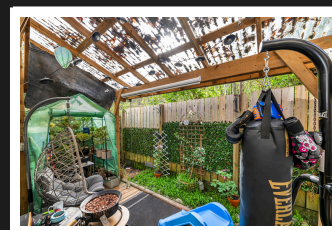
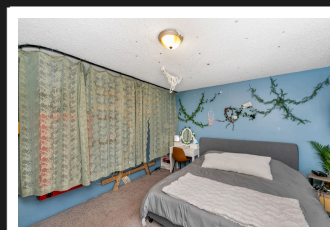
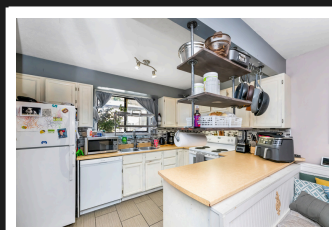
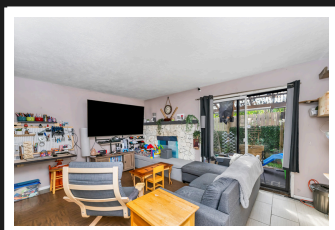
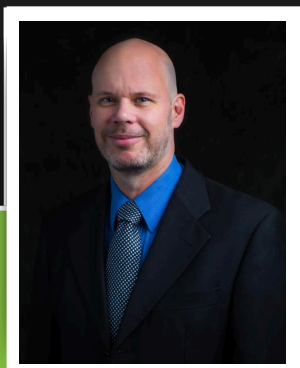




32-3025 Cowichan Lake Rd



Ideal for First-Time Buyers, Investors, or Downsizers! Welcome to Westwood Estates—this well-maintained 2-bedroom, 1.5-bath townhome offers a perfect blend of comfort, convenience, and community. Tucked into a quiet, family- and pet-friendly complex, this home is just minutes from downtown, schools, shopping, recreation, and the hospital—everything you need is within easy reach. The unit features a private covered patio backing onto a peaceful wooded area, offering a quiet retreat for morning coffee or evening relaxation. With dedicated parking spaces and a playground for the kids, this home checks all the boxes for everyday living. Whether you're starting out, investing, or looking to downsize, this home is a great place to live—safe, welcoming, and close to it all. Limited rentals are permitted. Book your showing with your agent today!



Priced at
\$425,000

Area	Duncan
Bedrooms	2
Bathrooms	1
Lot Size	
Floor Space	1194 Sqft

Age	1982
Taxes	\$2,384 (2024)
MLS#	994907
Parking	

Paul Tedrick

Pemberton Holmes - Victoria & Duncan



(250) 216-6020
paul@paultedrick.ca

23 Queens Road
Duncan, V9L 2W1



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



PAUL TEDRICK
REAL ESTATE
YOUR COWICHAN VALLEY REAL ESTATE CONNECTION



32 - 3025 Cowichan Lake Rd Duncan BC V9L 4B5

MLS® No: **994907** **\$425,000** **Active**



Ideal for First-Time Buyers, Investors, or Downsizers! Welcome to Westwood Estates—this well-maintained 2-bedroom, 1.5-bath townhome offers a perfect blend of comfort, convenience, and community. Tucked into a quiet, family- and pet-friendly complex, this home is just minutes from downtown, schools, shopping, recreation, and the hospital—everything you need is within easy reach. The unit features a private covered patio backing onto a peaceful wooded area, offering a quiet retreat for morning coffee or evening relaxation. With dedicated parking spaces and a playground for the kids, this home checks all the boxes for everyday living. Whether you're starting out, investing, or looking to downsize, this home is a great place to live—safe, welcoming, and close to it all. Limited rentals are permitted. Book your showing with your agent today!

