



102-3215 Cowichan Lake Rd, Duncan



This bright 2 bed, 2 full bath ground floor corner suite in the back of the building has many features. Newer light fixtures, newer hot water tank, window blinds, newer laminate flooring, and in-suite laundry are just a few. The open floor plan includes a kitchen with plenty of cupboards, dining and living spaces. The living room leads out to the grassy private patio area with the bonus of a covered patio and added green space next to your unit. Prevost Place is pet and rental friendly and perfect for first time home buyers & investors with close proximity to a shopping centre, schools, hospital, and downtown Duncan, and is right on the bus route. Comes with two parking spaces. Measurements are approximate, buyers to verify if important to them.

MLS #976327



paul@paultedrick.ca
paultedrick.ca
250-216-6020





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102 - 3215 Cowichan Lake Rd Duncan BC V9L 5G5
MLS® No: **976327** **\$345,900** **Active**



This bright 2 bed, 2 full bath ground floor corner suite in the back of the building has many features. Newer light fixtures, newer hot water tank, window blinds, newer laminate flooring, and in-suite laundry are just a few. The open floor plan includes a kitchen with plenty of cupboards, dining and living spaces. The living room leads out to the grassy private patio area with the bonus of a covered patio and added green space next to your unit. Prevost Place is pet and rental friendly and perfect for first time home buyers & investors with close proximity to a shopping centre, schools, hospital, and downtown Duncan, and is right on the bus route. Comes with two parking spaces. Measurements are approximate, buyers to verify if important to them.

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	10x9
Bedroom - Primary	Main	13x14
Ensuite	Main	4-Piece
Kitchen	Main	10x9
Living Room	Main	17x12

MLS® No: **976327** List Price: **\$345,900**
Status: **Active** Orig Price: **\$345,900**
Area: **Duncan** Sub Area: **Du West**
Duncan
DOM: **0** Sold Price:
Sub Type: **Condo Apartment**
Pend Date: Title: **Freehold/Strata**

Interior

Beds: **2** Baths: **2** Kitchens: **1** Fireplaces: **0** Storeys: **3**
FinSqFt Total: **785** UnFin SqFt: **0** Basement: **No** Addl Accom:
SqFt Total: **785** Layout: **Condo** Appl Incl: **Dishwasher, F/S/W/D** Laundry: **In Unit**
Heating: **Baseboard, Electric** Cooling: **None**

Exterior/Building

Built (Est): **1993** Front Faces: **South** Stores: **3** Bldg Warranty:
Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt 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: **Central Location, Easy Access, Family-Oriented Neighbourhood, Recreation Nearby, Shopping Nearby**

Legal/Public Records

Assessed: **\$295,900** Assess Yr: **2024** Taxes: **\$2,047** Tax Year: **2024**
PID: **017-925-932** Roll No: **837001** Zoning: **R7** Zone Desc: **Multi-Family**
Plan Number: Lot: Block: District Lot: Land District:
Legal Description: **SL 1, SEC 20, RGE 4, QUAMICHAN DIST, STRATA PL VIS2462 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: **\$310** Strata/Pad Fee Year: **2024** Prop Mgr: Mgr Phone: **(250) 748-1023**
Complex: Bldgs/Cmplx: **2** Str Lots/Cmplx: **86** Str Lots/Bldg: **43**
Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
Park SqFt: Park Incl: **0** Park Cmn Sp: **0** Park LCP Spc: **2**
Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **1** Unit's Level: **Ground Level**
Subdivision Name: **Prevost Place**
Rent Allwd?: **Unrestricted**
Yngst Age: **0**
Pets Allwd: **Aquariums, Birds, See Bylaws**
Caged Mammals, Cats, Dogs,
Number Limit, Size Limit
BBQs Allwd: **Yes** **See Bylaws and Rules**
Smoking Byl: **Yes**
Unit Incl: **Deck/Patio**
Assmt Incl: **Caretaker, Maintenance Structure, Property Management, Sewer, Taxes, Water**
Shrd Am: **Elevator(s), Secured Entry**

Licensee/Agency Information

Licensee Name	Phone	Brokerage	Awd Split
List: Paul Tedrick	250-216-6020	Pemberton Holmes Ltd. (Dun)	
Appt Ph:	Lckbx Loc: tbd	Solicitation OK?: No	Brok Fee: 3% 100K/1.5% bal

