



**1703 LA GORDA PL**  
Shawnigan Lake, BC

**\$749,900**

The information contained has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.  
Any and all information of special interest should be verified and obtained through independent verification.



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[www.adamballrealty.ca](http://www.adamballrealty.ca)

472 Trans-Canada Hwy, Duncan, BC V9L 3R6





**Price:** \$749,900  
**Zoning:** R3  
**Floor Space:** 1,322 sq ft  
**Property:** .51 acre  
**MLS#** 969918

## 1703 LA GORDA PL Shawnigan Lake, BC

Walk to Shawnigan Lake Village, local eateries, the Community Centre, and public beaches from this charming 1,322 sq ft rancher. Situated on just over half an acre, this home features an excellent floor plan with three bedrooms and two 4-piece bathrooms. The large living room flows into the open dining area and a spacious, updated kitchen. Additional features include a double attached garage and a full crawl space offering ample storage.

The real highlight of this home is its pristine condition. The owner has meticulously maintained and updated it with care, including Hardieplank siding, vinyl windows, updated plumbing, engineered eucalyptus flooring, fresh paint, upgraded lighting, and more.

The private half-acre property boasts charming garden areas, excellent sun exposure, tiered seating spaces, and hedging, all situated on a quiet no-thru road.

This tidy package is move-in ready—just pack your towel and you're all set!

# 1703 LA GORDA PL

## Shawnigan Lake, BC

### Property Notes

Vinyl windows

Hardiplank siding

Fresh paint

Engineered Eucalyptus wood flooring

Roof (2014) 10 yrs old in Sept.

Updated kitchen

Plumbing redone: Poly B removed and replaced with PEX (2024)

garage (door replaced 2024) with firestop

gutters with gutter guards

All new lighting, plugs and switches

Custom hunter douglas blinds

2014 central vac.

Power: 200 amp panel with spares

Heating: Electric baseboards and thermostats replaced 2014

Municipal Water

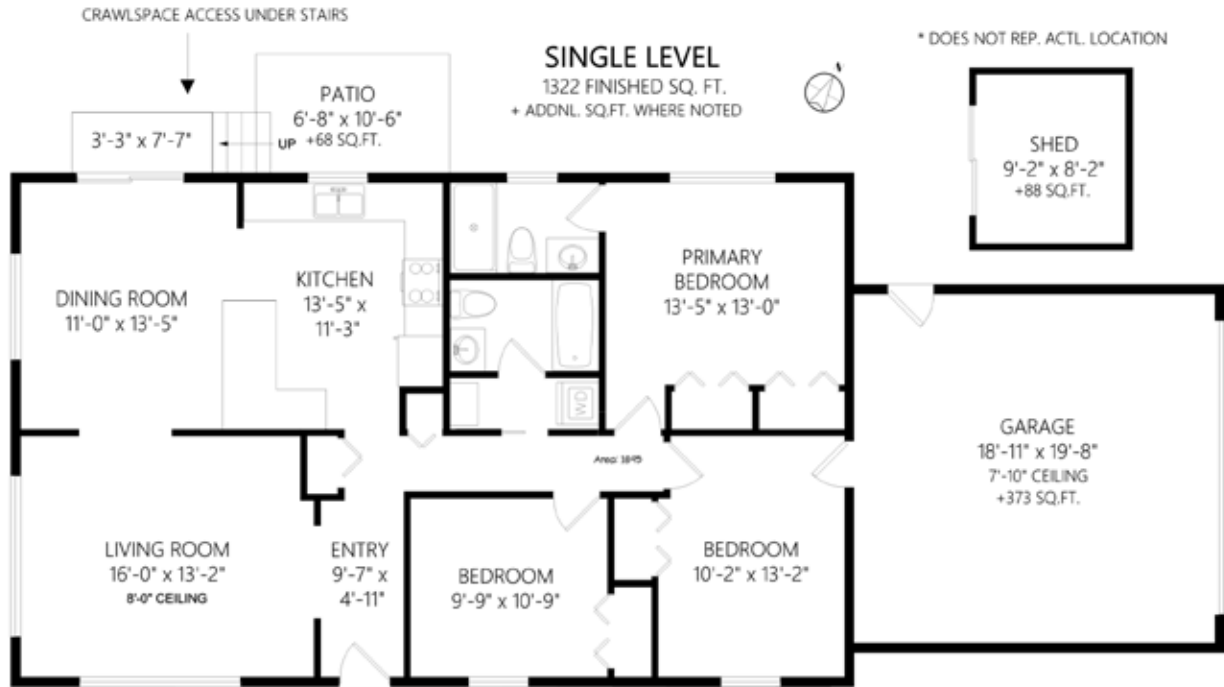
Septic System (get notes on work done)

Enclosed carport/garage without permit

3rd bedroom used as office - accesses the garage

\*\*Chandelier not included, seller has replacement light fixture

1703 La Gorda Pl



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Single Level	1322	0	1322
Garage	0	373	373
<b>Total</b>	<b>1322</b>	<b>373</b>	<b>1695</b>

Shown length and width dimensions are approximate.  
Area sq.ft. is representative of the on-site measurements. (1" accuracy)

**standard**  
standardres.ca

Figures, Calculations, and Representations are for indicative and promotional purpose only.  
VI Standard Real Estate Services Inc. will not be liable for any damages of any kind arising from the mis-use of this information.



COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION DIVISION

C·V·R·D

# Certificate of Substantial Completion

Pursuant to the Cowichan Valley Regional District Building Bylaw #143, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

Address of Building: 1703 La Gorda Place

Legal Description: Lot 2 Section 2 & 3 Range 4 Shawnigan District Plan 28519

Building Permit: B-4-97

Conditions:

### IMPORTANT NOTICE

Pursuant to the Regional District regulations currently in effect, this permit confirms that the Regional District has reviewed the plans and application form with respect to the subject building. This permit is not a warranty that the subject building will comply with all Regional and Provincial regulations governing building construction nor that it is without defect.

CVRD BUILDING INSPECTOR

Per:

*Grant Breckenridge*  
Grant Breckenridge, RBC

Date:

*December 1 2004*

CVRD House Number Bylaw No. 1107 requires that house numbers be posted by the owner or occupier of an principal building

COWICHAN VALLEY REGIONAL DISTRICT

BUILDING INSPECTION DIVISION

137 Evans Street, Duncan, B.C. V9L 1P5 Tel: 746-2610 FAX: 746-4136

APPLICATION FOR PERMIT

PLEASE PRINT AT ALL TIMES

I HEREBY MAKE APPLICATION UNDER THE PROVISION OF COWICHAN VALLEY REGIONAL DISTRICT REGULATORY BYLAWS FOR

PERMISSION TO BUILD A SINGLE FAMILY DWELLING

#: 1703 Street: LA GORRA PLACE District: SHAWNIGAN D.L.: Section: 2 AND 3

Range: 4 Plan: 28519 Block: Lot: 2 Zone: R-3 Electoral Area: B

Owner: [REDACTED]

Mailing Address: [REDACTED]

Contractor: SAME AS ABOVE

Mailing Address:

Area of Building: 1288 SQ FT. Height of Building: 17 FT.

Highway Access Obtained?: YES [checked] NO Comments: APPLIED FOR ONLY

Sanitary Permit Obtained?: YES [checked] NO Comments: SANITARY SYSTEM IS IN AND PASSED

I AGREE TO CONFORM TO ALL THE REQUIREMENTS OF THE SAID BYLAWS AND ALL OTHER STATUTES AND BYLAWS IN FORCE AT THE TIME OF CONSTRUCTION IN THE COWICHAN VALLEY REGIONAL DISTRICT AND TO INDEMNIFY AND KEEP HARMLESS THE COWICHAN VALLEY REGIONAL DISTRICT AGAINST ALL CLAIMS, LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID REGIONAL DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS APPLICATION FOR PERMIT, I THE UNDERSIGNED, BEING THE OWNER, OR DULY AUTHORIZED AGENT FOR THE ABOVE PROPERTY UPON WHICH IS INTENDED TO CONSTRUCT THE ABOVE BUILDING OR STRUCTURE, HEREBY CONSENT TO THIS APPLICATION.

Signature of Applicant or Agent: [Signature] Application Date: JAN. 3/97

Address: 1775 WELLMAN RD RR# 1 SHAWNIGAN BC Telephone No.: 748-7536

NOTE: DOUBLE building permit fees are assessed on all projects started prior to permit.

THIS APPLICATION IS NOT TO BE CONSIDERED AS A PERMIT AND DOES NOT AUTHORIZE THE COMMENCEMENT OF THE WORK.

FOR OFFICE USE ONLY

Table with 2 columns: Description and Amount. Rows include Total Value of Improvement, Building Permit Fee, Plumbing Permit Fee, Water Connection Inspection Fee, Sanitary Con. Inspection Fee, Storm Con. Inspection Fee, Other, and TOTAL COST OF PERMIT.

70° 29' 10"  
79.17

167° 38' 00"  
153.91

134° 34' 38"  
196.21

LOT 2

29864 sq. ft.  
0.68 acres

DECK

HOUSE

58'

54'

36'

39'

140.01  
82° 07' 35"

50.28

53° 50' 40"

24' 14' 12'

LA GORDA  
Ro.

**COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION RECORD**

BUILDING PERMIT NO.: B-4-97 DATE: January 8, 1997  
 CIVIC ADDRESS: 1703 LaGorda Place ZONE: R-3  
 DISTRICT: Shawnigan DISTRICT LOT: \_\_\_\_\_ SECTION: 2 & 3  
 RANGE: 4 PLAN: 28519 BLOCK: \_\_\_\_\_ LOT: 2  
 PLACEMENT OF: Single Family Dwelling  
 OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 BUILDER: Same PHONE: Same

Inspection	Date Completed	Correction Required	Date Corrected	Insp.
1. Footing Forms (prior to pouring concrete)	<i>Jan 16/97</i>			<i>ct</i>
2. Perimeter Tile and Drain Rock Cover	<i>Jan 23/97</i>			<i>ct</i>
3. Water/Sewer Hook-Up				
4. Framing	<i>Feb 12/97</i>	<i>see report</i>		<i>ct</i>
5. Plumbing _____	<i>Feb 12/97</i>	<i>see report</i>		<i>ct</i>
6. Insulation	<i>Feb 12/97</i>	<i>see report</i>		
7. Fireplace				
8. Chimney Corbel (prior to facing)				
9. Miscellaneous <i>roof drains</i> <i>Discharge</i>	<i>Jan 27/97</i> <i>Jan 27/97</i>			<i>ct</i> <i>ct</i>
10. Substantial Completion	<i>Nov 1/04</i>			<i>[Signature]</i>

COMMENTS:

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# COWICHAN VALLEY REGIONAL DISTRICT

## BUILDING PERMIT

Permission has been granted for the construction or

placement of .....  
 Single Family Dwelling

AT (address) .....  
 1703 LaGorda Place

LOT 2...BLOCK...D/L... SEC & 3 RANGE... PLAN ..... 28519

DISTRICT ..... Shawnigan ..... ELECTORAL AREA ..... B. ....

