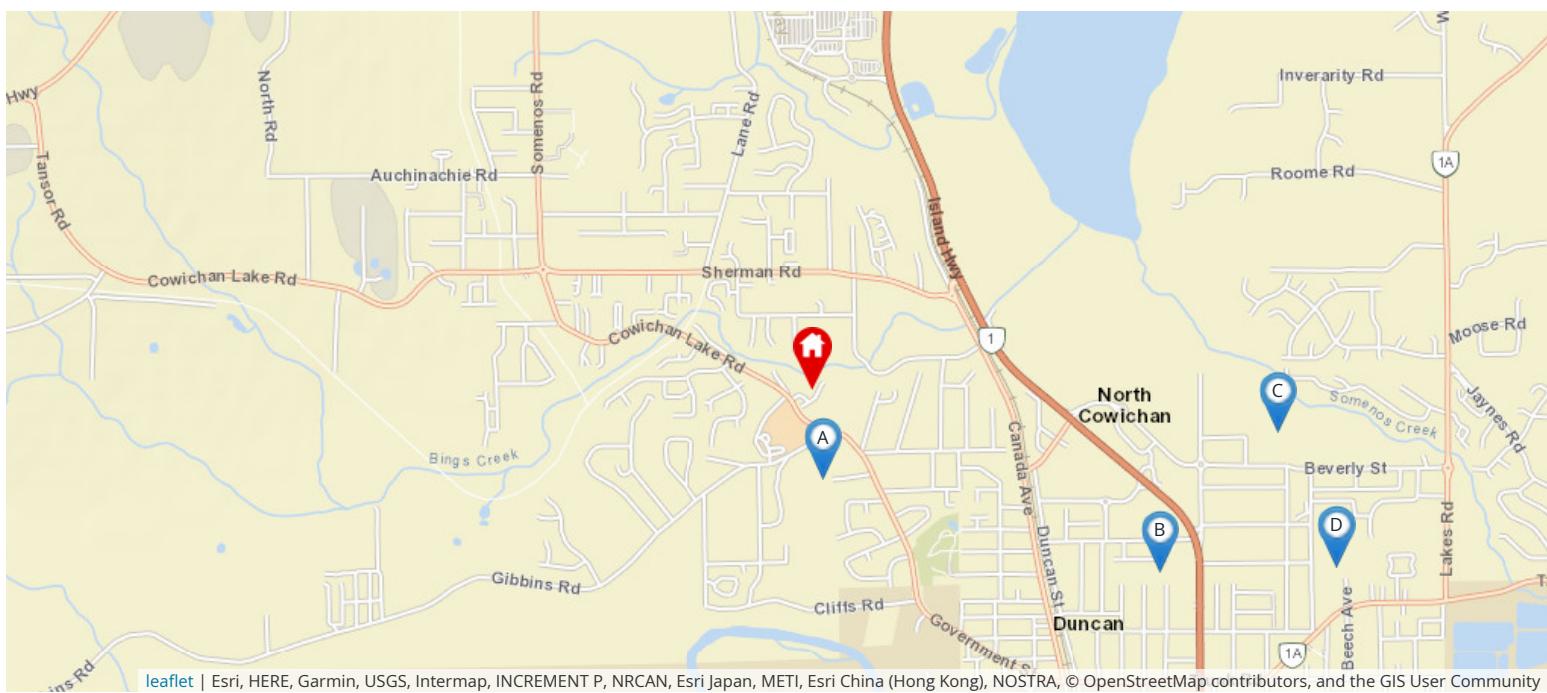
Legend: Subject Property Catchment School Other Schools

