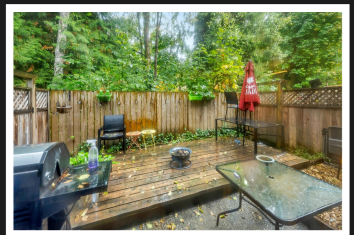
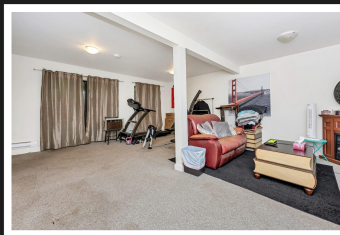
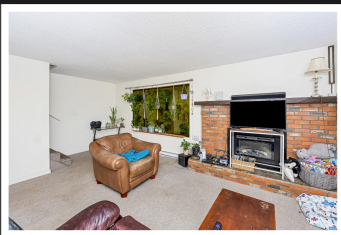
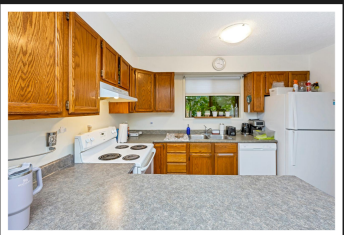


PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

GREAT TOWNHOME IN WESTWOOD ESTATES



21-3025 Cowichan Lake Rd

This splendid unit is in the family-friendly Westwood Estates complex. This sturdy three-bedroom, two-bathroom townhouse is intelligently designed, offering nearly 1600 square feet of living space spread across three floors. The main level encompasses the kitchen, dining area, and a living room complete with a cozy fireplace, along with a convenient 2-piece bathroom. Upstairs, you'll find three bedrooms and a well-appointed 4-piece bathroom. Setting it apart from most units, this home includes a full basement, providing valuable extra space and potential. The fenced yard offers room for cultivating vegetables or flowers. The complex is populated by many young families. Rental opportunities are permitted, making it an ideal choice for both young families and savvy investors.



Priced at
\$459,000

Area	West Duncan	Age	1982
Bedrooms	3	Taxes	2366
Bathrooms	2	Tax Year	2023
Lot Size		MLS#	944621
Floor Space	1638	Parking	

PAUL TEDRICK

Pemberton Holmes - Duncan

Scan this QR
Code with your
smart phone



(250) 746-8123
paul@paultedrick.ca

23 Queens Road
Duncan, V9L 2W1



Table of Contents

Brochure
Feature Sheet
Title
Property Disclosure
Floor Plans
Autoprop Report
Zoning Map
Zoning Bylaws
BC Assessment
Property Assessment

21 - 3025 Cowichan Lake Rd Duncan BC V9L 4B5 MLS® No: 949534 \$459,000 Active



MLS® No: **949534** List Price: **\$459,000**
 Status: **Active** Orig Price: **\$459,000**
 Area: **Duncan** Sub Area: **Du West Duncan**
 DOM: **0** Sold Price:
 Sub Type: **Row/Townhouse**
 Pend Date: Title: **Freehold/Strata**

	Lower	Main	Second	Third	Other
Fin SqFt	446	609	583		
Bedrooms			3		
Bathrooms		1	1		
Kitchens		1			

This splendid unit is in the family-friendly Westwood Estates complex. This sturdy three-bedroom, two-bathroom townhouse is intelligently designed, offering nearly 1600 square feet of living space spread across three floors. The main level encompasses the kitchen, dining area, and a living room complete with a cozy fireplace, along with a convenient 2-piece bathroom. Upstairs, you'll find three bedrooms and a well-appointed 4-piece bathroom. Setting it apart from most units, this home includes a full basement, providing valuable extra space and potential. The fenced yard offers room for cultivating vegetables or flowers. The complex is populated by many young families. Rental opportunities are permitted, making it an ideal choice for both young families and savvy investors.

Interior

Beds: **3** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys: **3**
 FinSqFt Total: **1,638** UnFin SqFt: **156** SqFt Total: **1,794** Basement: **Yes** Addl Accom:
 2pc Ensuities: **0** 3pc Ensuities: **0** 4+pc Ensuities: **0** Beds or Dens: **3** Laundry: **In Unit**
 Layout: **Main Level Entry with Lower/Upper Lvl(s)** Appl Incl: **F/S/W/D**
 Heating: **Baseboard, Electric** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1982** Front Faces: **Northwest** Storeys: **3** Bldg Warranty:
 Construction: **Aluminum Siding, Insulation: Ceiling, Insulation: Walls** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Lgl NC Use: Access: Bldg Style:
 Exterior Ftrs: **Balcony/Patio, Fencing: Full**

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Guest, Open** Park Spcs: **2** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **0** Services:
 Sewer: **Sewer To Lot** Restrictions:
 Lot Ftrs: **Family-Oriented Neighbourhood**

