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2



1,897 SF



**PEMBERTON
HOLMES** REAL ESTATE
ESTABLISHED 1887



Just Listed
\$939,900

**1480 SHAWNIGAN
MILL BAY RD
SHAWNIGAN LAKE, BC**

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



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PAGE TEDDRICK
 REAL ESTATE
 YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

1480 Shawnigan Mill Bay Rd Shawnigan Lake BC V8H 2A2 MLS® No: **1039665** **\$939,900** **Active**



MLS® No: **1039665** List Price: **\$939,900**
 Status: **Active** Orig Price: **\$939,900**
 Area: **Malahat & Area** Sub Area: **ML Shawnigan**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

	Lower	Main	Second	Third	Other
Fin SqFt	269	1,372	256		
Bedrooms	1	2	1		
Bathrooms		2			
Kitchens		1			

Lovingly maintained over many years, this charming, nearly one-acre country property offers space, character, and endless possibilities. Ideal for hobby farm enthusiasts or those seeking a peaceful rural lifestyle, the property includes a two-storey garage/workshop with attached carport, greenhouse, chicken coop, wood storage, garden beds, mature fruit trees, and several useful outbuildings. Two wells, including a drilled well and a shallow irrigation well, support the property's gardening potential. Relax and unwind in the hot tub while enjoying the peaceful surroundings of this private retreat. Inside, the bright and functional home features 4 bedrooms, 2 bathrooms, a spacious family/rumpus room, formal dining area with access to a sunny deck, and a welcoming covered front porch. Filled with warmth and country charm, this private oasis is a rare find in the area.

Interior

Beds: **4** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **1,897** UnFin SqFt: **1,184** SqFt Total: **3,081** Basement: **Yes** Addl Accom: **Potential**
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **4** Laundry: **In House**
 Layout: **Main Level Entry with Lower/Upper Lvl(s)** Appl Incl: **Dishwasher, Dryer, Freezer, Hot Tub, Oven/Range Electric, Refrigerator, Washer**
 Heating: **Baseboard, Forced Air, Natural Gas** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1925** Front Faces: **North** Storeys: Bldg Warranty:
 Construction: **Insulation: Ceiling, Insulation: Walls, Vinyl Siding** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Garden**

Lot

Lot SqFt: **42,689** Lot Acres: **0.98** Dimensions: Shape:
 Park Type: **Carport, Driveway, Garage, RV Access/Parking** Park Spcs: **4** View: Waterfront: Water: **Well: Drilled**
 Carport Spcs: **1** Garage Spcs: **1** Services:
 Sewer: **Septic System** Restrictions: Lot: Block: District Lot: Land District:
 Lot Ftrs: **Acreege, Easy Access, Landscaped, Recreation Nearby, Rural Setting, In Wooded Area**

Legal/Public Records

Assessed: **\$847,000** Assess Yr: **2026** Taxes: **\$4,244** Tax Year: **2025**
 PID: **007-989-512** Roll No: **17381000** Zoning: **R-3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **THAT PART OF LT K SEC 2 RGE 5 SHAWNIGAN PL 1101 LYING TO THE SOUTH OF PL 1752 RW**

TITLE SEARCH PRINT

2026-06-11, 12:34:09
Requestor: Paul Tedrick

File Reference:
Declared Value \$340000

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



Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA3832278
From Title Number CA557301

Application Received 2014-07-10

Application Entered 2014-07-15

Registered Owner in Fee Simple
Registered Owner/Mailing Address:



Taxation Authority Nanaimo/Cowichan Assessment Area

Description of Land
Parcel Identifier: 007-989-512
Legal Description:
THAT PART OF LOT K, SECTION 2, RANGE 5, SHAWNIGAN DISTRICT, PLAN 1101,
LYING TO THE SOUTH OF PLAN 1752 RW

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
87764G;
SECTION 172(3)
FOR ACTUAL DATE AND TIME OF
REGISTRATION SEE ORIGINAL GRANT
FROM E & N RAILWAY COMPANY
FOR ACTUAL DATE AND TIME OF REGISTRATION SEE
ORIGINAL GRANT FROM E & N RAILWAY COMPANY

TITLE SEARCH PRINT

2026-06-11, 12:34:09
Requestor: Paul Tedrick

File Reference:
Declared Value \$340000



Nature: RIGHT OF WAY
Registration Number: 238810G
Registration Date and Time: 1960-02-10 10:30
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: RIGHT OF WAY
Registration Number: 249413G
Registration Date and Time: 1961-01-06 15:39
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
ASSIGNMENT OF 141455G
ELECTRIC RAILWAY COMPANY IN 128324G
MODIFIED BY CA2642913

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Highlights:

Sustainable Living Features:

- Greenhouse and vegetable garden with drip irrigation system
- Water collection tanks and chicken coop
- Established edible landscape with apple, pear and plum trees, grape vines, rhubarb and herbs

Home Features:

- Newer fridge and stove, plus freezer included
- Natural gas forced-air heating, fireplace and on-demand hot water (2020)
- Central vacuum system
- Engineered hardwood flooring

Outdoor Living:

- East- and west-facing decks for both morning and evening sun
- Hot tub
- Fully fenced yard
- Mature multi-season perennial gardens and shrubs
- Terraced property with natural stone retaining walls

Outbuildings & Potential:

- Two-storey garage with home business or suite potential (buyer to verify)
- Large renovated outbuilding ideal for storage or easily adaptable as a barn

Additional Features:

- Gravity septic system pumped in 2024
- Two wells – as per owner, one is a deep drilled well, and one is a shallow well for irrigation.

Absorption Field

Can ground water Infiltrate The D-Box?: Yes () No (x)

Is the D-Box And Lid In Good Condition?: Yes () No (x)

Are There Speed Levelers In Place?: Yes (x) No () 3" (x) 4" ()

Is There Bio Mass/Sludge In D-Box?: Yes () No (x)

Was The D-Box Cleaned At Time Of Inspection?: Yes () No (x)

How Many Lines Run From The D-Box?: Two () Three () Four () Five () Six (x)

Septic Tank

Depth Of Tank From Surface 2 Inches

Distance From House To Inlet Tee 4 Feet

Does Tank Need To Be Pumped NOW ? : Yes () No (x)

Tank Was Last Pumped Date 2007 Year

Pumping Company

List Any Known Repairs To The System: FIELD APPROX 15 YRS - ORIGINAL S-TANK

Is There A Contract In Place For Servicing? Yes () No (x)

With Who?