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Dining Room	Main	9'7x9'8
Entrance	Main	6'1x3'11
Kitchen	Main	8'0x11'7
Laundry	Main	8'3x2'11
Living Room	Main	11'6x16'1
Bathroom	Second	4-Piece
Bedroom	Second	13'9x11'3
Bedroom - Primary	Second	11'9x11'9
Walk-in Closet	Second	5'10x7'0

MLS® No: **994907** List Price: **\$425,000**
Status: **Active** Orig Price: **\$425,000**
Area: **Duncan** Sub Area: **Du West Duncan**
DOM: **1** Sold Price:
Sub Type: **Row/Townhouse**
Pend Date: Title: **Freehold/Strata**

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys: **2**
FinSqFt Total: **1,194** UnFin SqFt: **0** SqFt Total: **1,194** Basement: **No** Addl Accom: **4-Piece**
2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **2** Laundry: **In Unit**
Layout: **Main Level Entry with Upper Level(s)**
Heating: **Baseboard, Electric**
Intr Ftrs: **Cooling: None**

Exterior/Building

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

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 Connected** Restrictions:
Lot Ftrs: **Easy Access, Family-Oriented Neighbourhood**

Legal/Public Records

Assessed: **\$398,100** Assess Yr: **2025** Taxes: **\$2,384** Tax Year: **2024**
PID: **000-883-794** Roll No: **3506004** Zoning: **R7** Zone Desc: **Multi-Family**
Plan Number: Lot: Block: 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: **\$245** Strata/Pad Fee Year: **2025** 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: **2** Unit's Level:
Subdivision Name: **Westwood Estates**
Rent Allwd?: **Some Rentals** please refer to the Bylaws
Yngst Age: **0** please refer to the Bylaws
Pets Allwd: **Aquariums, Birds,** please refer to the Bylaws
Caged Mammals, Cats, Dogs,
Number Limit, Size Limit
BBQs Allwd: **Yes** please refer to the Bylaws
Smoking Byl: **Unknown** please refer to the Bylaws
Unit Incl: **Deck/Patio**
Assmt Incl:
Shrd Am:

TITLE SEARCH PRINT

File Reference: #32 3025 CLR

Declared Value \$135000

2025-04-03, 10:32:04

Requestor: Paul Tedrick

****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
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Pending Applications	NONE
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COMMON PROPERTY SEARCH PRINT

File Reference: #32 3025 CLR

2025-04-03, 10:32:04

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
PART,

Remarks:

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
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PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

File Reference: #32 3025 CLR

2025-04-03, 10:32:04

Requestor: Paul Tedrick

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

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: April 10 2025

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

ADDRESS/STRATA UNIT #: 32 3025 Cowichan Lake Duncan V8W 2B7 **(the "Unit")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS: _____ Principal Residence _____ 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

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

April 10 2025

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:32 3025 Cowichan Lake Duncan V8W 2B7

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) ☐ by local authorities?

(ii) ☐ 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 *Strata Property Act*?

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

		
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SELLER'S INITIALS

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April 10 2025

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:32 3025 Cowichan Lake Duncan V8W 2B7

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

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April 10 2025

PAGE 4 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:32

3025

Cowichan Lake

Duncan

V8W 2B7

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: ☐ (a) Limited Common Property?

☐ (b) Common Property?

☐ (c) Rented?

☐ (d) Long Term Lease?

☐ (e) Other?

GG. (i) Storage Locker? ☐ Yes ☐ No

Number(s) _____

(ii) Are these: ☐ (a) Limited Common Property?

☐ (b) Common Property?

☐ (c) Rented?

☐ (d) Long Term Lease?

☐ (e) Other?

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BUYER'S INITIALS

		
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SELLER'S INITIALS

April 10 2025

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:32

3025

Cowichan Lake

Duncan

V8W 2B7

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 of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

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April 10 2025

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS: 32 3025 Cowichan Lake Duncan V8W 2B7