OWNER ..... ADDRESS .....  
 Same

BUILDER ..... ADDRESS .....  
 Same

PARTICULARS .....

This is to certify that BUILDING PERMIT NO. B-4-97... has been ISSUED for the above noted building.

Permit fee of \$ ...841.00..... has been received by .....  
 P. E. de la Cruz

Date ..... January 8, 1997 .....  
 Paul Van 8/97 7970 Building Inspector. P. E. de la Cruz

This Permit confirms that the Regional District has reviewed Plans and the Application Form in respect of the Subject Building pursuant to Regional District Building Regulations currently in Effect. This Permit is not a Warranty that the Subject Building will comply with all Regional and Provincial Regulations Governing Building Construction nor that it is without Defect.

004



Ministry of Health and  
Ministry Responsible for Seniors

APPLICATION FOR PERMIT TO CONSTRUCT  
OR REPAIR A SEWAGE DISPOSAL SYSTEM

765-17534.202

OWNER INFORMATION  
Correspondence to be sent to:  
 owner

APPLICANT INFORMATION  
Correspondence to be sent to:  
 applicant

FOID NUMBER	DATE OF APPLICATION (MM/YY)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Repair	<input type="checkbox"/> Alteration
NAME OF OWNER	RUSSELL NEWHAM	WELLMAN RD.	TELEPHONE NUMBER	743 7586
MAILING ADDRESS	RR#1 SHAWNIGAN LA BC	VOR 2W0	City	Postal Code
NAME OF APPLICANT	SAME AS ABOVE.			
MAILING ADDRESS	SAME AS ABOVE.			

LOT INFORMATION

LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED  
 LOT 2 SECTION 2 ANA 3 RANGE 4 SHAWNIGAN DIST.  
 PLAN 28519.  
 STREET ADDRESS / GENERAL LOCATION  
 LOT 2 LA GORRA PLACE.

PREMISE INFORMATION

SEWAGE DISPOSAL SYSTEM WILL SERVE:	NUMBER OF BEDROOMS	FINISHED BASEMENT	DO YOU INTEND TO ADD A BASEMENT SUITE OR MORE BEDROOMS IN THE FUTURE?
<input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX	3	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
ESTIMATED DAILY SEWAGE FLOW: 300 GALS.	TOTAL LIVING AREA: 1344 SQ FT	LOT SIZE: .548 ACRE.	

SYSTEM INFORMATION

TYPE OF SEWAGE DISPOSAL SYSTEM	SEPTIC TANK MANUFACTURER	WOOD VOLUME OF TANK
<input checked="" type="checkbox"/> CONVENTIONAL	DANS ARE CAST	600 GAL
<input type="checkbox"/> ALTERNATE (E.G. <input type="checkbox"/> PUMP <input type="checkbox"/> LAGOON <input type="checkbox"/> RAISED MOUND <input type="checkbox"/> SEWAGE BED)	MATERIAL OF SEPTIC TANK	
<input type="checkbox"/> DEEP TRENCH <input type="checkbox"/> OTHER (specify):	CONCRETE.	
TOTAL LENGTH OF DRAINAGE PIPE: 200 FT.	TYPE OF DRAINAGE PIPE: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> OTHER (specify):	INSIDE DIAMETER OF PIPE: 3"
IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE MAKE	TREATMENT CAPACITY	SEWAGE PUMP: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
MODEL		FIELD DOSE VOLUME PUMPED PER CYCLE:

ALTERNATE INFORMATION

PRESSURE DISTRIBUTION PROPOSED	LAGOON SIZE	DEPTH OF CLAY SOIL	CALIBRATOR
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

SITE INFORMATION

SOIL DESCRIPTION  
 DEPTH OF SOIL:  over 1.2m (4 ft)  under 1.2m (4 ft) if under 1.2m (4 ft), due to  rock or  clay at 42" from surface.  
 DEPTH TO WATER TABLE:  over 1.2m (4 ft)  under 1.2m (4 ft) if under 1.2m (4 ft) the depth is \_\_\_\_\_

PERC TESTS  
 SLOWEST RATE FROM test hole #1 7 min/2.5 cm (1 inch) test hole #2 5 min/2.5 cm (1 inch)  
 AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE 6 min/2.5 cm (1 inch)

WATER INFORMATION  
 COURSE OF DOMESTIC WATER: SHAWNIGAN COMMUNITY WATER.  
 DISTANCES OF PROPOSED DISPOSAL FIELD FROM: \_\_\_\_\_ source of domestic water \_\_\_\_\_ breakout point  
 \_\_\_\_\_ own well \_\_\_\_\_ neighbouring wells 3/4 MILE stream or lake 150' water lines

RESTRICTIVE COVENANTS

ARE THERE ANY RESTRICTIVE COVENANTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWAGE DISPOSAL SYSTEM?  Yes  No

APPLICANT SIGNATURE

The information on this application is accurate and true to the best of my knowledge:  
 Owner  Agent  
 Signature: Russell Newham Date: SEPT 9/96  
 A plot plan must be submitted with this application (refer to opposite page)

OFFICE USE ONLY  
 P.A.D. 3947484  
 DATE: Sept 9/96  
 INITIALS: DJ

PERMIT TO CONSTRUCT, INSTALL, ALTER OR REPAIR

In accordance with this application and the Sewage Disposal Regulations, permission is hereby granted to construct, install, alter, or repair the sewage disposal system on this property. This permit may be cancelled if variations are made to these plans and specifications.

Conditions of Permit: 12" of fill to be added to entire drainfield area. Installation to be done in dry weather season. 12" sewer on vent opening.