Scum Thickness Inches

Sludge Thickness Inches

Septic Tank Condition: Good () Fair (x) Poor ()

Condition Of Lids: Good () Fair (x) Poor ()

Condition Of Inlet Tee: Good () Fair (x) Poor ()

Condition Of Out Let Tee: Good () Fair (x) Poor ()

Condition Of Baffle: Good () Fair (x) Poor ()

Size Of Inlet Line: 3" () 4" (x) ABS (x) PVC ()

Size Of Out Let Line: 3" (x) 4" () ABS () PVC (x)

Bio Mass/Solids Present In Effluent Chamber?: Yes () No (x) %

Comments: THIS S-TANK APPEARS IN FAIR OVERALL CONDITION
INLET & OUTLET TEES - SOLID AND IN PLACE

D.P. in 1475 BEATRICE

COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT PERMIT

1475 BEATRICE
1490 SHAW/MILL BAY RD.

NO.: 16-B-07DP

DATE: November 19, 2007

TO: [Redacted]

ADDRESS: PO Box 94
SHAWNIGAN LAKE, BC
V0R 2W0

1. This Development Permit is issued subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands within the Regional District described below (legal description) and any and all buildings, structures and other development thereon:
 - Lot A, Section 2, Range 5, Shawnigan District, Plan 40058, PID 000-078-981 and
 - Lot B, Section 2, Range 5, Shawnigan District, Plan 40058, PID 000-078-999
3. Authorization is hereby given for subdivision ("the development") to take place on the above-described properties, in accordance with the conditions listed in Section 4, below.
4. The development shall be carried out subject to the following conditions:
 - a) buildings to be sited outside of Streamside Protection and Enhancement Area (SPEA) as indicated on the attached Form 1;
 - b) any disturbance or alteration of ground or vegetation inside the SPEA is prohibited;
 - c) measures described on Pages 11-14 of Form 1 to be strictly adhered to.
5. The land described herein shall be developed in strict compliance with the terms, conditions and provisions of this Permit, and in substantial conformity with the plans and specifications attached to this Permit.
6. The following Schedule is attached:
 - Form 1, Riparian Areas Regulation Assessment Report No. 642, by Guillermo Enrique Perez, R.P. Bio. as it forms part of this Permit.
7. This Permit is not a Building Permit. No certificate of final completion shall be issued until all items of this Development Permit have been complied with to the satisfaction of the Development Services Department.

Issuance of this Permit has been authorised by Section 7(a) of CVRD Development Application Procedures and Fees Bylaw No. 2255, 2001, as amended.

[Redacted Signature]

Tom Anderson, MCIP
Manager
Development Services Department

NOTE: Subject to the terms of this Permit, if the holder of this Permit does not substantially start any construction within 2 years of its issuance, this Permit will lapse.

Well Summary

Well Tag Number: 102409

Well Status: New

Observation Well Number:

Well Identification Plate Number: 37107

Well Class: Water Supply

Observation Well Status:

Owner Name: Conuma Coal Resources Limited

Well Subclass: Not Applicable

Environmental Monitoring System (EMS) ID:

Intended Water Use: Water Supply System

Aquifer Number:

Alternative specs submitted: No

Artesian Condition: No

Technical Report: N/A

Drinking Water Area Indicator: Yes

Licensing Information

Licensed Status: Licensed

Licence Number: 506085

Well Information Disclaimer

The well tag identification number and related well information, if provided in the listing, Property Disclosure Statement, Auto-Prop report, or any marketing materials, have been obtained from third-party sources and/or an automated property report and have not been independently verified by the Seller or Listing Brokerage.

The Seller and Listing Brokerage make no representation or warranty regarding the accuracy, completeness, or correctness of the well tag identification number, location, production, condition, capacity, licensing, registration, or any other information relating to the well system.

Buyers are strongly advised to conduct their own independent investigations and due diligence regarding all well-related matters, including but not limited to confirming the correct well tag identification number, well records, water quantity and quality, flow testing, functionality, and compliance with applicable regulations and requirements, prior to completing the purchase.

The Buyer acknowledges that they are relying upon their own investigations and professional advice regarding the property's well system and not upon representations of the Seller or Listing Brokerage.

Location Information

Street Address:

Town/City:

Legal Description:

Lot	
Plan	
District Lot	
Block	
Section	
Township	
Range	
Land District	
Property Identification Description (PID)	

Description of Well Location: WOLVERINE MINE SITE. A0 KM EAST OF TUMBLER RIDGE. 17.5 KM ALONG WOLVERINE FOREST SERVICE ROAD.



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 55.05612

Longitude: -121.26099

UTM Easting: 611081

UTM Northing: 6102418

Zone: 10

Coordinate Acquisition Code: (10 m accuracy) Handheld GPS with accuracy of +/- 10 metres

Well Activity

Activity	Work Start Date	Work End Date	Drilling Company	Date Entered
Legacy record	2004-09-09	2004-09-09	Cariboo Water Wells	November 22nd 2010 at 7:19 AM

Well Work Dates

Start Date of Construction	End Date of Construction	Start Date of Alteration	End Date of Alteration	Start Date of Decommission	End Date of Decommission
2004-09-09	2004-09-09				

Well Completion Data

Total Depth Drilled:

Estimated Well Yield:

Static Water Level (BTOC): 26.8 feet btoc

Finished Well Depth: 79 ft bgl

Well Cap:

Artesian Flow:

Final Casing Stick Up:

Well Disinfected Status: Not Disinfected

Artesian Pressure (head):

Depth to Bedrock:

Drilling Method: Air Rotary

Artesian Pressure (PSI):

Ground elevation:

Method of determining elevation: Unknown

Orientation of Well: VERTICAL

Lithology

From (ft bgl)	To (ft bgl)	Raw Data	Description	Moisture	Colour	Hardness	Observations	Water Bearing Flow Estimate (USGPM)
0	0.7		silty		brown		loose, dry	
0.7	6	SAND & GRAVEL	silty		brown		LOOSE, DRY.	
6	25		silty		brown		BECOMING MOIST AT DEPTH.	
25	30	SAND & GRAVEL			brown		SOME SILT. SATURATED.	30
30	35	SILT-GRAVEL			brown		WELL GRADED	
35	54	MEDIUM SAND & GRAVEL			grey		GRADING TO COARSE. SANDY GRAVEL WITH DEPTH.	
54	76		silty		brown		FIRM, WET, PLASTIC.	
76	79	SILT-GRAVEL	sandy		brown			5
79	80						DARK BROWN-GREY. FINE	20

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe
There are no records to show						

Surface Seal and Backfill Details

Surface Seal Material:

Backfill Material Above Surface Seal:

Surface Seal Installation Method:

Backfill Depth:

Surface Seal Thickness:

Surface Seal Depth:

Liner Details

Liner Material:

Liner Diameter:

Liner Thickness:

Liner from:

Liner to:

Liner perforations

From	To
There are no records to show	

Screen Details

Intake Method:

Type:

Material:

Opening:

Bottom:

Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Well Development

Developed by:

Development Total Duration:

Well Yield

Estimation Method:

Estimation Rate:

Estimation Duration:

Static Water Level Before Test:

Drawdown:

Hydrofracturing Performed: No

Increase in Yield Due to Hydrofracturing:

Well Decommission Information

Reason for Decommission:

Method of Decommission:

Sealant Material:

Backfill Material:

Decommission Details:

Pumping Test Information and Aquifer Parameters

Start Date	Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

2012-ID PLATE 37107 SENT TO OWNER BUT DONT KNOW IF IT GOT ATTACHED TO WELL. A well capture zone has been delineated for this well (PR_TUM_CZ06). Well x-ref'd and associated with Health Authority Source Status: Combined

Documents

Well Number	Document Type	Date Of Upload	Document Status	Uploaded Document
102409	Unknown	Date Unknown	Public Document	WTN 102409_viewReport[1].do

Disclaimer

The information provided should not be used as a basis for making financial or any other commitments. The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data or graphical depictions rendered from the data.

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 certain 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. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

The Buyer must still make their 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 an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their 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 their 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.



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: June 15 2026

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

ADDRESS: 1480 Shawnigan-Mill Bay Rd Shawnigan Lake

V8H 2A2 (the "Premises")

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

2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government or private utility). <input checked="" type="checkbox"/> I have a private groundwater system (e.g., a 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?				CMM
(ii) Have you applied for a water licence and are awaiting a response?				CMM
C. Are you aware of any problems with the water system?	CMM			

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BUYER'S INITIALS

CMM		
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SELLER'S INITIALS

June 15 2026

DATE OF DISCLOSURE

ADDRESS: 1480 Shawnigan-Mill Bay Rd Shawnigan Lake

V8H 2A2

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?				
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" 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?				
H. Are there any current service contracts (e.g., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?				
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?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				
J. Are you aware of any problems with the heating and / or central air conditioning system?				

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BUYER'S INITIALS

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SELLER'S INITIALS

June 15 2026

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1480 Shawnigan-Mill Bay Rd Shawnigan Lake

V8H 2A2

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?	<input checked="" type="checkbox"/> CMM			
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/> CMM		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: ¹⁹ _____ years)		<input checked="" type="checkbox"/> CMM		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/> CMM		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/> CMM		
P. Are you aware of any problems with the swimming pool and / or hot tub?		<input checked="" type="checkbox"/> CMM		
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/> CMM		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		<input checked="" type="checkbox"/> CMM		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)		<input checked="" type="checkbox"/> CMM		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/> CMM		
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)		<input checked="" type="checkbox"/> CMM		
V. To the best of your knowledge, have 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))		<input checked="" type="checkbox"/> CMM		
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?		<input checked="" type="checkbox"/> CMM <input checked="" type="checkbox"/> CMM		

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?		<input checked="" type="checkbox"/> CMM		
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BUYER'S INITIALS

<input checked="" type="checkbox"/> CMM		
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SELLER'S INITIALS




June 15 2026

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1480 Shawnigan-Mill Bay Rd Shawnigan Lake

V8H 2A2

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to 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:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.				
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

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

Basement moisture- use a dehumidifier in storage room

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

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BUYER'S INITIALS

		
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SELLER'S INITIALS

June 15 2026

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1480 Shawnigan-Mill Bay Rd Shawnigan Lake

V8H 2A2

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

 Camille Michelle Mitchell

SELLER(S) Camille Michelle Mitchell

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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 nor 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®).

Main Floor

Finished = 1372
(Ceiling Height 8' 6")

Porch = 196
Sunroom = 161
Deck = 192
Garage = 250
Carport = 237
Storage = 40

Total = 2448



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

1480 Shawnigan/Mill Bay Rd

Total Finished Area : 1372 Sq Ft

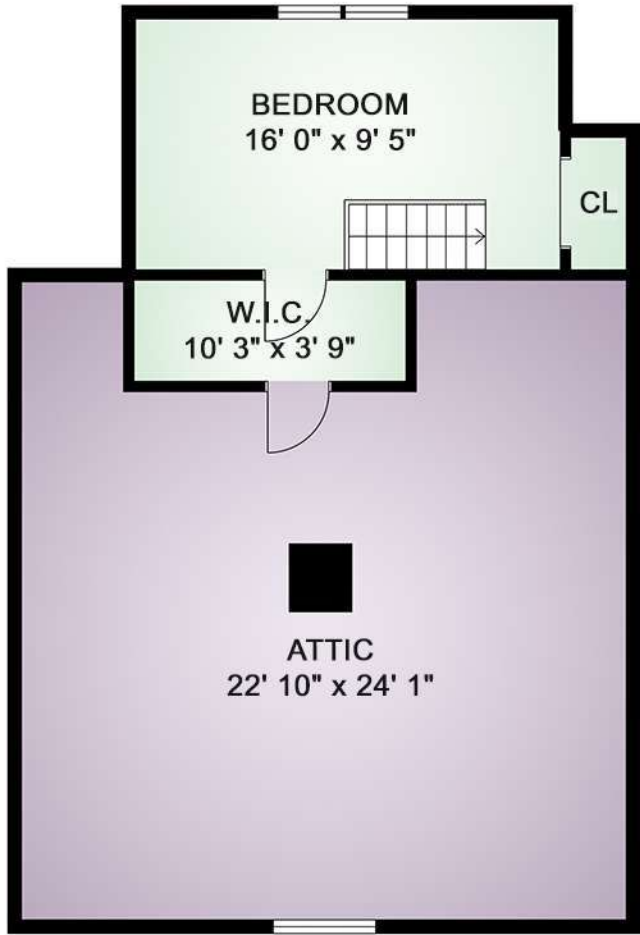
FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