Legal/Public Records

Assessed: **\$465,200** Assess Yr: **2024** Taxes: **\$2,340** Tax Year: **2022**
 PID: **000-883-930** Roll No: **3506015** Zoning: **R7** Zone Desc: **Multi-Family**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot 15, Section 19 & 20, Range 5, Quamichan Land 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: **\$314** Strata/Pad Fee Year: **2023** Prop Mgr: Mgr Phone:
 Complex: Bldgs/Cmplx: **9** Str Lots/Cmplx: **39** Str Lots/Bldg: **4**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **2** Park Cmn Sp: **0** Park LCP Spc: **0**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **3** Unit's Level:
 Subdivision Name: **WESTWOOD ESTATES**
 Rent Allwd?: **Some Rentals** See Bylaws
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit** See Bylaws
 BBQs Allwd: **Yes**
 Smoking Byl: **Unknown**
 Unit Incl: **Private Garden**
 Assmt Incl: **Garbage Removal, Maintenance Structure, Property Management**
 Shrd Am: **Playground**

TITLE SEARCH PRINT

2023-09-25, 14:39:06

File Reference:

Requestor: Paul Tedrick

Declared Value \$145000

****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 CA5306348
From Title Number EB99831

Application Received 2016-06-30

Application Entered 2016-07-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

[REDACTED]
122 - 222 DOUGLAS STREET
[REDACTED]
[REDACTED]

Taxation Authority North Cowichan, The Corporation of the District of

Description of Land
Parcel Identifier: 000-883-930
Legal Description:
STRATA LOT 15, 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

2023-09-25, 14:39:06
Requestor: Paul Tedrick

File Reference:

Declared Value \$145000

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)

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

COMMON PROPERTY SEARCH PRINT

2023-09-25, 14:39:06

File Reference:

Requestor: Paul Tedrick

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 PART

Remarks:

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 INTER ALIA

Remarks:

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

2023-09-25, 14:39:06

File Reference:

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 INFORMATION & MISCELLANEOUS NOTES PRINT

2023-09-25, 14:39:06

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 000-883-930

SHORT LEGAL DESCRIPTION:S/VIS1099////15

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 15, 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

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)**

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 property 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 Unit.

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 Unit and the Development 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 Unit or the Development 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.

SIX 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 property. 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 Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit 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.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. “Unit” is defined as the living space, including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Lands” is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. “Development” is defined as the Lands, the Unit and all other strata lots and Common Property.



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)



Date of disclosure: October 03 2023

The following is a statement made by the Seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 21 3025 Cowichan Lake Rd Duncan V9L 4B5 **(the "Unit")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS: _____ Principal Residence <input checked="" type="checkbox"/> Residence(s) _____ Barn(s) _____ Shed(s) _____ Other Building(s) Please describe _____						
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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.			THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
			YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any current or pending local improvement levies/charges?				
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?				

2. SERVICES

A. Please indicate the water system(s) the Development uses: <input 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 Development has 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 Development already?				
(ii) Have you applied for a water licence and are awaiting response?				

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BUYER'S INITIALS

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SELLER'S INITIALS

October 03 2023

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:21 3025 Cowichan Lake Rd Duncan V9L 4B5

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

3. BUILDING Respecting the Unit and Common Property

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

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BUYER'S INITIALS

 PB		
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SELLER'S INITIALS

October 03 2023

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:21 3025 Cowichan Lake Rd Duncan V9L 4B5

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?				
R. Have you paid any special assessment(s) in the past 5 years?				
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?				
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				
U. Are you aware of any problems with the swimming pool and/or hot tub?				
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?				
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?				
X. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.				
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
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? _____				
AA. Nature of Interest/Ownership: <input 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

PB		
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SELLER'S INITIALS

October 03 2023

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:21 3025 Cowichan Lake Rd Duncan V9L 4B5

3. BUILDING Respecting the Unit and Common Property (continued)					YES	NO	CAN BE OBTAINED FROM:			
DD. Are the following documents available?										
Bylaws										
Rules/Regulations										
Year-to-date Financial Statements										
Current Year's Operating Budget										
All Minutes of Last 24 Months Including Council, Special and AGM Minutes										
Engineer's Report and/or Building Envelope Assessment										
Strata Plan										
Depreciation Report										
Reserve Fund Study										
Summary of Insurance Coverages (including premium)										
EE. What is the monthly strata fee? \$ _____										
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY	
Management?					Recreation?					
Heat?					Cable?					
Hot Water?					Gardening?					
Gas Fireplace?					Caretaker?					
Garbage?					Water?					
Sewer?					Other?					
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

		
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SELLER'S INITIALS

October 03 2023

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:21 3025 Cowichan Lake Rd Duncan V9L 4B5

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?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
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)				
KK. Is there a radon mitigation system for the Common Property?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				

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?				
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>				
C. Are you aware if the Development of any portion of the Development, 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?				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

October 03 2023

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS:21 3025 Cowichan Lake Rd Duncan V9L 4B5

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

SELLER HAS NEVER RESIDED AT SUBJECT PROPERTY

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 Pat Bion

10/03/23

SELLER(S) Danmich Holdings Ltd., INC.NO. BC0653851

SELLER(S)

SELLER(S)

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

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

The Buyer is urged to carefully inspect the 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)