DATE PERMIT VALID: Sept 11/96

SIGNATURE OF PUBLIC HEALTH INSPECTOR: [Signature]

FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

SITE EVALUATION

- No check
- application complete and consistent
- soil requirements met
- setback distances

SITE INFORMATION

- soil type
- soil depth
- water table
- slope

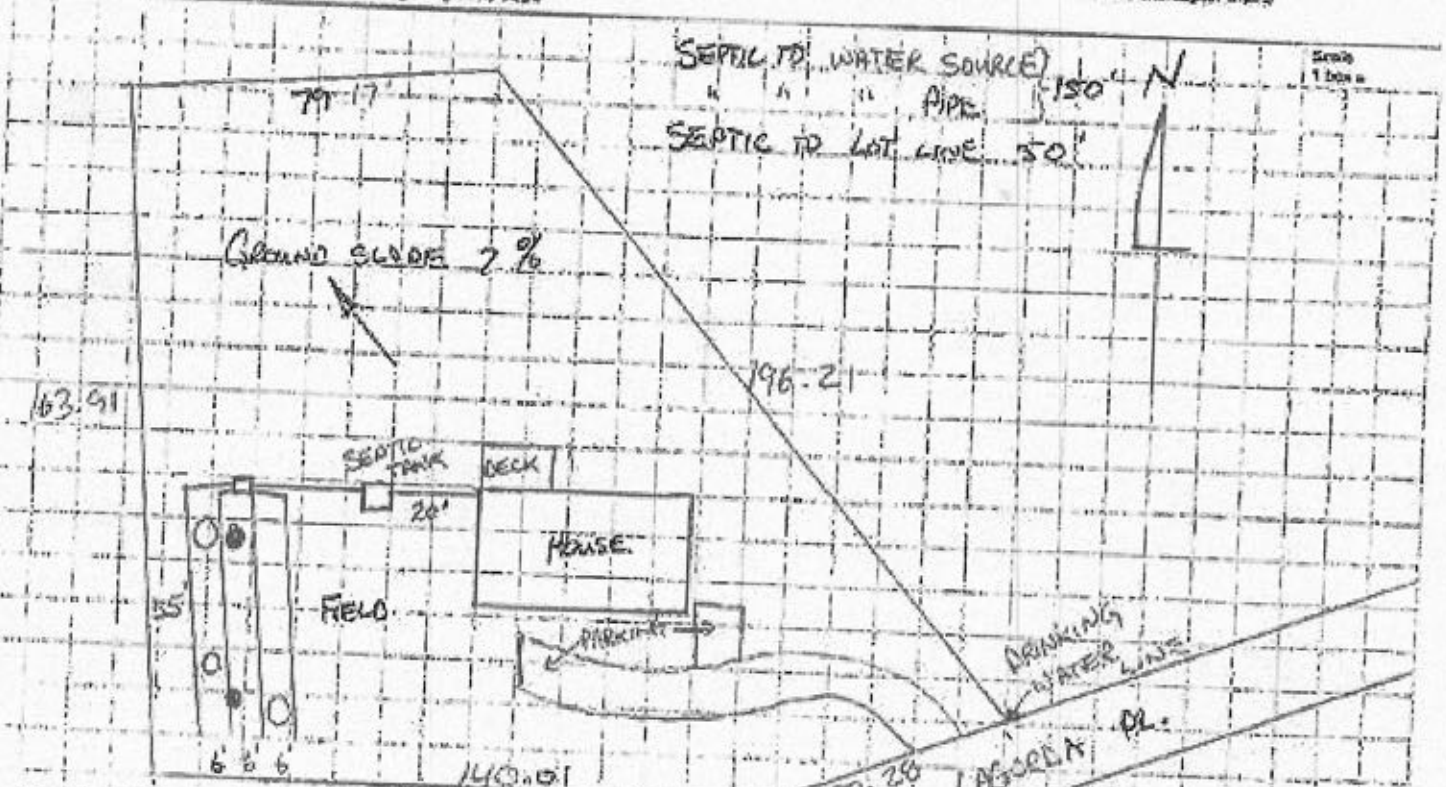
COMMENTS

Lowest corner 12" (w) will be deeper than 12" fill. Sep. field Nov 19/96. Sep. tank Oct 3/97. Installation as shown on plan.

PLOT PLAN DRAWN TO SCALE (to be completed by the Applicant/Contractor)

THE FOLLOWING ITEMS SHOULD APPEAR ON THE PLOT PLAN OF THE PROPOSED SYSTEM. INDICATE WHICH ITEMS HAVE BEEN INCLUDED BY CHECKING THE APPROPRIATE BOX

- |   |   |   |  |   |
|---|---|---|--|---|
| <input checked="" type="checkbox"/> house or house site   | <input checked="" type="checkbox"/> water lines                                 | <input checked="" type="checkbox"/> roadways          | Distance from septic tank:                                     | Distance from disposal field (or leach mound):                            |
| <input checked="" type="checkbox"/> other buildings       | <input checked="" type="checkbox"/> percolation test holes (2)                  | <input checked="" type="checkbox"/> patio / deck      |  |   |
| <input checked="" type="checkbox"/> septic tank           | <input checked="" type="checkbox"/> observation test holes (2)                  | <input checked="" type="checkbox"/> paved areas       | <input checked="" type="checkbox"/> to domestic water source   | <input type="checkbox"/> to own well                                      |
| <input checked="" type="checkbox"/> sep. treatment plant  | <input checked="" type="checkbox"/> surface water (streams, creeks, lakes)      | <input checked="" type="checkbox"/> parking areas     | <input checked="" type="checkbox"/> to domestic water pipeline | <input type="checkbox"/> to neighbouring wells                            |
| <input checked="" type="checkbox"/> disposal field        | <input checked="" type="checkbox"/> resulting well                              | <input checked="" type="checkbox"/> dimensions of lot | <input checked="" type="checkbox"/> to perimeter of lot        | <input type="checkbox"/> to surface water (springs, streams, ponds, etc.) |
| <input checked="" type="checkbox"/> drinking water source | <input checked="" type="checkbox"/> "North" arrow                               | <input checked="" type="checkbox"/> property lines    |  | <input type="checkbox"/> to intersewer drains                             |
| <input checked="" type="checkbox"/> your                  | <input checked="" type="checkbox"/> direction of and percentage of ground slope | <input checked="" type="checkbox"/> swimming pool     |  |   |
| <input type="checkbox"/> adjacent neighbour               |   |   |  |   |