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

04/11/25

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

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BC1003 REV. NOV 2023

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Main Floor

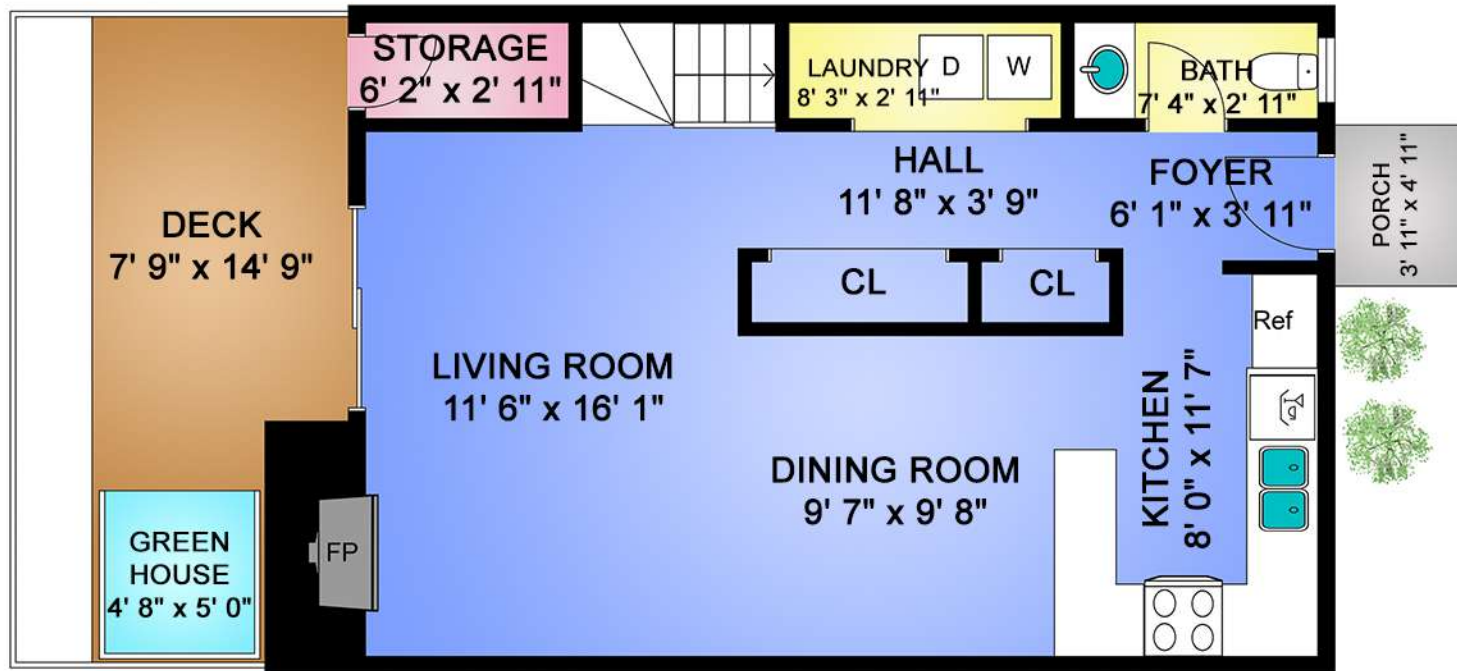
Finished = 624
(Ceiling Height 7' 11")