Licensee Notes: **Tenanted, 24hr notice for showings please. Measurements approx, buyer to verify if important. Preferred viewing times are weekdays beginning 6pm, or Saturday.**
Agent Info: **Information Package Available**
Showing Instructions: **Appts by Touchbase, Lockbox**
*Personal Real Estate Corporation



paul@paultedrick.ca
paultedrick.ca
250-216-6020



TITLE SEARCH PRINT

2024-09-13, 16:11:05

File Reference:

Requestor: Paul Tedrick

Declared Value \$137000

****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 CA6400342
From Title Number CA2742125

Application Received 2017-10-27

Application Entered 2017-11-06

Registered Owner in Fee Simple
Registered Owner/Mailing Address:



Taxation Authority North Cowichan, The Corporation of the District of

Description of Land
Parcel Identifier: 017-925-932
Legal Description:
STRATA LOT 1, SECTION 20, RANGE 4, QUAMICHAN DISTRICT, STRATA PLAN VIS2462
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: MORTGAGE
Registration Number: CA6400343
Registration Date and Time: 2017-10-27 06:12
Registered Owner: COASTAL COMMUNITY CREDIT UNION

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$137000

2024-09-13, 16:11:05

Requestor: Paul Tedrick

Pending Applications

NONE

COMMON PROPERTY SEARCH PRINT

2024-09-13, 16:11:05
Requestor: Paul Tedrick

File Reference:

Land Title District
Land Title Office

VICTORIA
VICTORIA

Common Property Strata Plan

VIS2462

Transfers

NONE

Legal Notations

NONE

Charges, Liens and Interests

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

EX66058

Registration Date and Time:

2005-06-03 09:09

Registered Owner:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Remarks:

PART ON PLAN VIP78946

Miscellaneous Notes:

NONE

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2024-09-13, 16:11:05

File Reference:

Requestor: Paul Tedrick

PARCEL IDENTIFIER (PID): 017-925-932

SHORT LEGAL DESCRIPTION:S/VIS2462//////1

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 1, SECTION 20, RANGE 4, QUAMICHAN DISTRICT, STRATA PLAN VIS2462
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 VIS2462

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: September 17 2024

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

ADDRESS/STRATA UNIT #: 102 3215 Cowichan Lake Rd Duncan V9L 5G5 **(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	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?				

BUYER'S INITIALS

SELLER'S INITIALS

September 17 2024

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 102 3215 Cowichan Lake Rd Duncan V9L 5G5

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

Authentisign <i>CW</i>	Authentisign <i>AW</i>	
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SELLER'S INITIALS

September 17 2024

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 102 3215 Cowichan Lake Rd Duncan V9L 5G5

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

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SELLER'S INITIALS

September 17 2024

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 102 3215 Cowichan Lake Rd Duncan V9L 5G5

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

Authentisign <i>CW</i>	Authentisign <i>AW</i>	
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SELLER'S INITIALS

September 17 2024

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 102 3215 Cowichan Lake Rd Duncan V9L 5G5

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

Authentisign <i>CW</i>	Authentisign <i>AW</i>	
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SELLER'S INITIALS

September 17 2024

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS: 102 3215 Cowichan Lake Rd Duncan V9L 5G5

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

Sellers do not reside 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 Cindy Williams 09/17/24 SELLER(S) Cindy Williams

Authentisign Allen Williams 09/17/24 SELLER(S) Allen Williams

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.

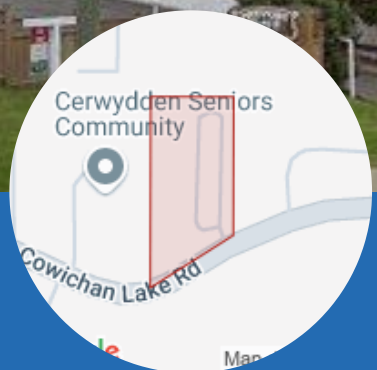
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BC1003 REV. NOV 2023

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PROPERTY REPORT

102-3215 COWICHAN LAKE RD

North Cowichan

V9L 5G5

Canada

PID: 017-925-932

SEPTEMBER 16, 2024

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

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

Summary Sheet

102-3215 COWICHAN LAKE RD North Cowichan BC V9L 5G5



PID	017-925-932
Legal Description	STRATA LOT 1, SECTION 20, RANGE 4, QUAMICHAN DISTRICT, STRATA PLAN VIS2462 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VIS2462
Zoning	R7 - Residential Multi-Family Zone
Community Plan(s)	not in ALR