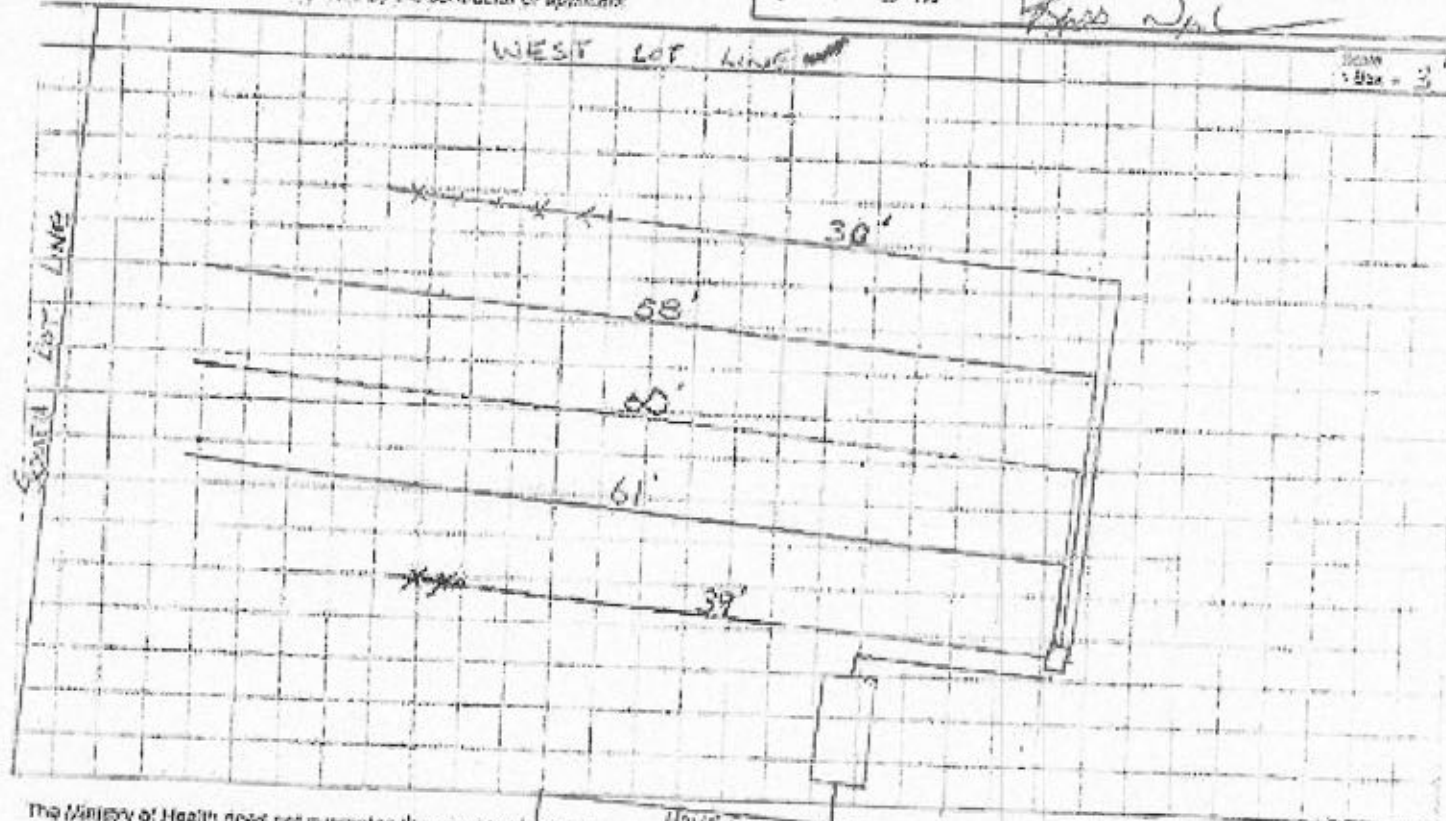
○ - OBSERVATION HOLES  
 ⊙ - PERK HOLES



Ministry of Health and  
Ministry Responsible for Seniors

**AUTHORIZATION TO OPERATE  
A SEWAGE DISPOSAL SYSTEM**

PLAN NUMBER <b>765-17334-202</b>	DATE OF APPLICATION (MM/DD) <b>NOV 13 1997</b>	NAME OF OWNER <b>KUSS NEWHAM</b>	NAME OF GENERATOR <b>SAME</b>
LOCAL DESCRIPTION OF LOT <b>LOT 2 SECTION 2+3 RANGE 4 SHANNINGDON DISTRICT PLAN 28519 AS BUILT DUNCAN. To be completed by the contractor or applicant</b>		STREET ADDRESS, GENERAL LOCATION <b>1705 LA COLLEGE SHANNINGDON</b>	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO INSTALLED AS PER REGULATIONS		SIGNATURE OF OWNER/APPLICANT 	



The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required. If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of \$100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