Porch = 19

Deck = 108

GreenHouse = 24

Total = 775



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

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK

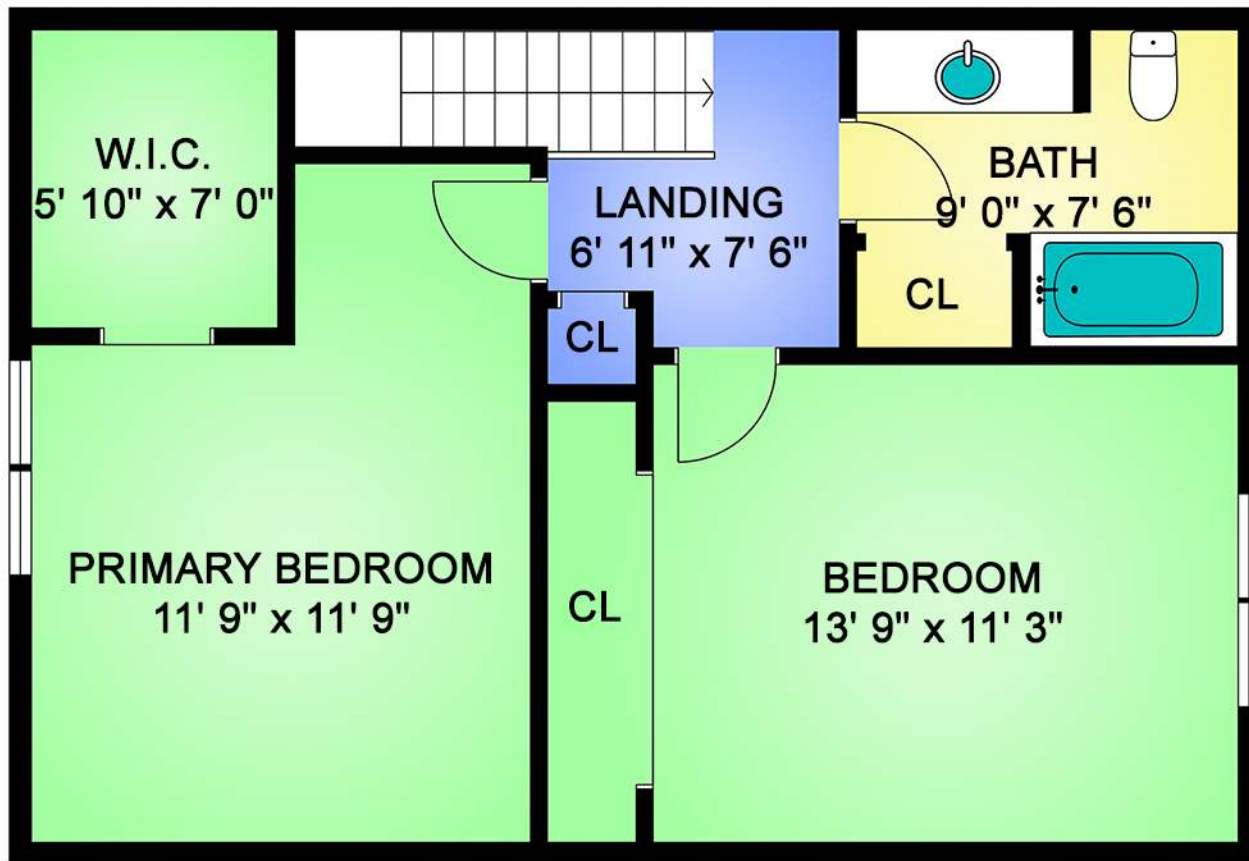
32 - 3025 Cowichan Lake Rd

Total Finished Area : 624 Sq Ft

Upper Floor

Finished = 570
(Celling Height 7' 11")

Total = 570



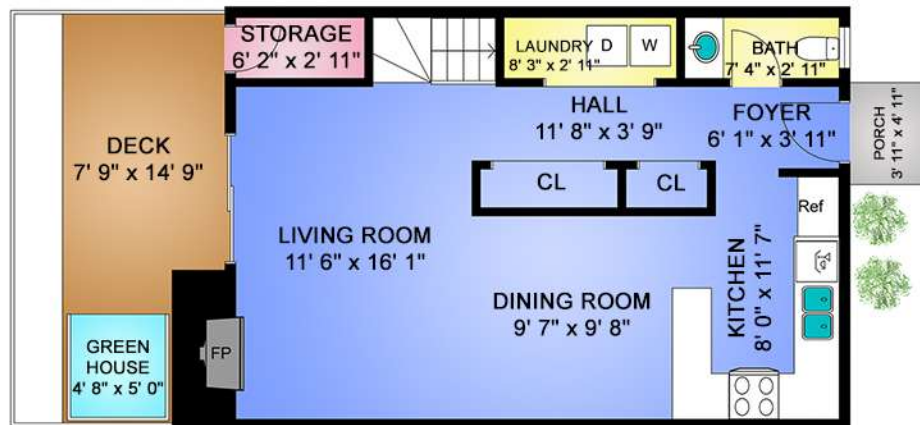
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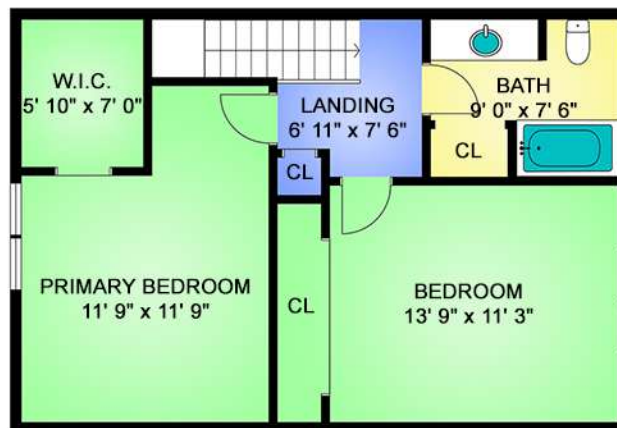
32 - 3025 Cowichan Lake Rd

Total Finished Area : 570 Sq Ft

MAIN FLOOR



UPPER FLOOR



Main Floor

Finished = 624
(Celling Height 7' 11")