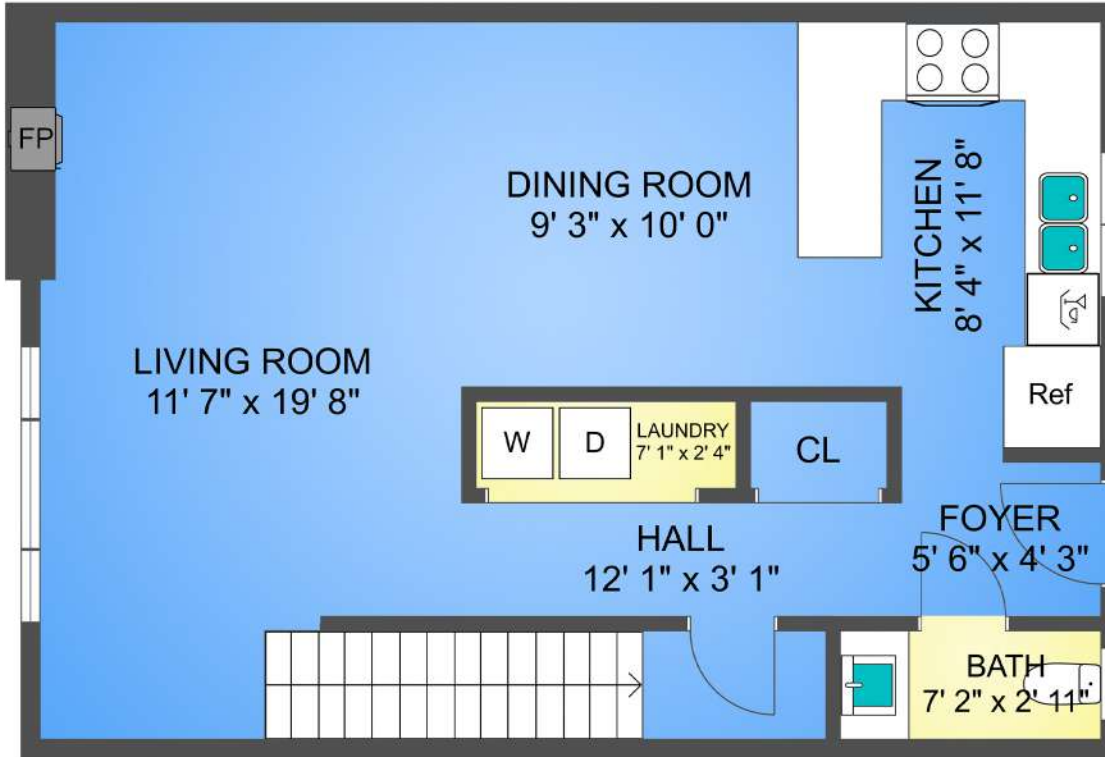
BUYER(S)

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®).

Main Floor
609 SQ FT
 Ceiling Height 8' 0"