DATE PERMIT USE: **NOV 13/97** AUTHORIZED

SUBJECT TO THE FOLLOWING CONDITIONS:

SIGNATURE PUBLIC HEALTH INSPECTOR / EHC:

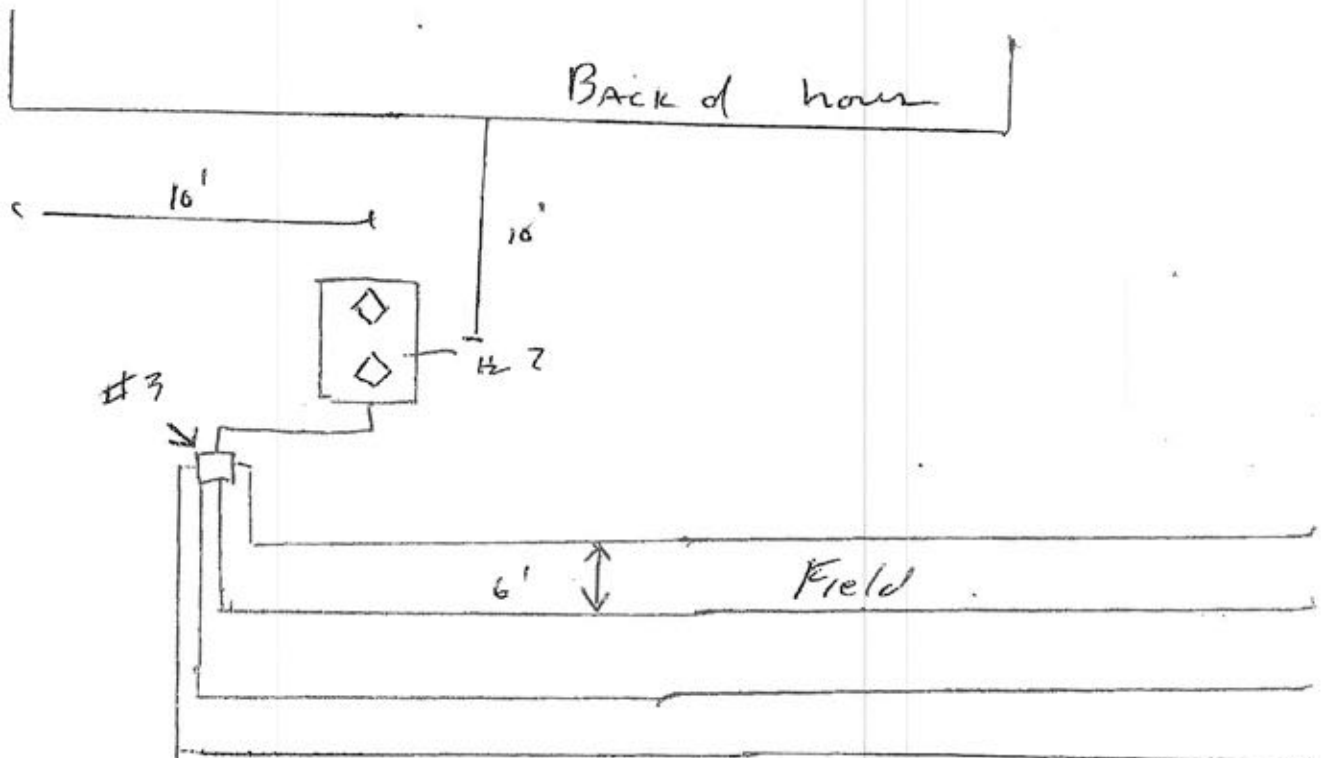
FOR PUBLIC HEALTH INSPECTOR / EHC USE ONLY

	APPROVED	INSPECTED	NOT INSPECTED		APPROVED	INSPECTED	NOT INSPECTED
package treatment plant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	depth of drain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other (e.g. lagoons, holding tank)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	retro-spoor drains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
field system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	curbs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
distribution box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	drain road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
signoff	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	set back distances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# POST ON ELECTRICAL PANEL

## MILES PLUMBING SERVICES SEPTIC / SEWER INFORMATION

Address 1703 Grand A Pl Date Feb 21/05  
Field Location #1 Tank pumped Company Cost  
Septic Tank #2 Date: \_\_\_\_\_  
Distribution B #3 \_\_\_\_\_  
Clean Outs #4 \_\_\_\_\_  
Sewer Line #5 \_\_\_\_\_



Job Address 1703 GRADA PL  
 Type of System Gravity  
 Number of Bedrooms 3  
 Number of people present - @ 80GPD=      
 Number of people projected 2 @ 80GPD=160  
 Size of tank Height 3' 6"  
                   Width 3' 8"  
                   Length 18  
                   Gallons 680  
 Depth of tank from surface 4 inches  
 Distribution box depth 30 inches  
 Over length of field 250 feet  
 Tank last pumped Date      year -  
 Scum Thickness 5-6 inches  
 Recommend pump: ASAP  :      years  
 Well Location N/A feet from field  
 Tank Condition O.K  
 Baffles inlet O.K outlet O.K  
 Average field depth 16 inches  
 History of staining lateral      yes  no  
 General soil type Rocky loam O.K  
 Land Profile type FLAT  
 Distance laterals apart 6 feet  
 Type of piping PVC solid PVC perf  
 Notes

**PUMPING CODE**

- P-4 Provide a separate collection and discharge system for roof water. (Do not discharge into perimeter drain)
- P-6 Potable water supply details, - C.S.A. approved potable water pipe, vacuum relief valve, pressure reducing valve, stop and drain, check valves, etc.
- P-6 Corrosion resistant pan and drain required for H.W. tank on all floors. Drains to be connected to exterior.