Upper Floor

Finished = 256
(Ceiling Height 3' 6"-
7' 0")

**Unfinished
Attic= 514**

Total = 770



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

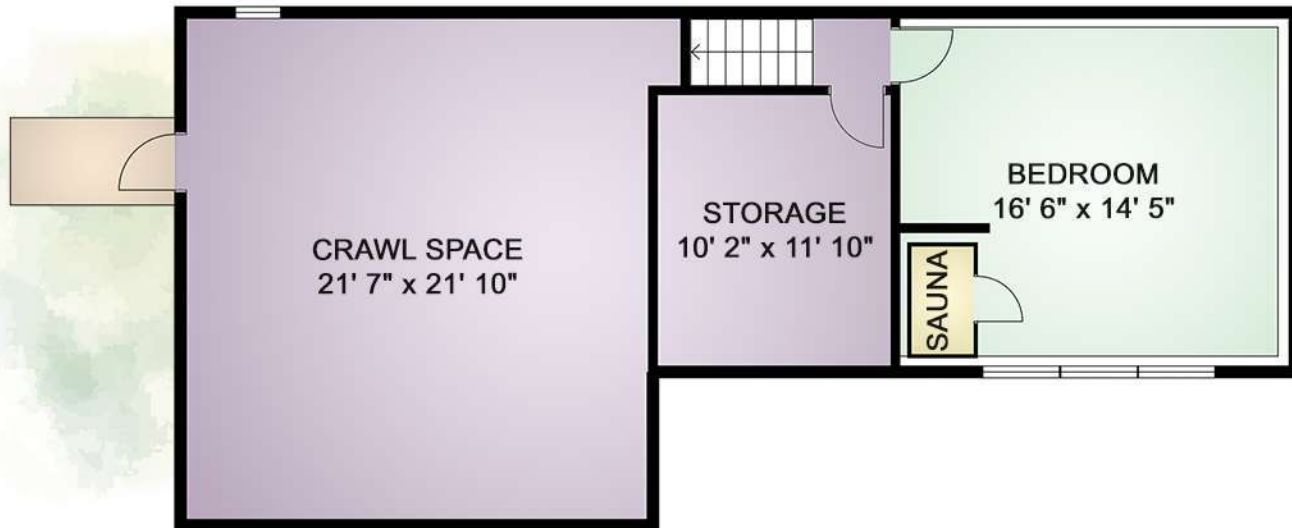


Lower Floor

Finished = 269
(Ceiling Height 3' 6"-
7' 0")

Unfinished
Storage = 130
Crawl
Space = 480

Total = 879



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



FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

1480 Shawnigan/Mill Bay Rd

Total Finished Area : 269 Sq Ft

Suite Floor

Unfinished
Potential

Suite = 540

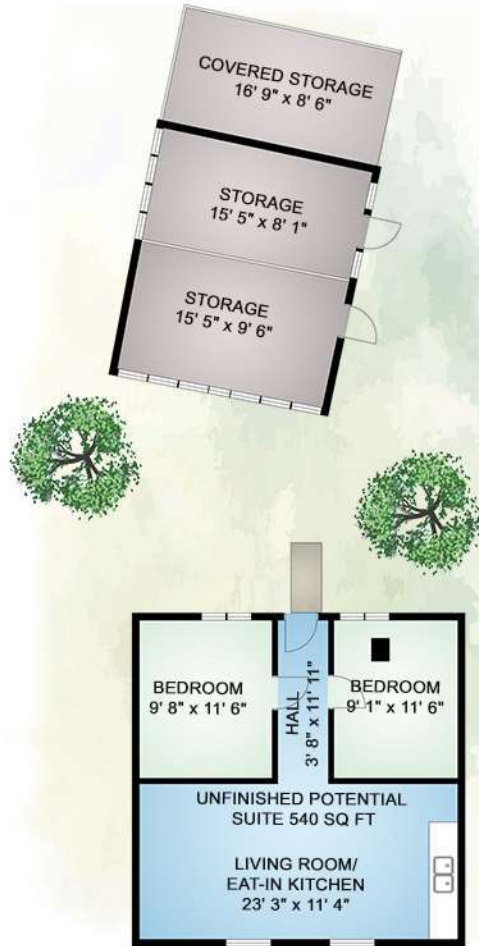
(Ceiling Height 5' 1"-
7' 11")