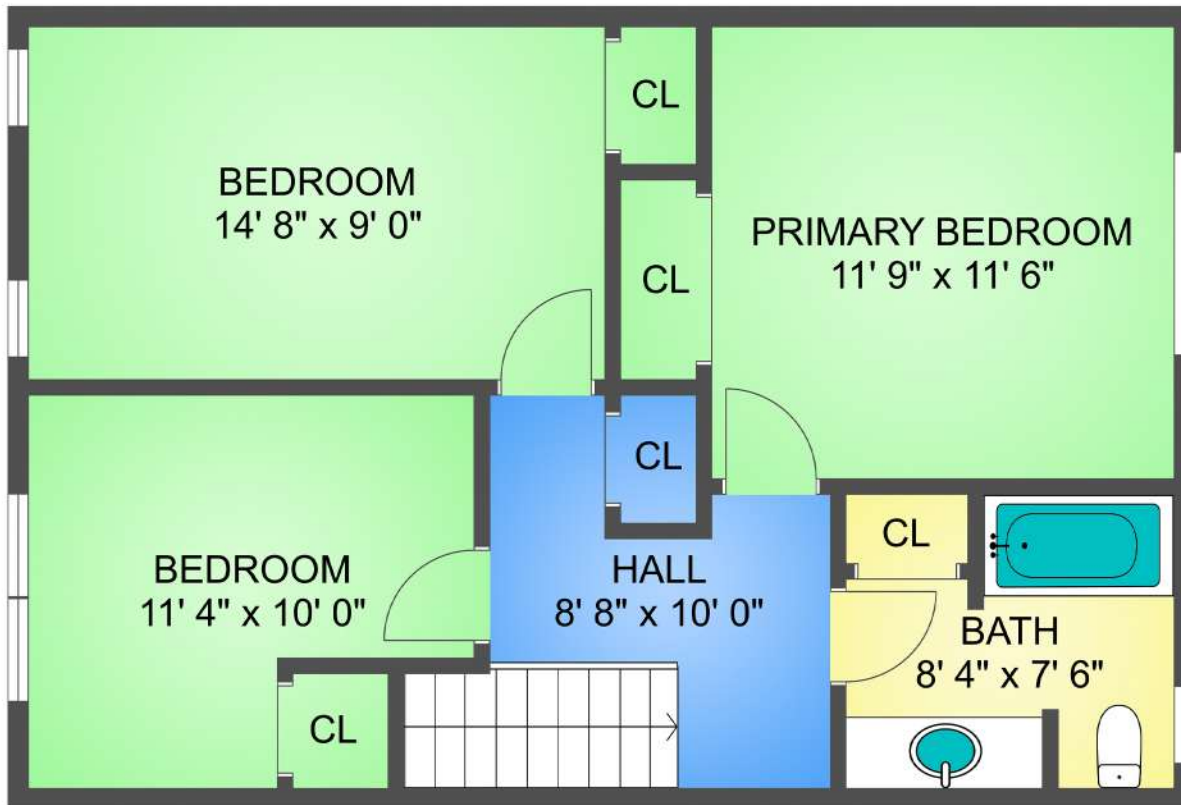


21-3025 COWICHAN LAKE RD					
FLOOR	FINISHED	UNFINISHED	DECK	STORAGE	TOTAL
LOWER	446	0	182	156	784
MAIN	609	0	0	0	609
UPPER	583	0	0	0	583
TOTAL	1638	0	182	156	1976
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF					

Paul Tedrick



Upper Floor
583 SQ FT
 Ceiling Height 8' 0"



21-3025 COWICHAN LAKE RD

FLOOR	FINISHED	UNFINISHED	DECK	STORAGE	TOTAL
LOWER	446	0	182	156	784
MAIN	609	0	0	0	609
UPPER	583	0	0	0	583
TOTAL	1638	0	182	156	1976