YES	NO	
	<input checked="" type="checkbox"/>	Plan incorporates truss or joist spans and or girders that affect beam or lintel sizes requiring an engineer's design and inspection of the building.
	<input checked="" type="checkbox"/>	Plan specifies glue lam, micro lam, parallel truss-joist or other engineered product, requiring an engineer's design and inspection of the building.
	<input checked="" type="checkbox"/>	Plan specifies a gas appliance which requires a permit from the Provincial Gas Inspector, a copy of which is required prior to release of an occupancy permit.
	<input checked="" type="checkbox"/>	Plan specifies the use of "air tight drywall" which is required to be installed by a qualified installer confirmed by registration with the C.Y.R.D., and needs verification by a fan door test report by a recognized independent tester, also to be registered with the C.Y.R.D.

USE: 15015 BUILDING CHECKLIST 1986

**COWICHAN VALLEY REGIONAL DISTRICT**  
**BUILDING INSPECTION DIVISION**  
 137 Evans Street, Duncan, B.C. V9L 1P5 Tel: 746-2610 FAX: 746-4136

**APPLICATION FOR PERMIT**

PLEASE PRINT AT ALL TIMES

I HEREBY MAKE APPLICATION UNDER THE PROVISION OF COWICHAN VALLEY REGIONAL DISTRICT REGULATORY BYLAWS FOR PERMISSION TO BUILD A SINGLE FAMILY DWELLING

Street: LA GRANDE District: 5 HAWTHORN D.L.: \_\_\_\_\_ Section: 2 AND 3  
 Range: 4 Plan: 28519 Block: \_\_\_\_\_ Lot: 2 Zone: R-3 Electoral Area: B  
 Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contractor: SAME AS ABOVE

Mailing Address: \_\_\_\_\_

Area of Building: 1288 SQ FT Height of Building: 17 FT

Highway Access Obtained? YES  NO \_\_\_\_\_ Comments: APPLIED FOR ONLY

Sanitary Permit Obtained? YES  NO \_\_\_\_\_ Comments: SANITARY SYSTEM IS IN AND PASSED

I AGREE TO CONFORM TO ALL THE REQUIREMENTS OF THE SAID BYLAWS AND ALL OTHER STATUTES AND BYLAWS IN FORCE AT THE TIME OF CONSTRUCTION IN THE COWICHAN VALLEY REGIONAL DISTRICT AND TO INDEMNIFY AND KEEP HARMLESS THE COWICHAN VALLEY REGIONAL DISTRICT AGAINST ALL CLAIMS, LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID REGIONAL DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS APPLICATION FOR PERMIT, I THE UNDERSIGNED, BEING THE OWNER, OR DULY AUTHORIZED AGENT FOR THE ABOVE PROPERTY UPON WHICH IS INTENDED TO CONSTRUCT THE ABOVE BUILDING OR STRUCTURE, HEREBY CONSENT TO THIS APPLICATION.

Signature of Applicant or Agent: \_\_\_\_\_ Application Date: JAN. 8/97  
 Address: \_\_\_\_\_ telephone No.: \_\_\_\_\_

NOTE: DOUBLE building permit fees are assessed on all projects started prior to permit.

THIS APPLICATION IS NOT TO BE CONSIDERED AS A PERMIT AND DOES NOT AUTHORIZE THE COMMENCEMENT OF THE WORK.

FOR OFFICE USE ONLY

Total Value of Improvement Including Labour	\$ 79856.00
Building Permit Fee	\$ 673.00
Plumbing Permit Fee	\$ 108.00
Water Connection Inspection Fee	\$ 20.00
Sanitary Con. Inspection Fee	\$ 20.00
Storm Con. Inspection Fee	\$ 20.00
Other	\$ _____
<b>TOTAL COST OF PERMIT</b>	<b>\$ 841.00</b>