Covered

Storage = 137

Storage = 290

Total = 967



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

1480 Shawnigan/Mill Bay Rd

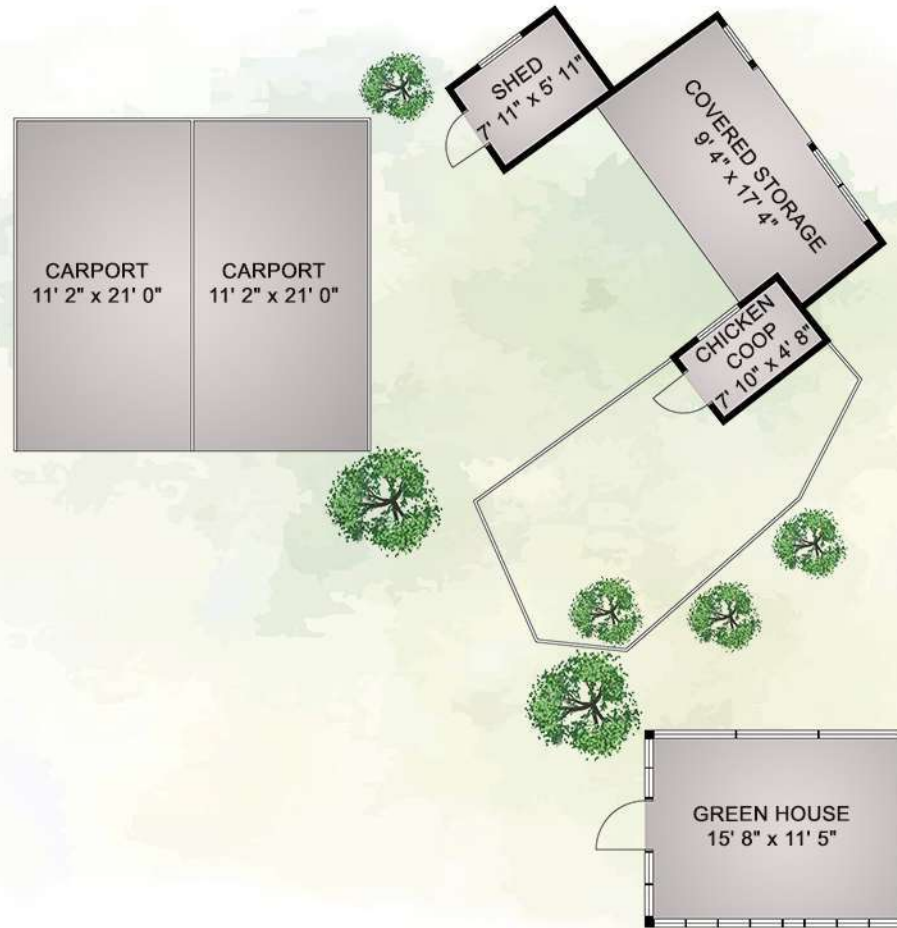
Total Finished Area : - Sq Ft

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

Chicken Coop

Covered
Storage = 156
Carport = 468
Chicken
Coop = 45
Shed = 47
Green
House = 178

Total = 894



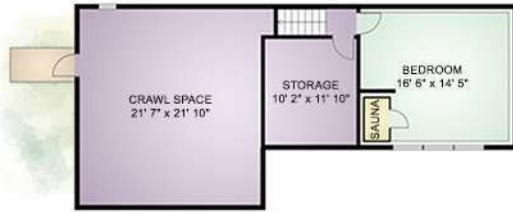
All measurements are approximate and should be verified by the Buyer if important.

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

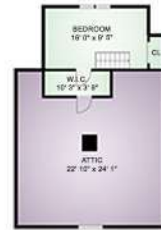
1480 Shawnigan/Mill Bay Rd

Total Finished Area : - Sq Ft

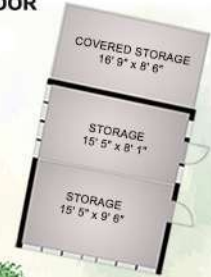
LOWER FLOOR



UPPER FLOOR



SUITE FLOOR



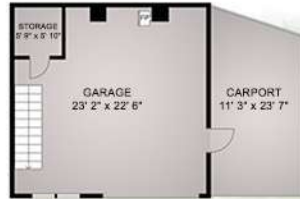
Lower Floor

Finished = 269
 (Ceiling Height 3' 6"-7' 0")
 Unfinished
 Storage = 130
 Crawl Space = 480

Main Floor

Finished = 1372
 (Ceiling Height 8' 6")
 Porch = 196
 Sunroom = 161
 Deck = 192
 Garage = 250
 Carport = 237
 Storage = 40
 Upper Floor

MAIN FLOOR



Finished = 256
 (Ceiling Height 3' 6"-7' 0")
 Unfinished Attic = 514
 Suite Floor

Unfinished Potential
 Suite = 540
 (Ceiling Height 5' 1"-7' 11")
 Covered Storage = 137
 Storage = 290
 Chicken Coop

Covered Storage = 156
 Carport = 468
 Chicken Coop = 45
 Shed = 47
 Green House = 178

Total = 5958

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



CHICKEN COOP



1480 Shawnigan/Mill Bay Rd

Total Finished Area : 1897 Sq Ft

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF PAUL TEDRICK



PROPERTY REPORT

1480 SHAWNIGAN-MILL BAY RD

Rural

V8H 2A2

Canada

PID: 007-989-512

JUNE 6, 2026

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

1480 SHAWNIGAN-MILL BAY RD Rural BC V8H 2A2

PID	007-989-512
Legal Description	THAT PART OF LOT K, SECTION 2, RANGE 5, SHAWNIGAN DISTRICT, PLAN 1101, LYING TO THE SOUTH OF PLAN 1752 RW
Plan	VIP1101
Zoning	R-3 - Urban Residential
Community Plan(s)	OCP: Medium Lot Suburban , not in ALR



Year Built	1925	Structure	SINGLE FAMILY DWELLING
Lot Size	42996.57 ft²	Floor Area	1641 Ft²
Bathrooms	1	Bedrooms	2
Max Elev.	136.57 m	Min Elev.	111.25 m
Walk Score	14 / Car-Dependent	Transit Score	-
Tax Year	2026	Annual Taxes	\$4,172.22

ASSESSMENT

	2025	%	2026
Building	\$359,000	↑ 1.39	\$364,000
Land	\$536,000	↓ -9.89	\$483,000
Total	\$895,000	↓ -5.36	\$847,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$847,000	↑ 125.87
Sales History	31/08/2007	\$375,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
433448	Sold 31/08/2007	28	\$399,000 / \$375,000	RE/MAX Ocean Pointe Realty (CH)

DEVELOPMENT APPLICATIONS

-

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.