Porch = 19

Deck = 108

GreenHouse = 24

Upper Floor

Finished = 570
(Celling Height 7' 11")

Total = 1345

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



32 - 3025 Cowichan Lake Rd

Total Finished Area : 1194 Sq Ft

FLOOR PLAN PREPARED
FOR EXCLUSIVE USE OF
PAUL TEDRICK



PROPERTY REPORT

32-3025 COWICHAN LAKE RD

North Cowichan

V9L 4B5

Canada

PID: 000-883-794

APRIL 9, 2025

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

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 Ft²	Walk Score	60 / Somewhat Walkable
Transit Score	–	Annual Taxes	\$2,384.00

ASSESSMENT

	2024	%	2025
Building	\$64,700	↓ -0.93	\$64,100
Land	\$338,000	↓ -1.18	\$334,000
Total	\$402,700	↓ -1.14	\$398,100

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$398,100	↑ 194.89
Sales History	29/07/2016	\$135,000	↑ 13
	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

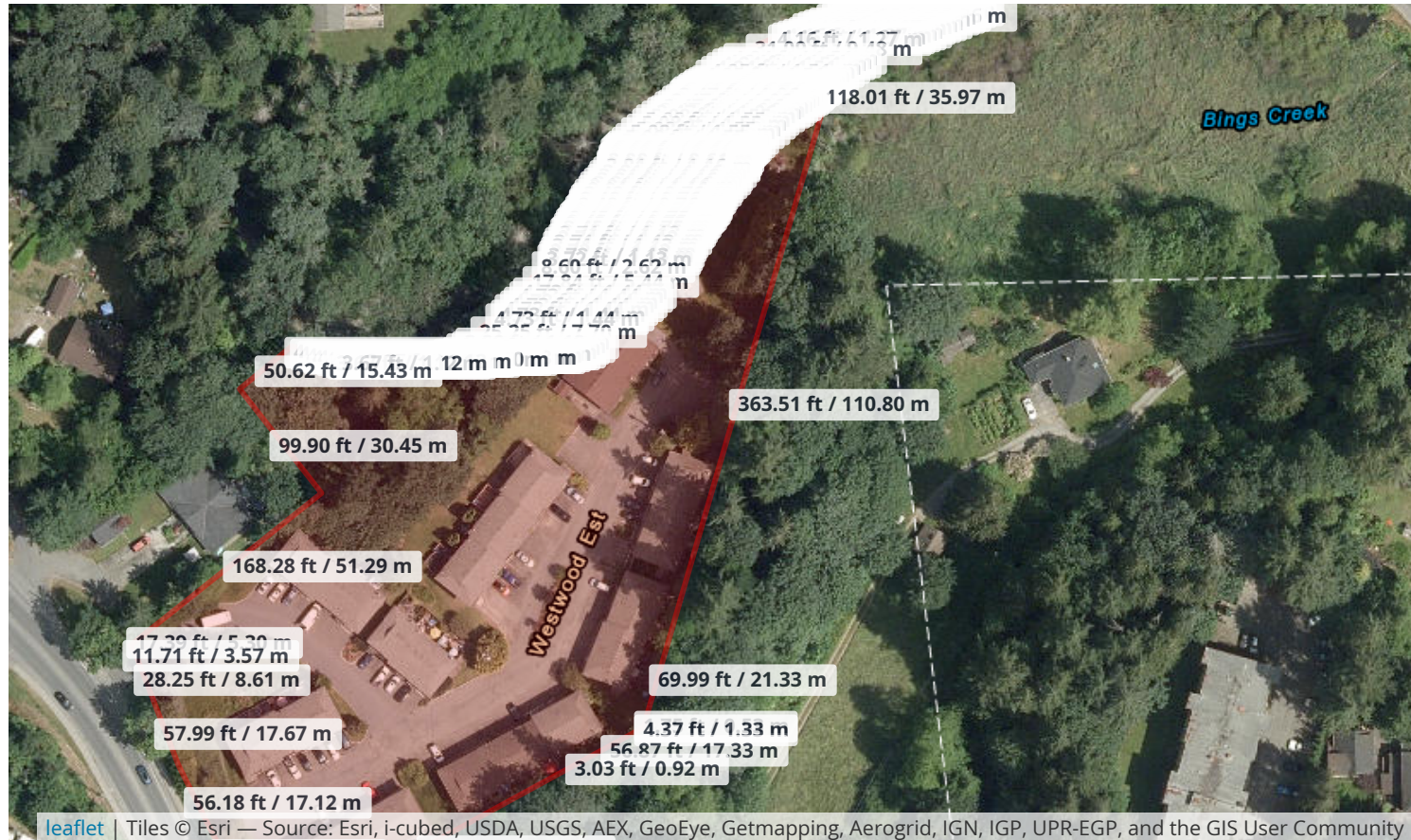
	Nearest Elementary	Nearest Secondary
Nearest School	Khowhemun	Cowichan
School District	SD 79	SD 79
Grades	K - 7	10 - 12