Year Built	1992	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	50.48 m	Min Elev.	45.87 m
Floor Area	785 Ft ²	Walk Score	59 / Somewhat Walkable
Transit Score	-	Annual Taxes	-

ASSESSMENT				APPRECIATION			
	2023	%	2024		Date	(\$)	% Growth
Building	\$48,300	↓ -0.83	\$47,900	Assessment	2024	\$295,900	↑ 115.99
Land	\$251,000	↓ -1.20	\$248,000	Sales History	26/10/2017	\$137,000	↑ 20.28
Total	\$299,300	↓ -1.14	\$295,900		28/08/2012	\$113,900	↑ 58.19
					29/12/2005	\$72,000	-

RECENT MLS® HISTORY				
	Status (Date)	DOM	LP/SP	Firm
916732	Cancelled	23	\$349,000 /	Pemberton Holmes Ltd. (Dun)
768212	Sold 26/10/2017	23	\$139,900 / \$137,000	Pemberton Holmes Ltd. (Dun)
596383	Sold 28/08/2012	171	\$117,900 / \$113,900	One Percent Realty Ltd.

DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT		
-		Nearest Elementary	Nearest Secondary	
		Nearest School	Mount Prevost	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.

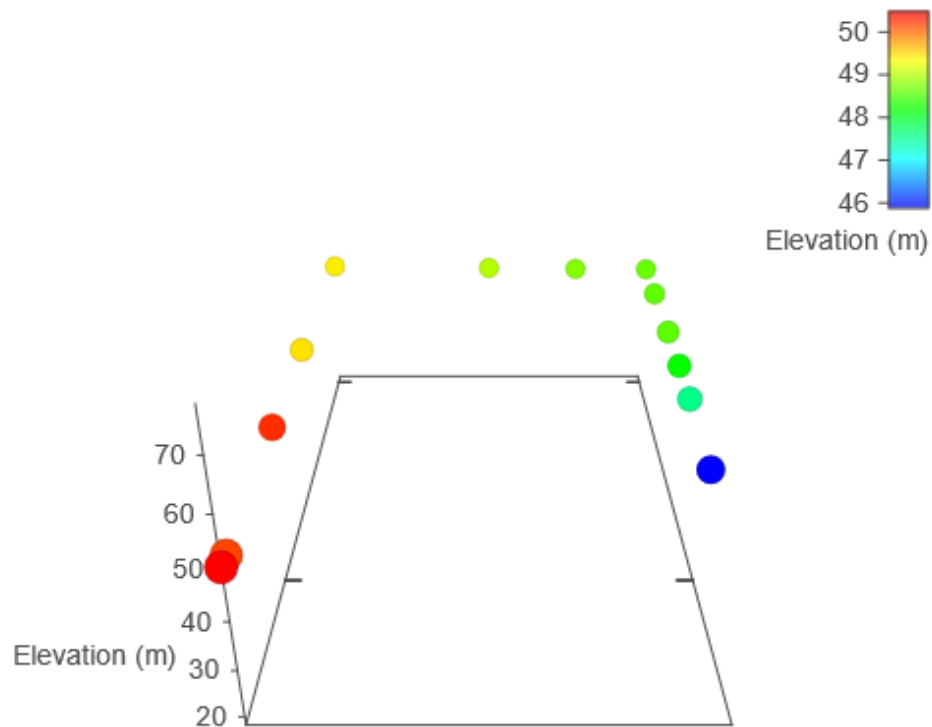
The enclosed information, while deemed to be correct, is not guaranteed.