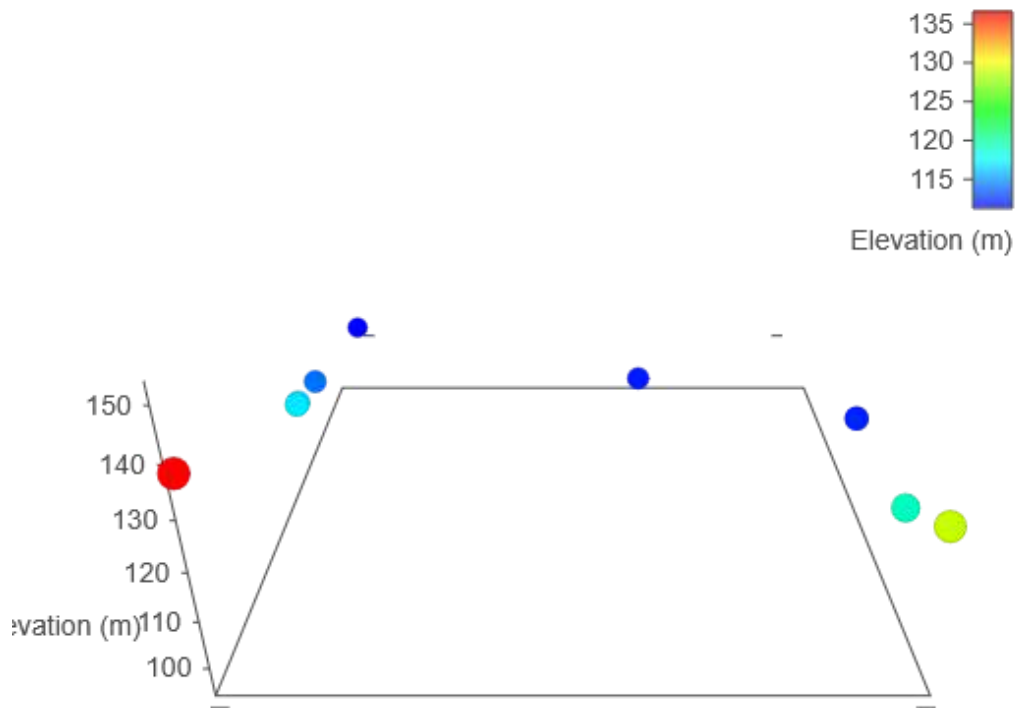
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



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



Max Elevation: 136.57 m | Min Elevation: 111.25 m | Difference: 25.32 m

Nearest Schools

Nearby Elementary Schools



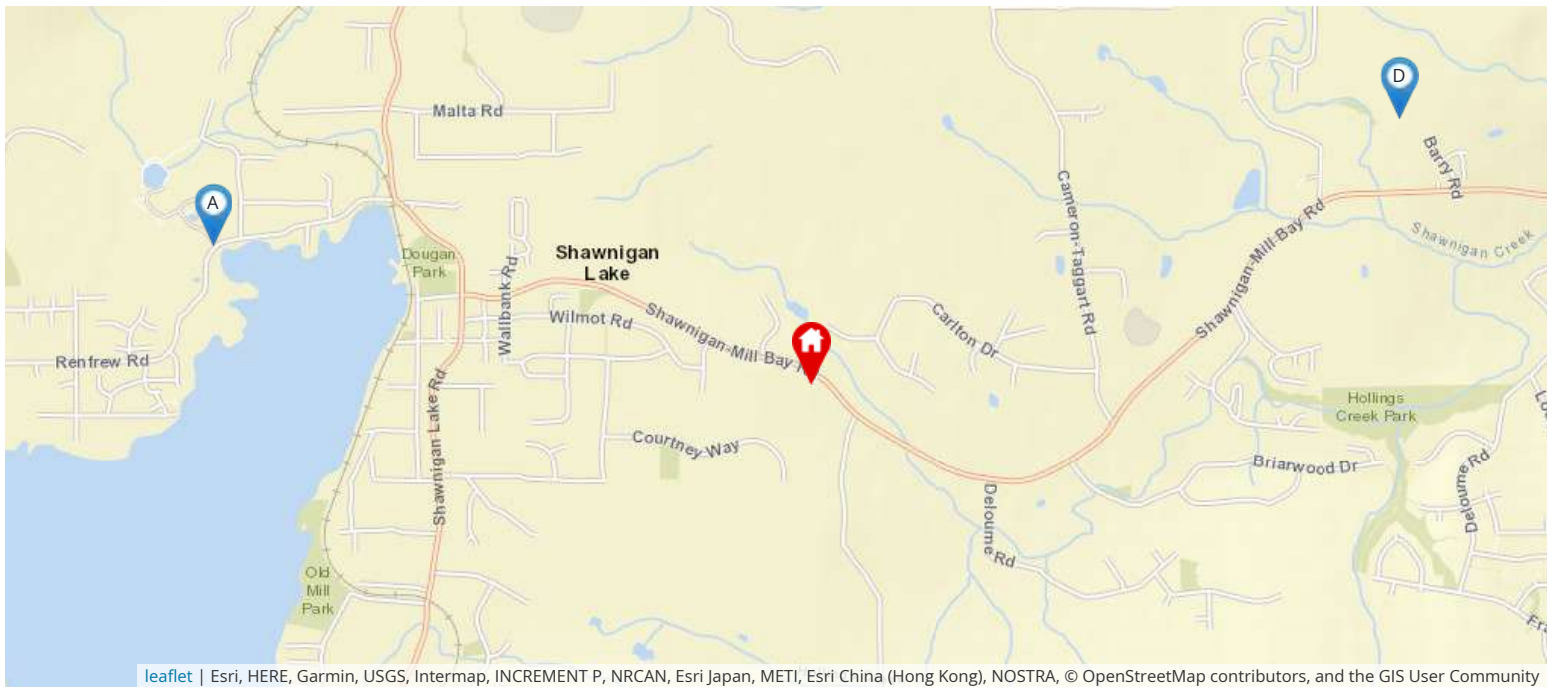
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 George Bonner	K - 7	SD 79	Mill Bay		1 hour 6 mins	4.9 km	6 mins	26 mins
B Discovery	K - 5	SD 79	Shawnigan Lake		1 hour 5 mins	4.5 km	6 mins	19 mins
C Mill Bay Nature School	K - 5	SD 79	Mill Bay		1 hour 16 mins	5.6 km	7 mins	37 mins
D Cobble Hill	K - 7	SD 79	Cobble Hill		1 hour 57 mins	8.5 km	9 mins	1 hour 6 mins
E Bench	K - 7	SD 79	Cowichan Bay		2 hours 31 mins	11.1 km	12 mins	1 hour 6 mins
F Sunrise Waldorf	K - 8	Independent	Duncan		2 hours 50 mins	12.7 km	14 mins	55 mins