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

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF

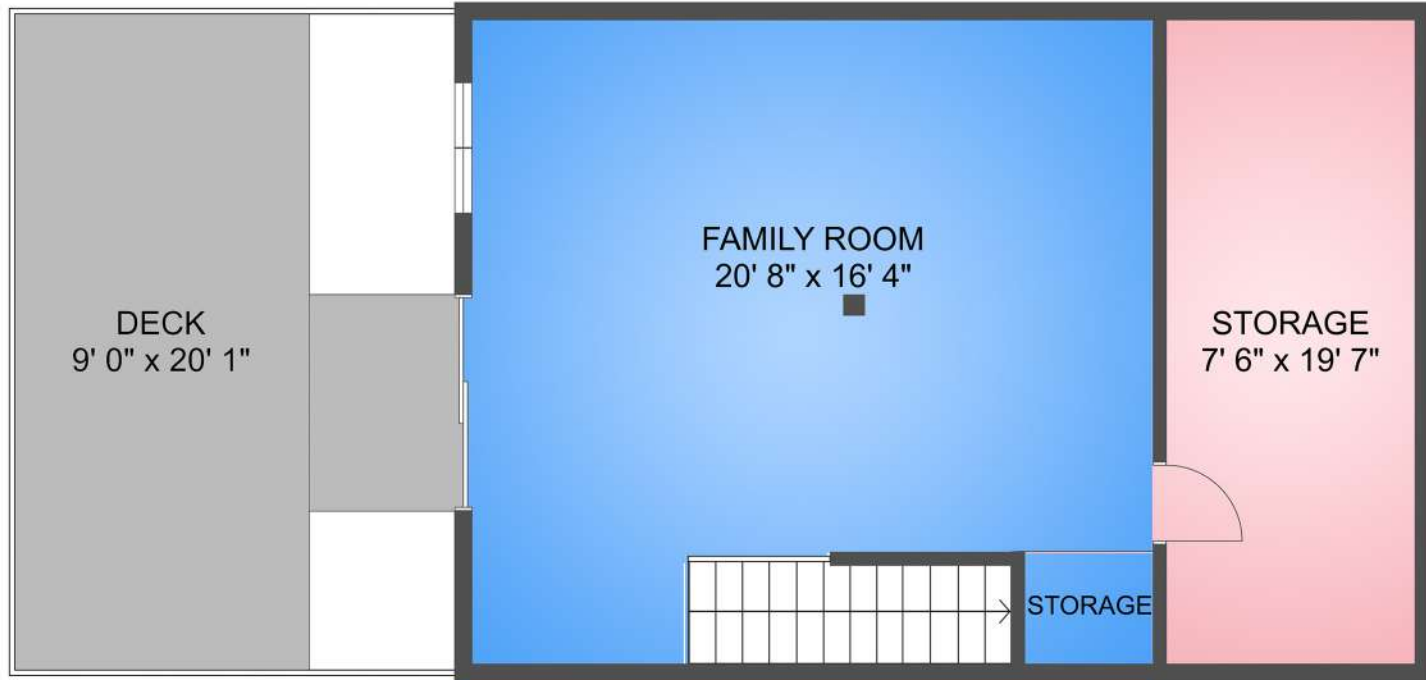
Paul Tedrick



Lower Floor

446 SQ FT

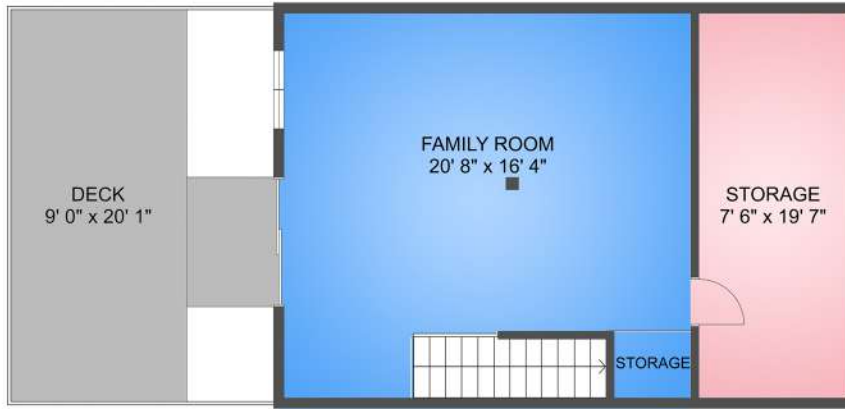
Ceiling Height 8' 0"



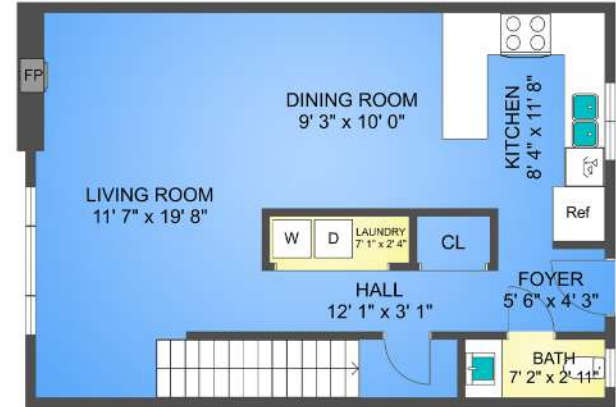
21-3025 COWICHAN LAKE RD					
FLOOR	FINISHED	UNFINISHED	DECK	STORAGE	TOTAL
LOWER	446	0	182	156	784
MAIN	609	0	0	0	609
UPPER	583	0	0	0	583
TOTAL	1638	0	182	156	1976
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.					
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF					

Paul Tedrick





Lower Floor
446 SQ FT
Ceiling Height 8' 0"



Main Floor
609 SQ FT
Ceiling Height 8' 0"



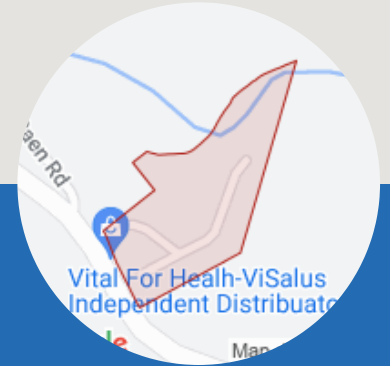
Upper Floor
583 SQ FT
Ceiling Height 8' 0"

21-3025 COWICHAN LAKE RD					
FLOOR	FINISHED	UNFINISHED	DECK	STORAGE	TOTAL
LOWER	446	0	182	156	784
MAIN	609	0	0	0	609
UPPER	583	0	0	0	583
TOTAL	1638	0	182	156	1976
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.					
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF					

Paul Tedrick



Sorry, we have no imagery here.



PROPERTY REPORT

21-3025 COWICHAN LAKE RD

North Cowichan

V9L 4B5

Canada

PID: 000-883-930

SEPTEMBER 25, 2023

PAUL TEDRICK
Pemberton Holmes Ltd. (Dun)
DUNCAN
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paul@paultedrick.ca
www.paultedrick.ca

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

Summary Sheet

21-3025 COWICHAN LAKE RD North Cowichan BC

PID	000-883-930
Legal Description	STRATA LOT 15, 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	3
Bathrooms	2	Dimensions	-
Max Elev.	27.97 m	Min Elev.	13.20 m
Floor Area	1192 Ft²	Walk Score	60 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$2,340.00

ASSESSMENT				APPRECIATION			
	2022	%	2023		Date	(\$)	% Growth
Building	\$84,700	↓ -13.46	\$73,300	Assessment	2023	\$435,300	↑ 200.21
Land	\$284,000	↑ 27.46	\$362,000	Sales History	30/06/2016	\$145,000	↑ 222.22
Total	\$368,700	↑ 18.06	\$435,300		16/12/1988	\$45,000	↓ -71.34
					26/05/1987	\$157,000	-

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
798282	Cancelled	69	\$259,900 /	Pemberton Holmes Ltd. (Dun)
728472	Sold 30/06/2016	39	\$159,000 / \$145,000	Sutton Group-West Coast Realty (Dunc)
191943	Cancelled	63	\$77,900 /	Nasim & Associates Realty

DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT	
-		Nearest Elementary	Nearest Secondary
Nearest School		Khowhemun	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.