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="#">Queen Margaret's</a>	K - 12	Independent	Duncan		12 mins	0.8 km	3 mins	12 mins
B <a href="#">Khowhemun</a>	K - 7	<a href="#">SD 79</a>	Duncan		20 mins	1.4 km	4 mins	20 mins
C <a href="#">Drinkwater</a>	K - 7	<a href="#">SD 79</a>	Duncan		21 mins	1.5 km	4 mins	20 mins
D <a href="#">Mount Prevost</a>	K - 7	<a href="#">SD 79</a>	Duncan		27 mins	1.9 km	3 mins	9 mins
E <a href="#">Alexander</a>	K - 7	<a href="#">SD 79</a>	Duncan		38 mins	2.7 km	8 mins	33 mins
F <a href="#">Alex Aitken</a>	K - 7	<a href="#">SD 79</a>	Duncan		1 hour 12 mins	5.1 km	11 mins	50 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 Queen Margaret's	K - 12	Independent	Duncan	AP Program	12 mins	0.8 km	3 mins	12 mins
B Cowichan	10 - 12	SD 79	Duncan	AP Program	34 mins	2.5 km	8 mins	36 mins
C Quamichan	8 - 9	SD 79	Duncan		37 mins	2.6 km	8 mins	43 mins
D Duncan Christian	K - 12	Independent	Duncan		46 mins	3.3 km	10 mins	40 mins
E Chemainus	7 - 12	SD 79	Chemainus		4 hours 20 mins	19.1 km	23 mins	1 hour 27 mins
F Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		4 hours 51 mins	21.1 km	23 mins	56 mins

## Walk Score

3025 COWICHAN LAKE RD North Cowichan, V9L 4B5



Somewhat Walkable

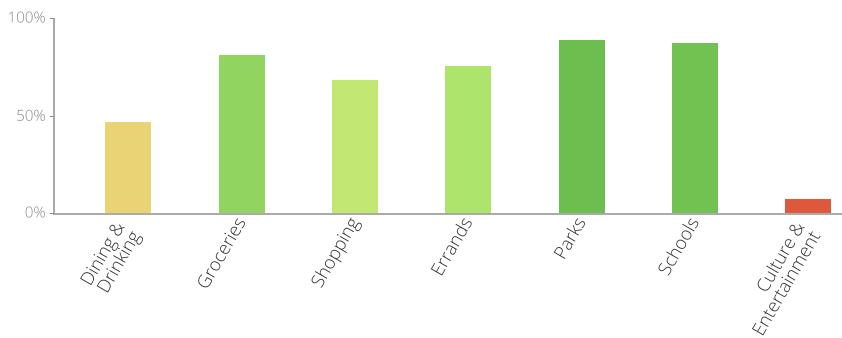


Somewhat Bikeable

Some errands can be accomplished on foot

Minimal bike infrastructure

The Walk Score here is 60 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:** 32-3025 COWICHAN LAKE RD  
**Folio:** 03506-004  
**LTO Number:** CA5382816  
**PID:** 000-883-794  
**MHR Number:**  
**Status:** Active  
**Property No:** 103630  
**Legal:** LOT 4 RANGE 5 QUAMICHAN PLAN VIS1099  
 SECTION 19/20.

### Property Attributes

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

### Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2025		Reg	0.00	1	334,000	64,100	398,100	398,100
2024	May 15, 2024	Reg	2,384.02	1	338,000	64,700	402,700	402,700
2023	May 10, 2023	Reg	2,195.60	1	336,000	64,500	400,500	400,500

#### **Licensing Information**

There is no licensing account information for this property.

#### **Community Development**

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

←
1 2 3 4 5 6 →

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Strata: 21-3025 COWICHAN LAKE RD
Strata: 21-3025 COWICHAN LAKE RD

House 1: 21-3025
House 2:

Street Name: COWICHAN LAKE RD
Strata Level:

Approx. m<sup>2</sup>:
Approx. Acre: 0.013873

Approx. Hectare: 0.005614
PID: 000-883-930

Folio: 03506-015
Lot: 15

Plan: VIS1099
Non-Legal Descript: SL 15 PL VIS1099

Section: 19
Range: 5

Land District: Quamichan
Zoning: R7

Split Zoned: NA
Accuracy: <1m

Method: COGO
GIS Link ID: 08555

Comments:
[Cadastral PDF Grid Map](#)

[Zoning PDF](#)
[Property Report](#)

Projected Coordinates (X/Y)
X: -13772492.06  
Y: 6238884.22

Scale:
1674

20 m
📍

3033
3029
3027
2-3025
4-3025
5-3025
7-3025
13-3025
10-3025
9-3025
8-3025
R7
15-3025
14-3025
16-3025
17-3025
18-3025
19-3025
22-3025
23-3025
25-3025
27-3025
29-3025
31-3025
33-3025
35-3025
36-3025
Westwood Est

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## 32-3025 COWICHAN LAKE RD DUNCAN V9L 4B5