Nearby Secondary Schools



leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

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 Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		40 mins	2.9 km	3 mins	40 mins
B St. John's Academy	4 - 12	Independent	Shawnigan Lake		51 mins	3.7 km	4 mins	51 mins
C St. John's Academy	4 - 12	Independent	Shawnigan Lake		51 mins	3.7 km	4 mins	51 mins
D Frances Kelsey	8 - 12	SD 79	Mill Bay		50 mins	3.8 km	5 mins	50 mins
E Brentwood College	9 - 12	Independent	Mill Bay	AP Program	1 hour 2 mins	4.7 km	8 mins	20 mins
F Duncan Christian	K - 12	Independent	Duncan		4 hours 35 mins	20.6 km	21 mins	1 hour 12 mins

Walk Score

1480 SHAWNIGAN MILL BAY RD Rural, V8H 2A2



Car-Dependent

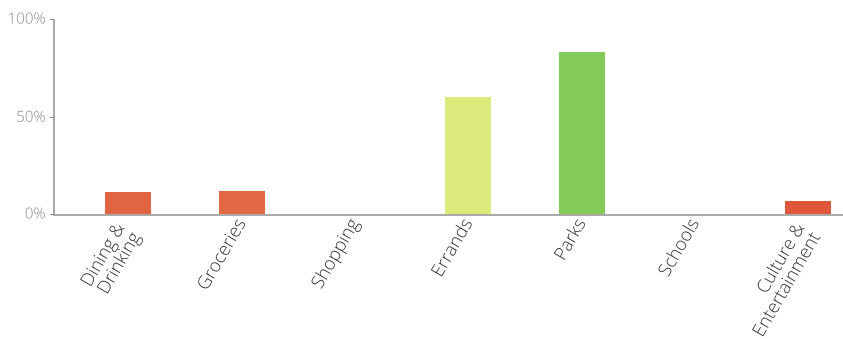
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 14 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R-3 Description: Urban Residential

Zoning






Subject Property Designations:

Code: [R-3](#)

Description: Urban Residential

Layer Legend:

	Code	Description
	R-3	Urban Residential
	R-2	Suburban Residential
	A-1	Primary Agricultural

Groundwater Wells & Aquifers



i Not all groundwater wells are registered with the province, as registration was voluntary until February 29, 2016. Data quality issues may impact search results.

Subject Property Designations:

Well Tag Number: [37107](#)

Well Status Code: NEW

Well Class Code: UNK

Well Subclass:

Licensed Status Code: UNLICENSED

Intended Water Use Code: NA

Well Location Description:

Diameter Inches: 0.0

Finished Well Depth Ft: 500.0

Comments: METHOD OF DRILLING = DRILLED; Casing set 9' into rock

Nearby:

Well Tag Number: [37107](#)

Well Status Code: NEW

Well Class Code: UNK

Well Subclass:

Licensed Status Code: UNLICENSED

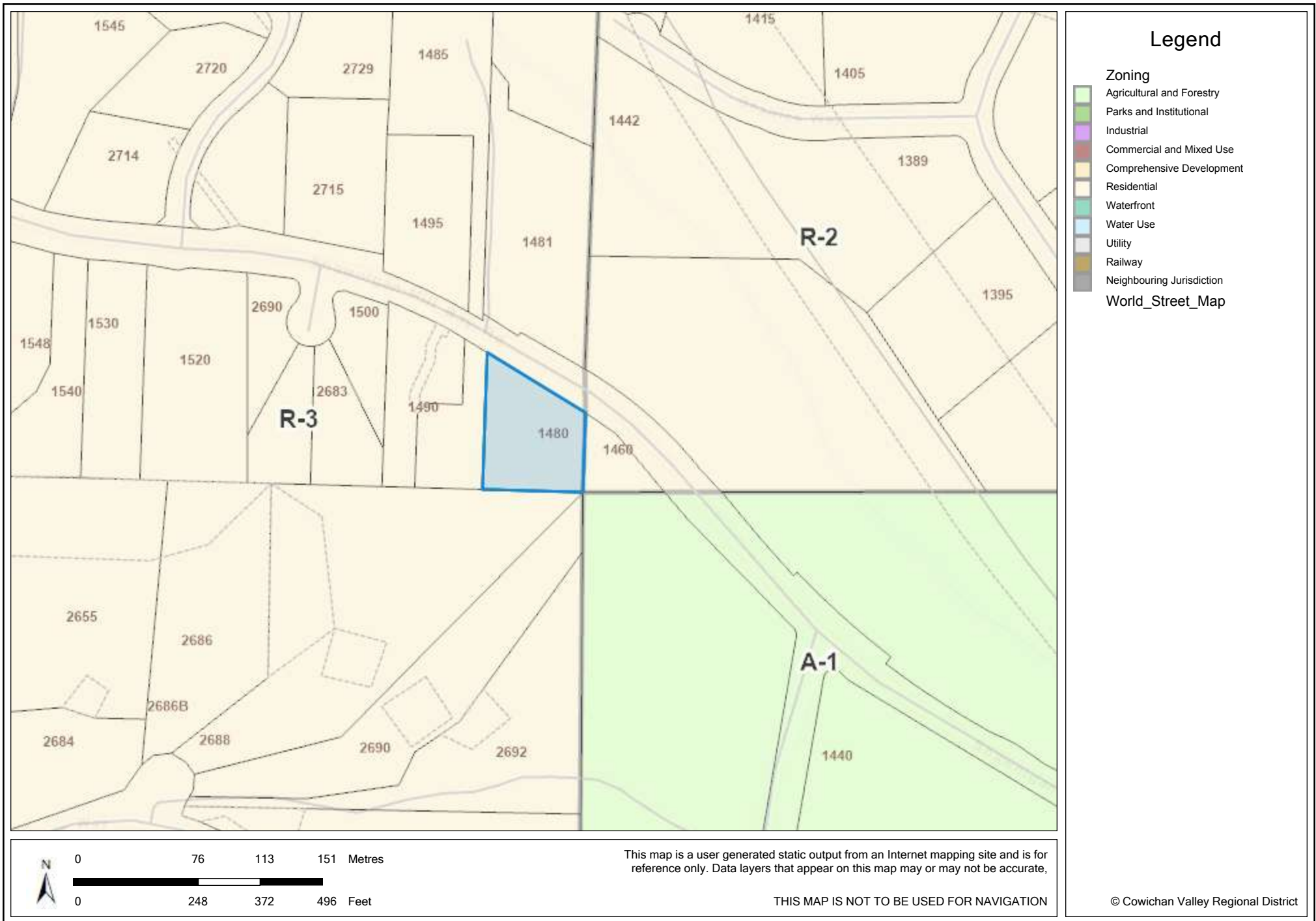
Intended Water Use Code: NA

Well Location Description:

Diameter Inches: 0.0

Finished Well Depth Ft: 500.0

Comments: METHOD OF DRILLING = DRILLED; Casing set 9' into rock



8.6 R-3 ZONE - URBAN RESIDENTIAL

(a) Permitted Uses

The following uses and no others are permitted in an R-3 Zone:

- (1) single detached residential dwelling;
- (2) horticulture;
- (3) home based business;
- (4) bed and breakfast accommodation;
- (5) daycare nursery school accessory to a residence; and
- (6) detached suite or attached suite

(b) Conditions of Use

For any parcel in an R-3 Zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 10 metres except for accessory buildings which shall not exceed a height of 7.5 metres;
- (3) the setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

COLUMN I Type of Parcel Line	COLUMN II Residential Use	COLUMN III Accessory Residential Use
Front Side (Interior)	7.5 metres 10% of the parcel width or 3 metres whichever is less	7.5 metres 10% of the parcel width or 3.0 metres whichever is less or 1.0 metres if the building is located in a rear yard
Side (Exterior)	4.5 metres	4.5 metres
Rear	4.5 metres	4.5 metres

1480 SHAWNIGAN-MILL BAY RD SHAWNIGAN LAKE V8H 2A2

Area-Jurisdiction-Roll: 04-765-17381.000



04-765-17381000 11/14/2015

Total value \$847,000

2026 assessment as of July 1, 2025

Land	\$483,000
Buildings	\$364,000
Previous year value	\$895,000
Land	\$536,000
Buildings	\$359,000

Property value history

2026	-5%	\$847,000
2025	-2%	\$895,000
2024	-2%	\$912,000
2023	+23%	\$934,000
2022	+30%	\$761,000

Property value and Duncan Rural jurisdiction change



Property information

Year built	1925
Description	1 STY house - Standard
Bedrooms	2
Baths	1
Carports	C
Garages	G
Land size	.98 Acres
First floor area	1,372
Second floor area	
Basement finish area	269
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT K, PLAN VIP1101, SECTION 2, RANGE 5, SHAWNIGAN LAND DISTRICT, PORTION S OF PL 1752 RW
 PID: 007-989-512

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
 Length
 Total area



Paul Tedrick
 Cell: 250-216-6020
 paul@paultedrick.ca
 www.paultedrick.ca



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



Public Records Full Property Report

Property Identification & Legal Description

Address: 1480 SHAWNIGAN-MILL BAY RD SHAWNIGAN LAKE BC V8H 2A2
Jurisdiction: Duncan Rural (765)
Roll No: 17381000 **Assessment Area:** 4
PID No: 007-989-512 **MHR No:**
Neighbourhood: Shawnigan Lake - North
Legal Unique ID: A00000RHY0
Legal Description: LOT K, PLAN VIP1101, SECTION 2, RANGE 5, SHAWNIGAN LAND DISTRICT, PORTION S OF PL 1752 RW

2025 Municipal Taxes

Gross Taxes: \$4,244

2026 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$483,000	\$364,000	\$847,000
	Gross Value:	\$483,000	\$364,000	\$847,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$483,000	\$364,000	\$847,000
SCHOOL:		\$483,000	\$364,000	\$847,000
	Gross Value:	\$483,000	\$364,000	\$847,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$483,000	\$364,000	\$847,000
BC TRANSIT:		\$0	\$0	\$0
	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
2014-07-10	\$340,000	CA3832278	Reject - Not Suitable for Sales Analysis
2007-08-31	\$375,000	CA557301	Improved Single Property Transaction
2006-04-24	\$210,000	FA48034	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt: 42,689 **Lot Width:**
Lot Acres: 0.98 **Lot Depth:**
Tenure: Crown-Granted **Actual Use:** Single Family Dwelling
School District: Cowichan Valley **Manual Class:** 1 STY SFD - After 1930 - Standard
Vacant Flag: No **Reg District:** Cowichan Valley
BC Transit Flag: No **Reg Hosp Dist:** Cowichan Valley
Farm No: **Mgd Forest No:**
DB Last Modified: 2026-01-01 **Rec Last Modified:** 2026-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2025	\$895,000	\$4,244
2024	\$912,000	\$4,101
2023	\$934,000	\$3,850
2022	\$761,000	\$3,357
2021	\$584,000	\$3,323
2020	\$546,000	\$3,301

2019	\$516,000	\$3,073
2018	\$460,000	\$2,924
2017	\$404,000	\$2,792
2016	\$318,000	\$2,307
2015	\$320,000	\$2,326
2014	\$0	\$2,258
2013	\$336,000	\$2,308
2012	\$378,000	\$2,428
2011	\$363,000	\$2,276
2010	\$337,000	\$2,092
2009	\$340,000	\$2,032
2008	\$340,000	\$1,886
2007	\$328,000	\$2,046
2006	\$251,400	\$1,778
2005	\$214,500	\$1,614
2004	\$193,300	\$1,664
2003	\$161,800	\$1,485
2002	\$154,800	\$1,412