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.

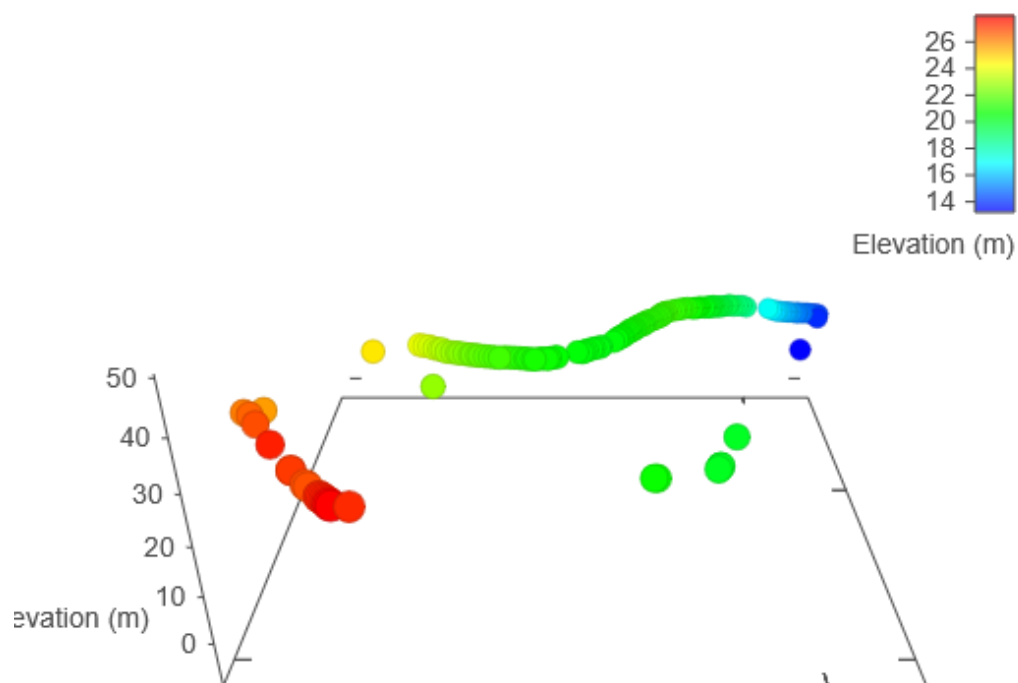
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