Area-Jurisdiction-Roll: 04-315-03506.004



**Total value** **\$398,100**

2025 assessment as of July 1, 2024

Previous year value **\$402,700**

### Property information

Year built	1981
Description	Strata Townhouse
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,194
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

STRATA LOT 4, PLAN VIS1099, SECTION 19&20, RANGE 5, 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 1

PID: 000-883-794

### 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



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## Residential Multi-Family Zone (R7)

### Permitted Uses

62 (1) The permitted uses for the R7 zone are as follows:

- Apartment
- Congregate Housing
- Limited Home-based Business
- Secondary Suite (within Single-Family Dwelling)
- Single-Family Dwelling (subject to the provisions of the R3 zone; or, where part of a Building Strata, subject to the provisions below)
- Townhouse (subject to the provisions of the R6 zone, except section 61 (4))
- Two-Family Dwelling [BL3457]

### Minimum Lot Size

(2) The minimum permitted lot size for the R7 zone is 1,120 m<sup>2</sup> (12,056 sq. ft.)

### Minimum Frontage

(3) The minimum permitted frontage for the R7 zone is 30 m (98.43').

### Density

(4) The maximum permitted density for the R7 zone is as follows:

- (a) One dwelling unit per 289 m<sup>2</sup> (3,110.77 sq. ft.) of lot area for the townhouse use (35 units per hectare);
- (b) One dwelling unit per 300 m<sup>2</sup> (3,229.17 sq. ft.) of lot area averaged for a building strata consisting of all dwelling units that are considered single-family dwelling and secondary suite uses;
- (c) The maximum permitted floor space ratio for the townhouse, two-family dwelling, single-family dwelling unit and single-family dwelling unit with secondary suite uses is 0.5:1;
- (d) The maximum permitted floor space ratio for the apartment use is 0.6:1; and
- (e) The size of the secondary suite must not be smaller than 37 m<sup>2</sup> (398.3 sq. ft.) nor larger than 85 m<sup>2</sup> (914.9 sq. ft.) or 40% of the principal dwelling unit, whichever is less.

### Maximum Lot Coverage

(5) The maximum permitted lot coverage, including covered parking, for the R7 zone is 30% of the lot area. However, where 2/3 of the required off-street parking spaces are provided as covered parking, the maximum permitted lot coverage, including covered parking, for the R7 zone is 35%.

### Minimum Setbacks

(6) The minimum permitted setbacks for the R7 zone are as follows:

- (a) Principal Buildings
  - Yard, Front, 6.0 m (19.68')
  - Yard, Side, 5.0 m (16.40')
  - Yard, Rear, 8.0 m (26.25')
- (b) Accessory Building and Structures (Excluding Fences)
  - Yard, Front, 6.0 m (19.68')
  - Yard, Side, 1.0 m (3.28')
  - Yard, Rear, 1.5 m (4.92')

## **Maximum Building Height**

(7) The maximum permitted building heights for the R7 zone are as follows:

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

## **Minimum Separation between Buildings on the Same Lot**

(8) The minimum permitted separation between Apartment, Townhouse and Two-family buildings on the same lot for the R7 zone are as follows:

- (a) Between windows and habitable rooms, 12.0 m (39.37')
- (b) Between walls and other windows, 6.0 m (19.68')
- (c) Between walls, 6.0 m (19.68')

(9) The minimum permitted building separation and building siting for Single-Family Dwelling units and Single-Family Dwelling units with Secondary Suites part of a building strata are as follows:

- (a) Setback, Front abutting the common strata road, 3.0 m (9.84')
- (b) Setback, Front for vehicle entrance of a garage, or carport from a common strata road, 5.8 m (19.03')
- (c) Separation, Rear, 6.0 m (19.68') per unit
- (d) Separation, Side (no parking in side yard), 1.5 m (4.92') per unit
- (e) Separation, Side (parking in side yard), 4.3 m (14.11') per unit.

## **Landscaped Open Space**

(10) In the R7 zone, 30% of the lot area shall be provided and maintained as landscaped open space.

## **Recreation and Exterior Amenity Area**

(11) In the R7 zone, 4.5% of the lot area shall be designated and developed for recreational use. Such recreation area shall:

- (a) have a minimum area of 40 m<sup>2</sup> (430.60 sq. ft.);
- (b) be located in the rear of the line, front, of the building(s); and
- (c) be located not closer than 6.0 m (19.68') to any dwelling unit.