Estimated Lot Dimensions and Topography



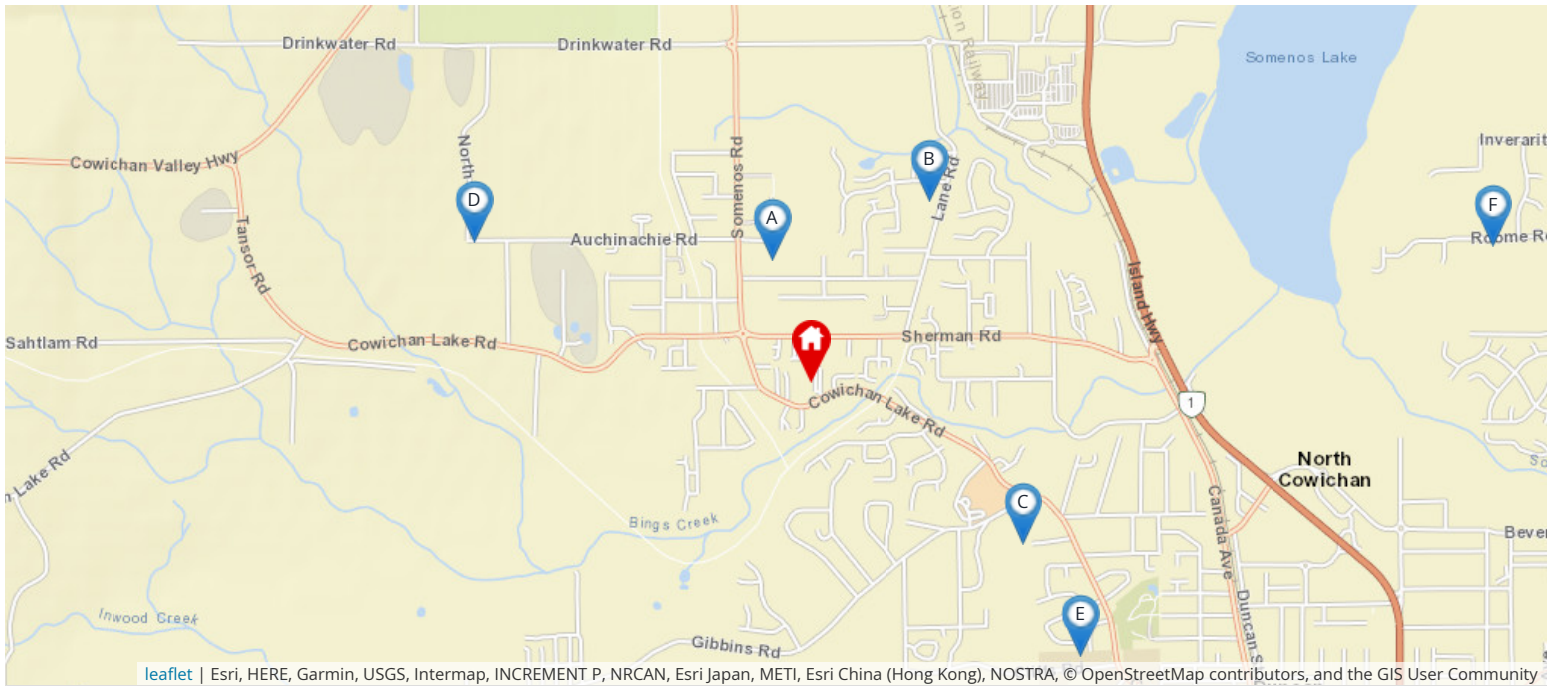
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 50.48 m | Min Elevation: 45.87 m | Difference: 4.61 m