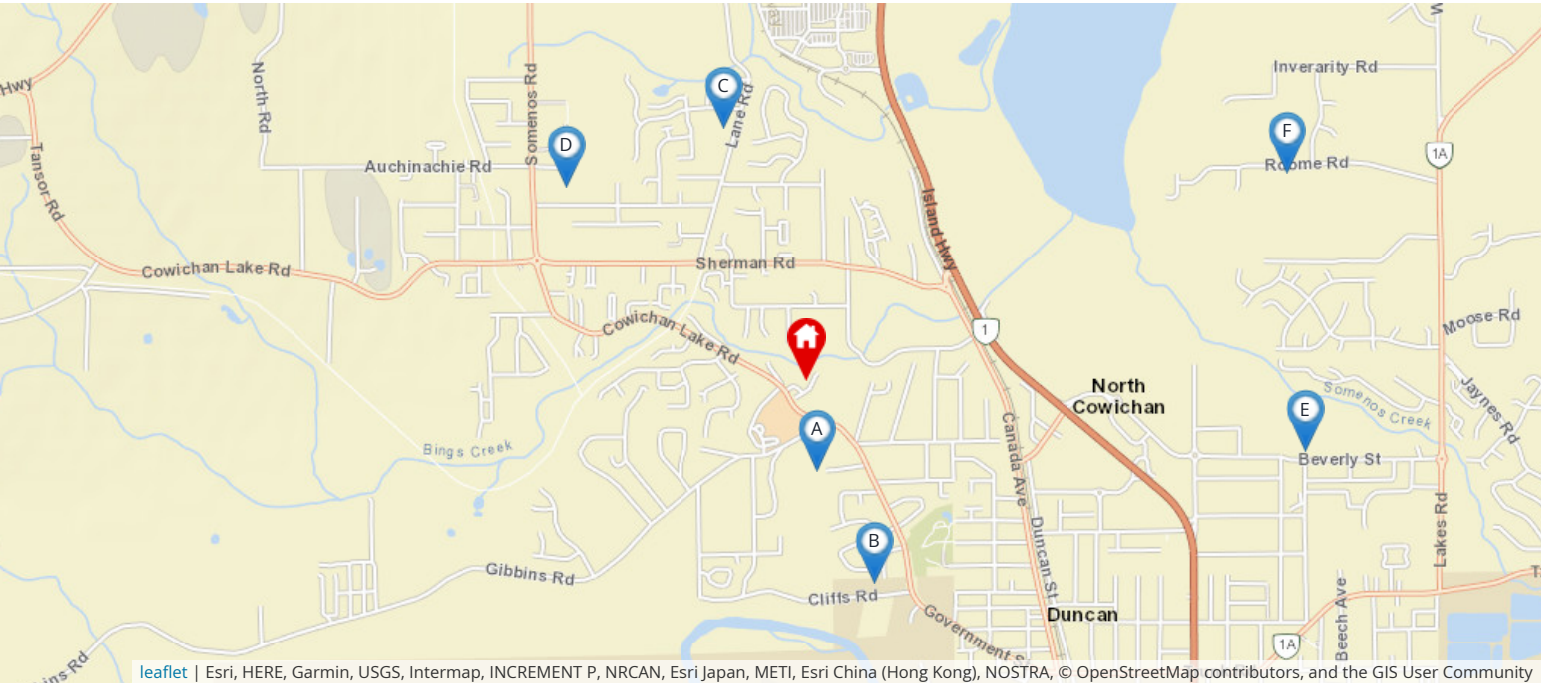
The lot dimensions shown are estimated and should be verified by survey plan.



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

Nearest Schools

Nearby Elementary Schools



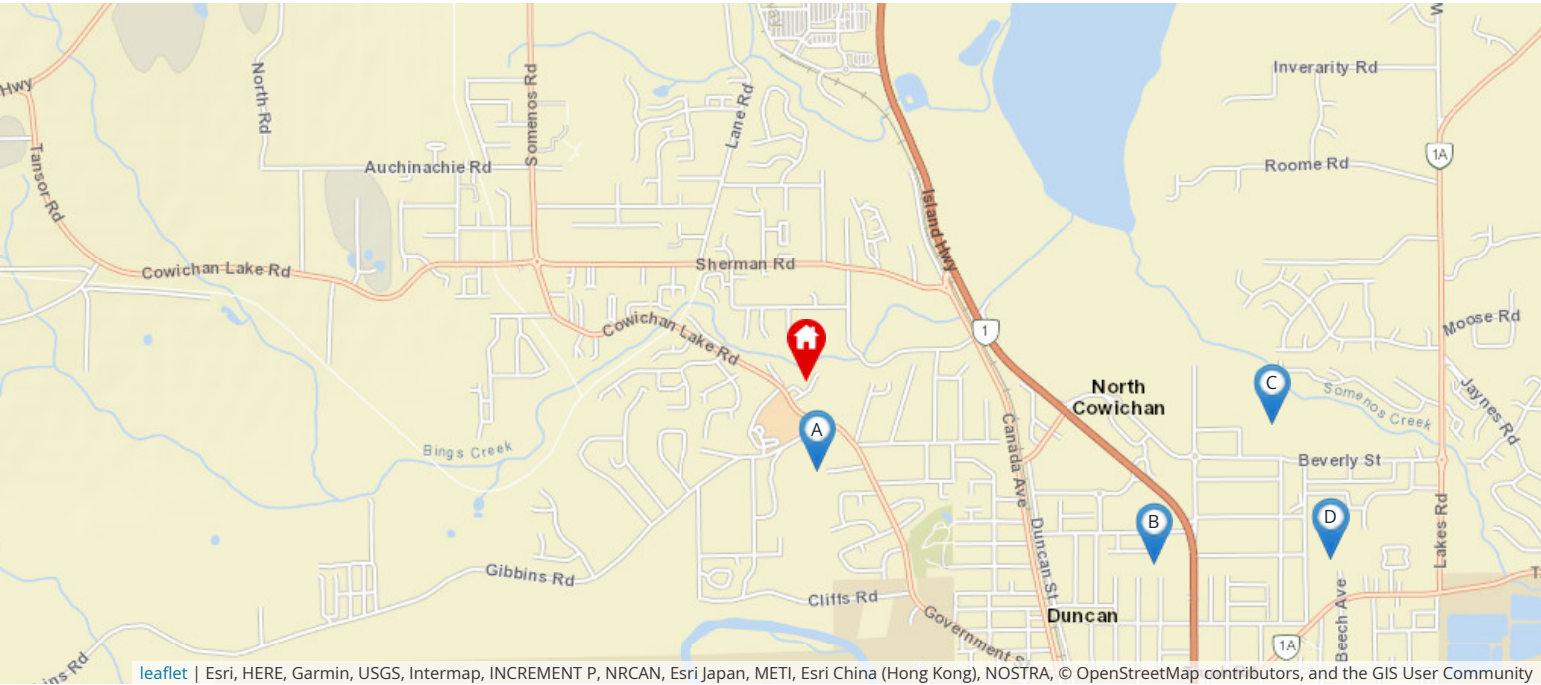
Legend: Subject Property Catchment School Other Schools