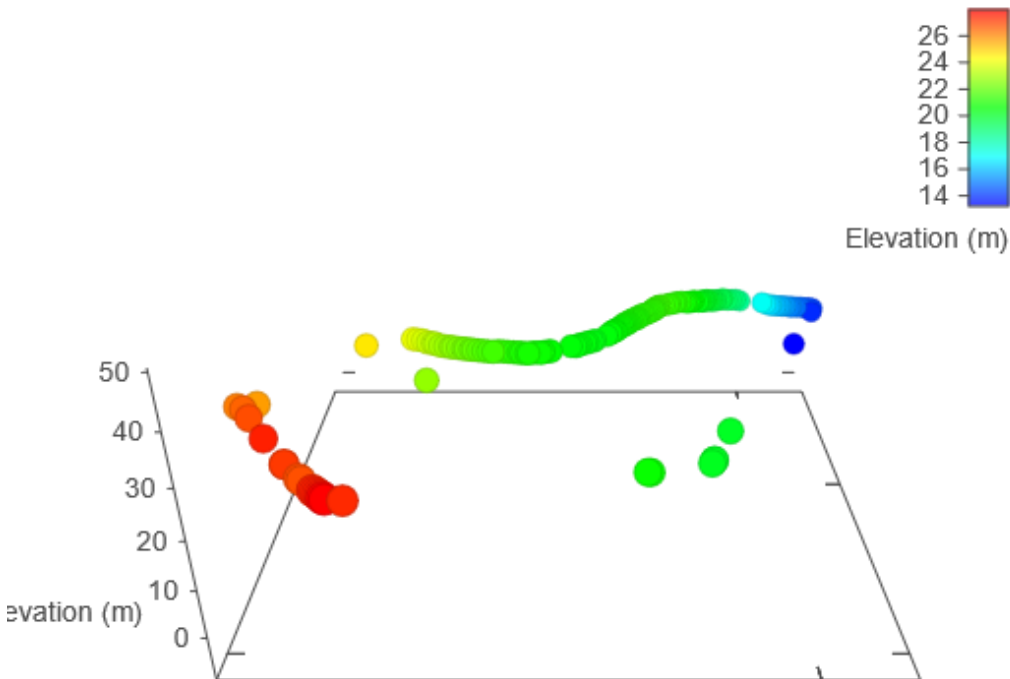
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography

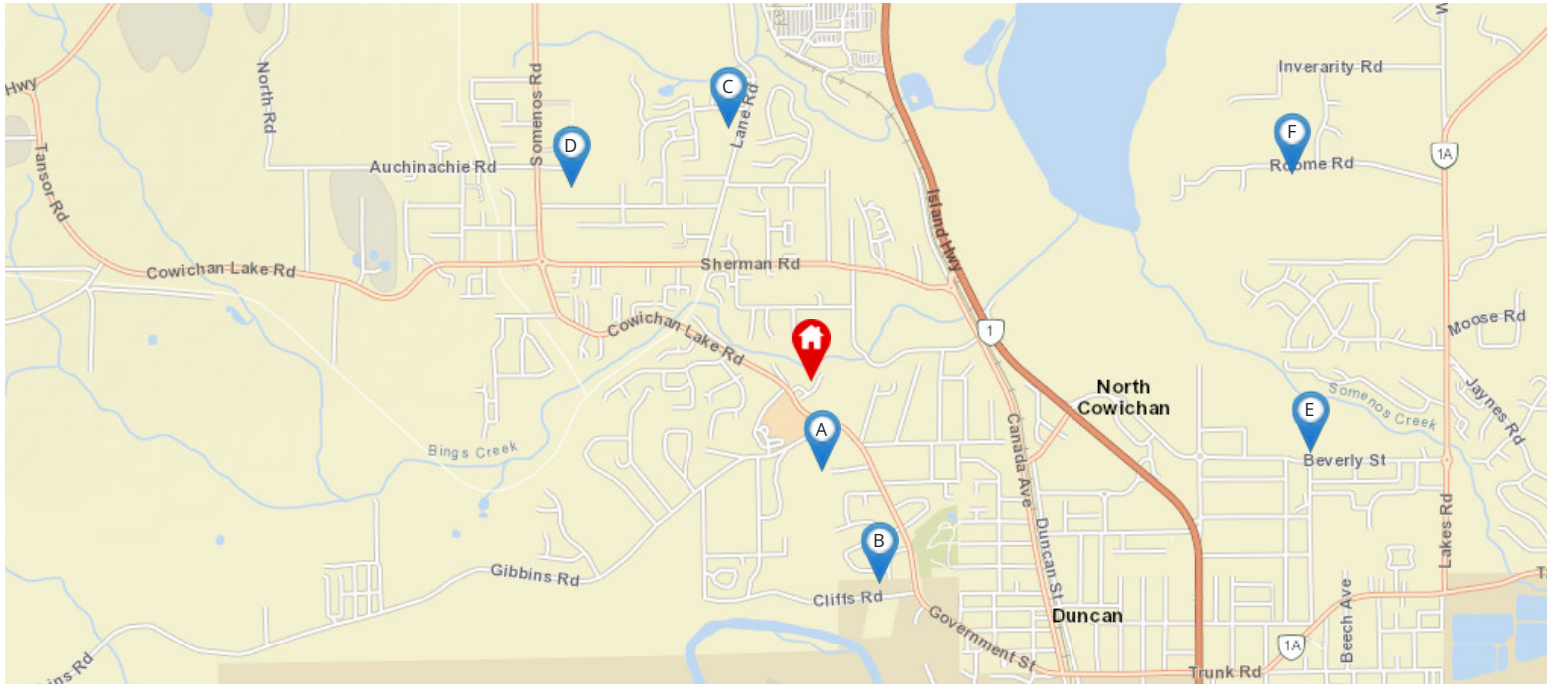


The lot dimensions shown are estimated and should be verified by survey plan.



Nearest Schools

Nearby Elementary Schools



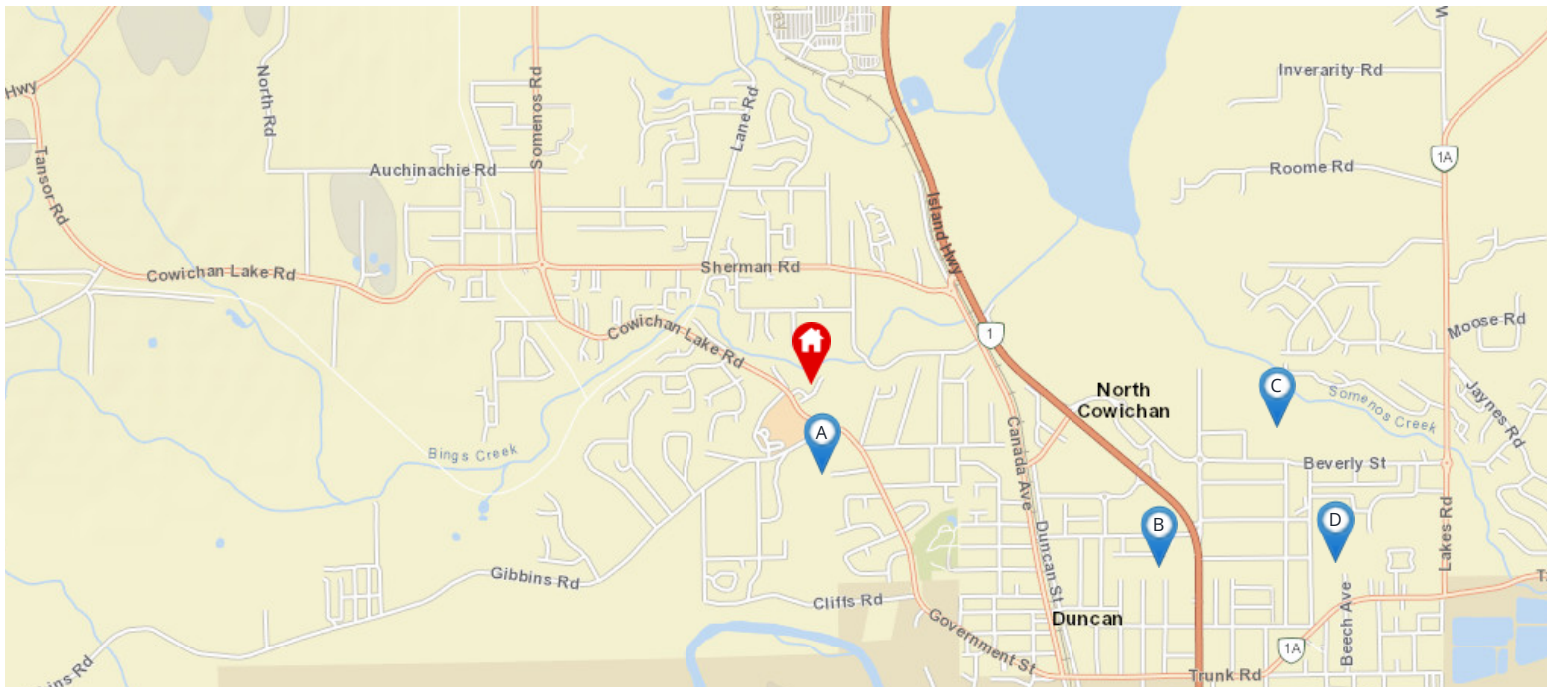
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 Queen Margaret's	K - 12	Independent	Duncan		12 mins	0.8 km	4 mins	12 mins
B Khowhemun	K - 7	SD 79	Duncan		19 mins	1.3 km	4 mins	19 mins
C Drinkwater	K - 7	SD 79	Duncan		21 mins	1.5 km	4 mins	18 mins
D Mount Prevost	K - 7	SD 79	Duncan		26 mins	1.8 km	3 mins	11 mins
E Alexander	K - 7	SD 79	Duncan		39 mins	2.7 km	8 mins	26 mins
F Alex Aitken	K - 7	SD 79	Duncan		1 hour 13 mins	5.1 km	11 mins	39 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	4 mins	12 mins
B Cowichan	10 - 12	SD 79	Duncan	AP Program	35 mins	2.6 km	7 mins	29 mins
C Quamichan	8 - 9	SD 79	Duncan		48 mins	3.4 km	8 mins	39 mins
D Duncan Christian	K - 12	Independent	Duncan		46 mins	3.3 km	9 mins	35 mins
E Chemainus	7 - 12	SD 79	Chemainus		4 hours 17 mins	18.9 km	21 mins	1 hour 10 mins
F Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		4 hours 52 mins	21.1 km	23 mins	56 mins