(12) In the R7 zone, each Secondary Suite shall have a minimum of 30 m<sup>2</sup> (322.92 sq. ft.) of useable exterior at-grade amenity space, which is immediately adjacent to the Secondary Suite.

## **Conditions of Use**

(13) The conditions of use for the R7 zone are as follows:

- (a) [Repealed. BL3891]
- (b) [Repealed. BL3891]
- (c) [Repealed. BL3891]
- (d) Common garbage receptacles/bins must be enclosed by walls or decorative fencing for the purpose of screening.
- (e) Parking spaces must be separated from any walls of the building(s) which contain windows by a minimum of 4.0 m (13.12') for Apartment, and Townhouse uses.
- (f) The total number of dwelling units in the form of two-family dwellings shall not exceed 15% of the total number of dwelling units for the whole development.



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## Public Records Full Property Report

### Property Identification & Legal Description

**Address:** 32 3025 COWICHAN LAKE RD DUNCAN BC V9L 4B5  
**Jurisdiction:** District of North Cowichan  
**Roll No:** 3506004  
**PID No:** 000-883-794  
**Neighbourhood:** Fairview  
**Assessment Area:** 4  
**MHR No:**  
**Legal Unique ID:** A00000QFYM  
**Legal Description:** STRATA LOT 4, PLAN VIS1099, SECTION 19&20, RANGE 5, 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 1

### 2024 Municipal Taxes

**Gross Taxes:** \$2,384

### 2025 Assessed Values

#### VALUATION:

	<b>Value:</b>	<b>Land</b>	<b>Improve</b>	<b>Total</b>
<b>GENERAL:</b>		<b>\$334,000</b>	<b>\$64,100</b>	<b>\$398,100</b>
	<b>Gross Value:</b>	<b>\$334,000</b>	<b>\$64,100</b>	<b>\$398,100</b>
	<b>Exempt Value:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Value:</b>	<b>\$334,000</b>	<b>\$64,100</b>	<b>\$398,100</b>

#### SCHOOL:

	<b>Land</b>	<b>Improve</b>	<b>Total</b>
	<b>\$334,000</b>	<b>\$64,100</b>	<b>\$398,100</b>
	<b>Gross Value:</b>	<b>\$64,100</b>	<b>\$0</b>
	<b>Exempt Value:</b>	<b>\$0</b>	<b>\$0</b>
	<b>Net Value:</b>	<b>\$64,100</b>	<b>\$398,100</b>

#### BC TRANSIT:

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

### Last Three Sales Per BCA

<b>Conveyance Date</b>	<b>Price</b>	<b>Document No</b>	<b>Conveyance Type</b>
2016-07-29	\$135,000	CA5382816	Improved Single Property Transaction
2006-12-01	\$120,000	FA141077	Improved Single Property Transaction
1992-05-29	\$78,500	EF65470	Improved Single Property Transaction

### Other Property Information

<b>Lot SqFt:</b>		<b>Lot Width:</b>	
<b>Lot Acres:</b>		<b>Lot Depth:</b>	
<b>Tenure:</b>	Crown-Granted	<b>Actual Use:</b>	Row Housing (Single Unit Ownership)
<b>School District:</b>	Cowichan Valley	<b>Manual Class:</b>	Strata Townhouse
<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>	2025-01-01	<b>Rec Last Modified:</b>	2025-01-01

### Assessment & Tax History

<b>Year</b>	<b>Assessed Value</b>	<b>Gross Taxes</b>
2024	\$402,700	\$2,384
2023	\$400,500	
2022	\$336,300	\$2,169
2021	\$255,100	\$2,112

2020	\$225,100	\$1,971
2019	\$214,100	\$1,911
2018	\$156,100	\$1,575
2017	\$131,300	\$1,462
2016	\$96,000	\$1,208
2015	\$99,600	
2014	\$86,400	
2013	\$126,000	
2012	\$130,800	
2011	\$139,200	
2010	\$151,200	
2009	\$130,800	
2008	\$130,800	
2007	\$130,800	
2006	\$86,400	
2005	\$79,100	
2004	\$68,800	
2003	\$70,500	
2002	\$49,800	
2001	\$60,300	

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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