Nearest Schools

Nearby Elementary 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

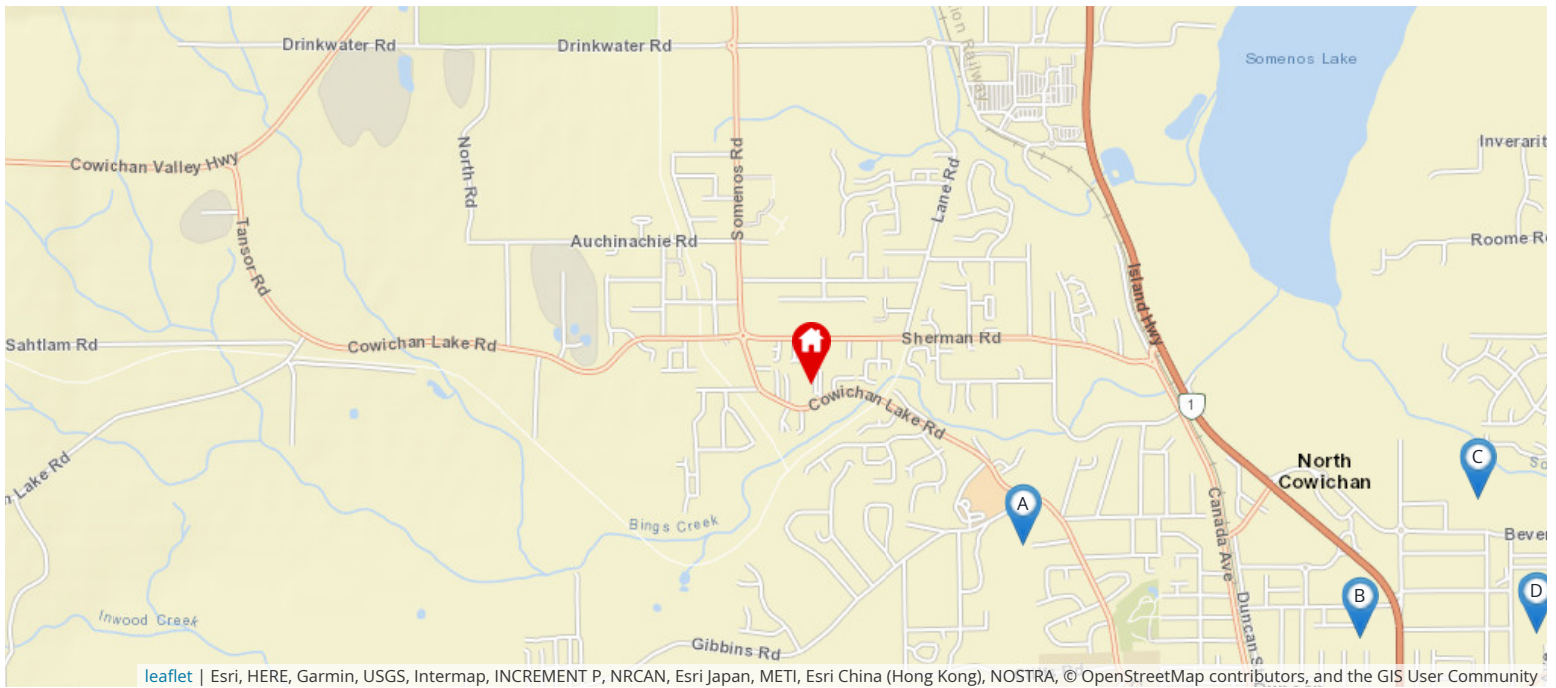
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

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 Mount Prevost	K - 7	SD 79	Duncan		14 mins	1.0 km	3 mins	9 mins
B Drinkwater	K - 7	SD 79	Duncan		24 mins	1.8 km	3 mins	21 mins
C Queen Margaret's	K - 12	Independent	Duncan		21 mins	1.6 km	4 mins	21 mins
D Tansor	K - 7	SD 79	Duncan		30 mins	2.0 km	4 mins	24 mins
E Khowhemun	K - 7	SD 79	Duncan		28 mins	2.1 km	5 mins	28 mins
F Alex Aitken	K - 7	SD 79	Duncan		1 hour 21 mins	5.8 km	10 mins	1 hour 4 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	21 mins	1.6 km	4 mins	21 mins
B	Cowichan	10 - 12	SD 79	Duncan	AP Program	43 mins	3.3 km	8 mins	23 mins
C	Quamichan	8 - 9	SD 79	Duncan		56 mins	4.1 km	7 mins	45 mins
D	Duncan Christian	K - 12	Independent	Duncan		50 mins	3.7 km	9 mins	33 mins
E	Chemainus	7 - 12	SD 79	Chemainus		4 hours 13 mins	18.6 km	21 mins	9 hours 56 mins
F	Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		5 hours 0 mins	21.9 km	24 mins	1 hour 4 mins

Walk Score

102 3215 COWICHAN LAKE RD North Cowichan, V9L 5...



Somewhat Walkable

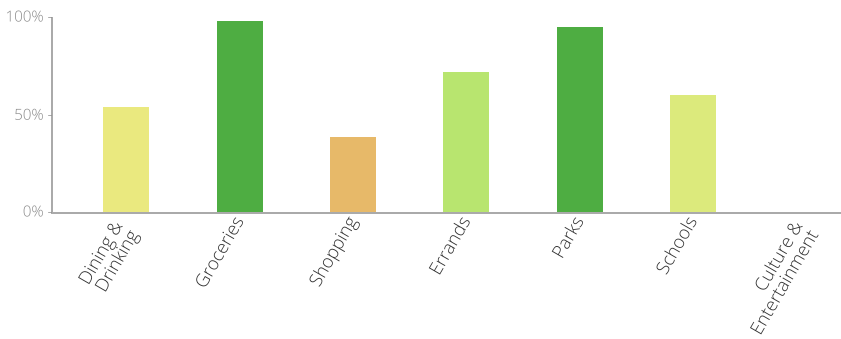
Some errands can be accomplished on foot