Walk Score

21 3025 COWICHAN LAKE RD North Cowichan, V9L 4B5



Somewhat Walkable

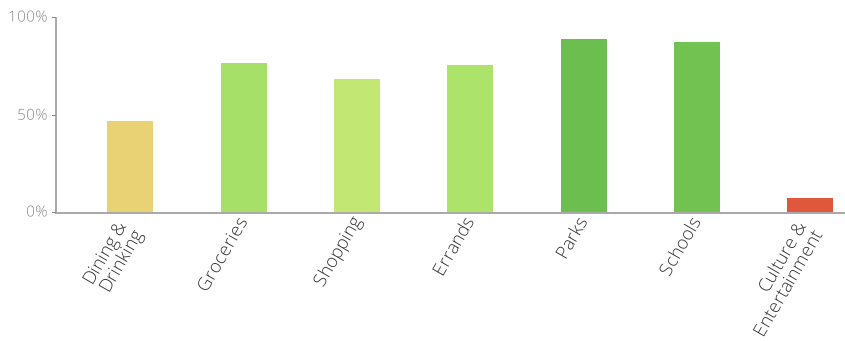
Some errands can be accomplished on foot



Somewhat Bikeable

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: 21-3025 COWICHAN LAKE RD
Folio: 03506-015
LTO Number: CA5306348
PID: 000-883-930
MHR Number:
Status: Active
Property No: 103641
Legal: LOT 15 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
2023	May 10, 2023	Reg	2,366.38	1	362,000	73,300	435,300	435,300
2022	May 05, 2022	Reg	2,340.43	1	284,000	84,700	368,700	368,700
2021	May 19, 2021	Reg	2,220.82	1	209,000	62,200	271,200	271,200

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.

Strata: 21-3025 COWICHAN LAKE RD

- House 1: 21-3025
- House 2:
- Street Name: COWICHAN LAKE RD
- Strata Level:
- Approx. m2:
- 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](#)

Search for ...



Projected Coordinates (X/Y) Scale:

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 m² (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 m² (3,110.77 sq. ft.) of lot area for the townhouse use (35 units per hectare);
 - (b) One dwelling unit per 300 m² (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 m² (398.3 sq. ft.) nor larger than 85 m² (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 m² (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 m² (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.

21-3025 COWICHAN LAKE RD DUNCAN V9L 4B5

Area-Jurisdiction-Roll: 04-315-03506.015



Total value **\$465,200**

2024 assessment as of July 1, 2023

Previous year value \$435,300

Property information

Year built	1981
Description	Strata Townhouse
Bedrooms	3
Baths	2
Carpports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,192
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 15, 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: 000-883-930

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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Public Records Full Property Report

Property Identification & Legal Description

Address: 21 3025 COWICHAN LAKE RD DUNCAN BC V9L 4B5
Jurisdiction: District of North Cowichan
Roll No: 3506015
PID No: 000-883-930
Neighbourhood: Fairview
Assessment Area: 4
MHR No:
Legal Unique ID: A00000QFYY
Legal Description: Strata Lot 15, 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

2022 Municipal Taxes

Gross Taxes: \$2,340

2022 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$284,000	\$84,700	\$368,700

	Gross Value:	Land	Improve	Total
	\$284,000	\$284,000	\$84,700	\$368,700
Exempt Value:	\$0	\$0	\$0	\$0
Net Value:	\$284,000	\$284,000	\$84,700	\$368,700

SCHOOL:

	Gross Value:	Land	Improve	Total
	\$284,000	\$284,000	\$84,700	\$368,700
Exempt Value:	\$0	\$0	\$0	\$0
Net Value:	\$284,000	\$284,000	\$84,700	\$368,700

BC TRANSIT:

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

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2016-06-30	\$145,000	CA5306348	Improved Single Property Transaction
1988-12-16	\$45,000	EB99831	Improved Single Property Transaction
1987-05-26	\$157,000	S33197	Multiple Property Transaction

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Row Housing (Single Unit Ownership)
School District:	Cowichan Valley	Manual Class:	Strata Townhouse
Vacant Flag:	No	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2022-03-21	Rec Last Modified:	2022-03-21

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2021	\$271,200	\$2,221
2020	\$236,200	\$2,050
2019	\$225,200	\$1,991
2018	\$167,200	\$1,661
2017	\$141,600	\$1,549
2016	\$105,200	\$1,292
2015	\$109,200	
2014	\$95,600	
2013	\$135,700	
2012	\$140,700	

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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