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 Queen Margaret's	K - 12	Independent	Duncan		12 mins	0.8 km	3 mins	12 mins
B Khowhemun	K - 7	SD 79	Duncan		20 mins	1.4 km	4 mins	20 mins
C Drinkwater	K - 7	SD 79	Duncan		21 mins	1.5 km	4 mins	20 mins
D Mount Prevost	K - 7	SD 79	Duncan		27 mins	1.9 km	3 mins	9 mins
E Alexander	K - 7	SD 79	Duncan		38 mins	2.7 km	8 mins	33 mins
F Alex Aitken	K - 7	SD 79	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

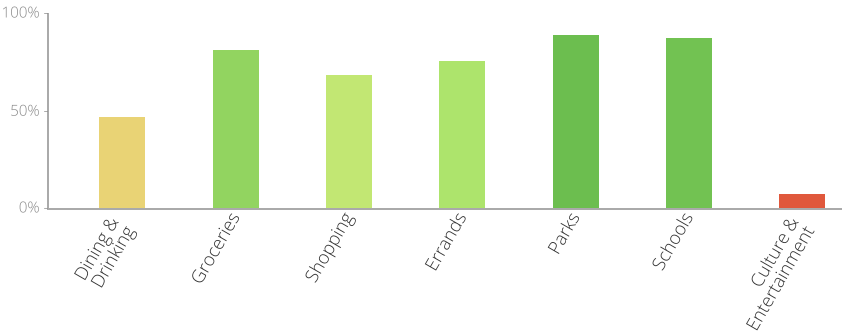
Some errands can be accomplished on foot



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:	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.

Search for ...



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.

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

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

Public Records Full Property Report

Property Identification & Legal Description

Address: 32 3025 COWICHAN LAKE RD DUNCAN BC V9L 4B5
Jurisdiction: District of North Cowichan
Roll No: 3506004 **Assessment Area:** 4
PID No: 000-883-794 **MHR No:**
Neighbourhood: Fairview
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:

	Value:	Land	Improve	Total
		\$334,000	\$64,100	\$398,100

GENERAL:

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

SCHOOL:

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

BC TRANSIT:

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

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
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

Lot SqFt:
Lot Acres:

Lot Width:
Lot Depth:

Tenure: Crown-Granted
School District: Cowichan Valley
Vacant Flag: No
BC Transit Flag: No
Farm No:

Actual Use: Row Housing (Single Unit Ownership)
Manual Class: Strata Townhouse
Reg District: Cowichan Valley
Reg Hosp Dist: Cowichan Valley
Mgd Forest No:

DB Last Modified: 2025-01-01

Rec Last Modified: 2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
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	



YOUR COWICHAN VALLEY REAL ESTATE CONNECTION

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



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