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 59 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: 102-3215 COWICHAN LAKE RD
Folio: 00837-001
LTO Number: CA6400342
PID: 017-925-932
MHR Number:
Status: Active
Property No: 101547
Legal: LOT 1 SECTION 20 RANGE 4 QUAMICHAN PLAN
 VIS2462

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	D702	Strata Apartment - Frame
ACTUAL USE	030	STRATA-LOT RES. (CONDO)
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
2024	May 15, 2024	Reg	2,047.00	1	248,000	47,900	295,900	295,900
2023	May 10, 2023	Reg	1,913.91	1	251,000	48,300	299,300	299,300
2022	May 05, 2022	Reg	1,801.65	1	180,000	47,200	227,200	227,200

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.

Public Records Full Property Report

Property Identification & Legal Description

Address: 102 3215 COWICHAN LAKE RD DUNCAN BC V9L 5G5
Jurisdiction: District of North Cowichan
Roll No: 837001
PID No: 017-925-932
Neighbourhood: Fairview
Assessment Area: 4
MHR No:
Legal Unique ID: A00000QE2A
Legal Description: STRATA LOT 1, PLAN VIS2462, SECTION 20, RANGE 4, 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

Municipal Taxes

Gross Taxes:

2024 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$248,000	\$47,900	\$295,900

	Gross Value:	\$248,000	\$47,900	\$295,900
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$248,000	\$47,900	\$295,900

SCHOOL:

	Gross Value:	\$248,000	\$47,900	\$295,900
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$248,000	\$47,900	\$295,900

BC TRANSIT:

	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
2017-10-27	\$137,000	CA6400342	Improved Single Property Transaction
2012-08-29	\$113,900	CA2742125	Improved Single Property Transaction
2005-12-30	\$72,000	EX165399	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: Strata-Lot Residence (Condominium)
Manual Class: Strata Apartment - Frame
Reg District: Cowichan Valley
Reg Hosp Dist: Cowichan Valley
Mgd Forest No:

DB Last Modified: 2024-01-01

Rec Last Modified: 2024-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$299,300	
2022	\$227,200	\$1,802
2021	\$188,100	\$1,860
2020	\$165,500	\$1,744
2019	\$146,200	\$1,610
2018	\$136,000	\$1,602
2017	\$93,800	\$1,323
2016	\$90,700	\$1,335
2015	\$82,700	
2014	\$91,600	

2013	\$110,500
2012	\$101,000
2011	\$126,900
2010	\$114,300
2009	\$100,900
2008	\$100,900
2007	\$80,600
2006	\$53,700
2005	\$19,700
2004	\$19,700
2003	\$19,700
2002	\$30,700
2001	\$33,800

102-3215 COWICHAN LAKE RD DUNCAN V9L 5G5

Area-Jurisdiction-Roll: 04-315-00837.001



Total value **\$295,900**

2024 assessment as of July 1, 2023

Previous year value \$299,300

Property information

Year built	1992
Description	Strata Apartment - Frame
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	785
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 1, PLAN VIS2462, SECTION 20, RANGE 4, 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: 017-925-932

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



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Residential Multi-Family Zone (R7)

Permitted Uses

- 62 (1) The permitted uses for the R7 zone are as follows:
- Apartment
 - Congregate Housing
 - Limited Home-based Business
 - Secondary Suite (within Single-Family Dwelling)
 - Single-Family Dwelling (subject to the provisions of the R3 zone; or, where part of a Building Strata, subject to the provisions below)
 - Townhouse (subject to the provisions of the R6 zone, except section 61 (4))
 - Two-Family Dwelling [BL3457]

Minimum Lot Size

- (2) The minimum permitted lot size for the R7 zone is 1,120 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 280 m² (3,013.90 sq. ft.) of lot area for the townhouse use;
 - (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.

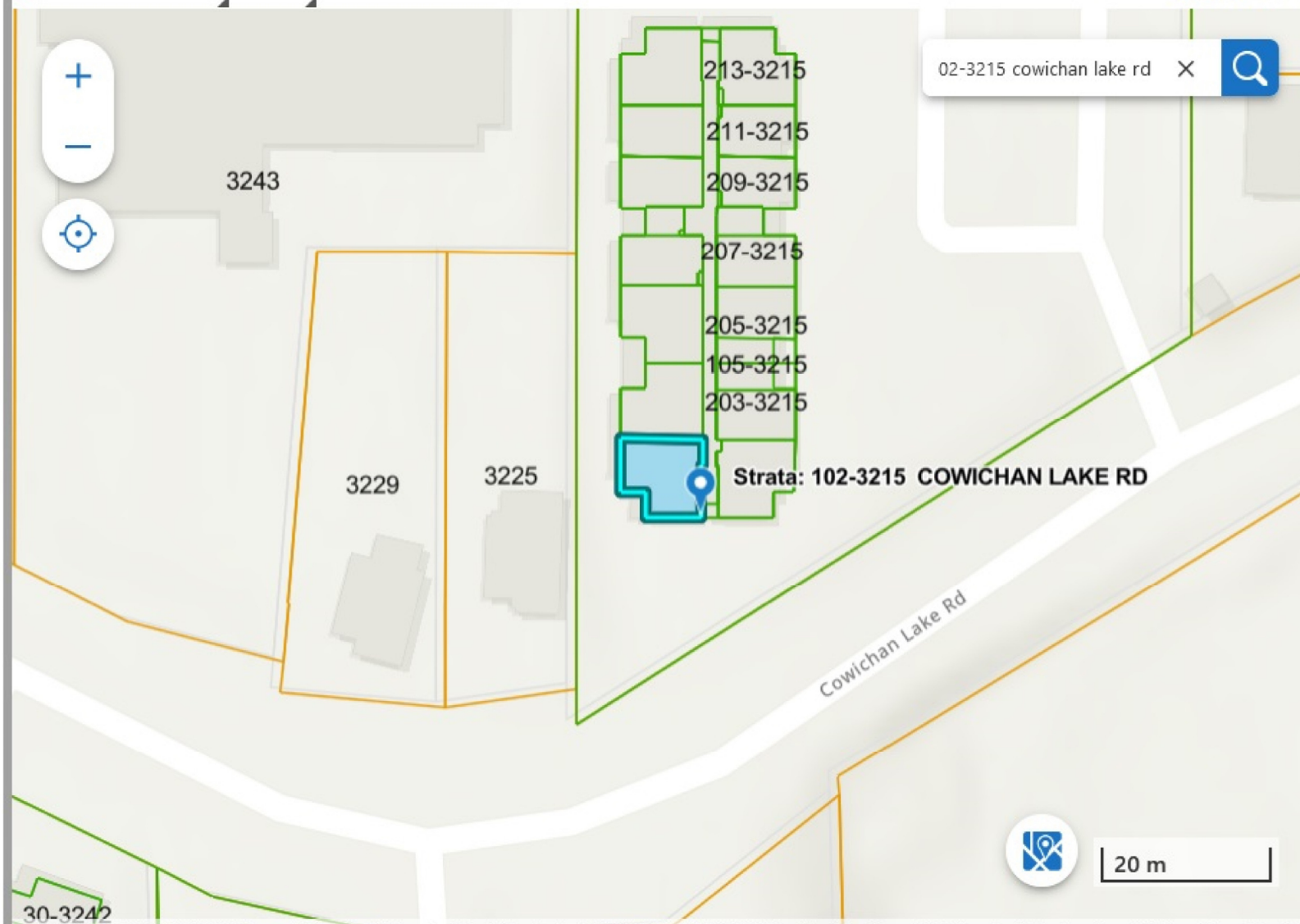
- (12) In the R7 zone, each Secondary Suite shall have a minimum of 30 m² (322.92 sq. ft.) of useable exterior at-grade amenity space, which is immediately adjacent to the Secondary Suite.

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) [Deleted. BL3958]
 - (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.

Strata: 102-3215 COWICHAN LAKE RD

- House 1: 102-3215
- House 2:
- Street Name: COWICHAN LAKE RD
- Strata Level: GROUND LEVEL
- Approx. m2:
- Approx. Acre: 0.019144
- Approx. Hectare: 0.007748
- PID: 017 925 932
- Folio: 00837-001
- Lot: 1
- Plan: VIS2462
- Non-Legal Descript: SL 1 PL VIS2462 GROUND LEVEL
- Section: 20
- Range: 4
- Land District: Quamichan
- Zoning: R7
- Split Zoned: NA
- Accuracy: <1m
- Method: COGO
- GIS Link ID: 09100
- Comments:
- [Zoning PDF](#)
- [Property Report](#)





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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