Permit No.: B-457

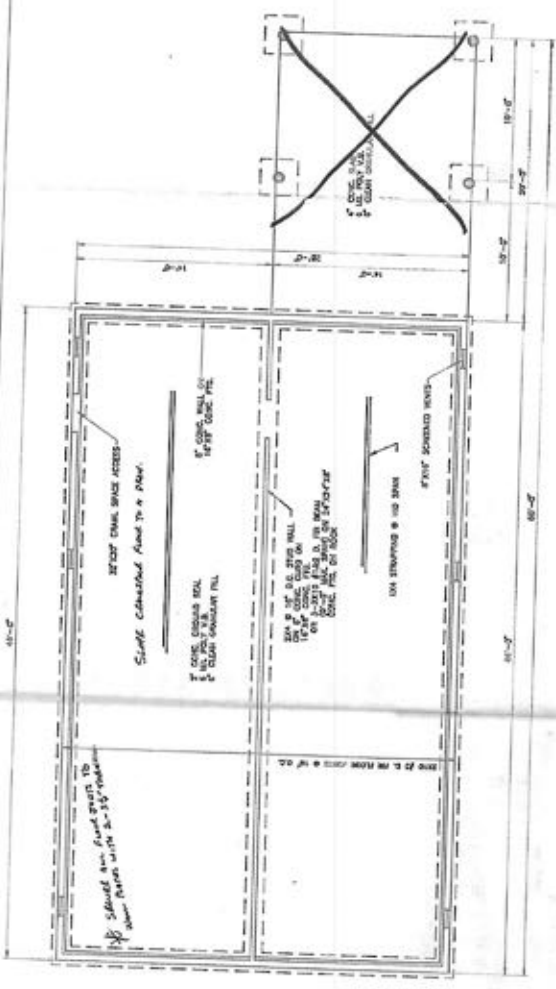
Date Paid: \_\_\_\_\_

Receipt #: \_\_\_\_\_

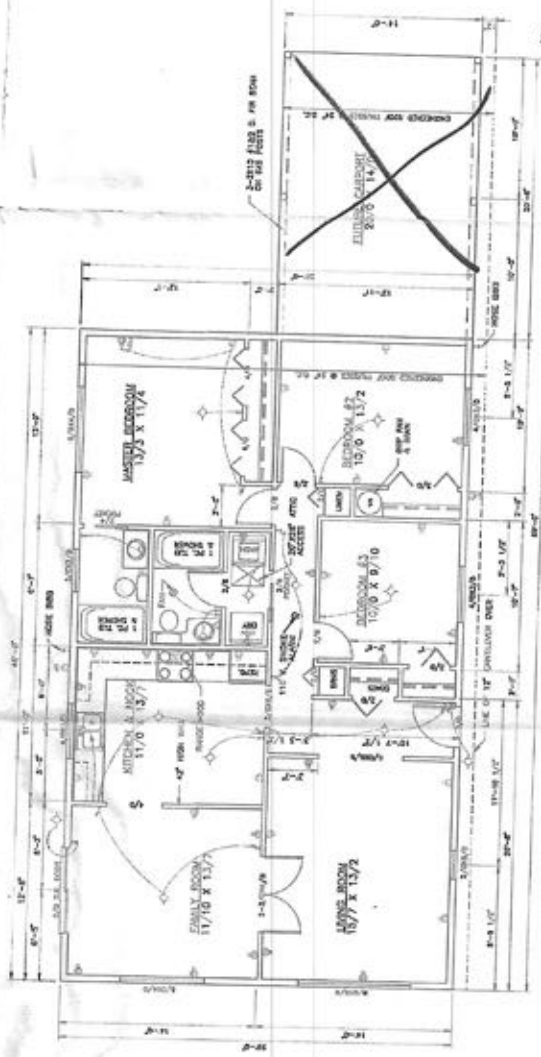
15015 BUILDING CHECKLIST 1986







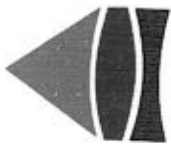
FOUNDATION PLAN



FLOOR PLAN 1288 SQ. FT.

APPROVED PLANS MUST BE ON FILE FOR INSPECTION AT THE OFFICE OF THE BUILDING DEPARTMENT, CITY OF NEW YORK, ATTACHED TO THE PERMITS AND CONSTRUCTION AGREEMENT.





# KENYON WILSON

PROFESSIONAL LAND SURVEYORS  
DEVELOPMENT CONSULTANTS

221 Coronation Avenue, Duncan, BC V9L 2T1 Phone: (250) 746-4745

Robin W. Kenyon, B.C.L.S., C.L.S.  
E.J. (Ed) Wilson, B.C.L.S., C.L.S., BSc (Eng'g)  
Allen L. Cox, B.C.L.S.  
David D. Symonds, B.C.L.S.  
Joe K. Kinrade, Tech. Mgr.

www.kenyonwilson.ca

PETER OLSEN  
1703 La Gorda Place  
Shawnigan Lake, BC  
V0R 2W0

April 19, 2018  
Our File No. 14-7634  
G.S.T. No. 12007 4497RT  
Invoice No. 12919

RE: Lot 2, Section 2 & 3, Range 4, Shawnigan District, Plan 28519. **1703 La Gorda Place.**

TO: PROFESSIONAL SERVICES rendered with respect to the above including:

- Retrieval of archived office files and preparation of field manuscript;
- Field survey, on-site computations, and marking of Northeast boundary with wood stakes;
- Office compilation of old and new fieldwork and preparation of updated Sketch Plan; AND TO all other necessary attendances and services related to the above.

OUR FEE: 2-man Field Crew, Truck and Equipment, 3.5 hours at \$170.00 per hour	\$	595.00
B.C.L.S., Professional Supervision, 1.25 hours at \$170.00 per hour		<u>212.50</u>

SUBTOTAL:

807.50

5% G.S.T. on \$807.50

40.37

TOTAL FEES, DISBURSEMENTS & G.S.T.

\$ 847.87

THIS IS OUR ACCOUNT HEREIN:

  
KENYON WILSON  
Professional Land Surveyors

RWK/ps  
ACCOUNTS DUE WHEN RENDERED  
2% per month charged on overdue accounts  
E. & O.E.

PAID  
cash



# KENYON WILSON

PROFESSIONAL LAND SURVEYORS  
DEVELOPMENT CONSULTANTS

Robin W. Kenyon, B.C.L.S., C.L.S.  
E.J. (Ed) Wilson, B.C.L.S., C.L.S., BSc (Eng'g)  
Allen L. Cox, B.C.L.S.  
Joe K. Kinrade, Tech. Mgr.

221 Coronation Avenue, Duncan, BC V9L 2T1 Phone: (250) 746-4745 Fax: (250) 746-8292 www.kenyonwilson.ca

PETER OLSEN  
1703 La Gorda Place  
Shawnigan Lake, BC  
V0R 2W0

August 6, 2014  
Our File No. 14-7634  
G.S.T. No. 12007 4497RT  
Invoice No. 11661

RE: Lot 2, Section 2 & 3, Range 4, Shawnigan District, Plan 28519. **1703 La Gorda Place.**

TO: PROFESSIONAL SERVICES rendered with respect to the above including:

- Office research;
- Field survey, on-site calculations and marking boundaries on above parcel;
- Office review and drafting sketch plan showing field work;
- Meeting with yourself on-site to review; AND TO all other necessary attendances and services related to the above.

OUR FEE: 2-man Field Crew, Truck and Equipment, 3.75 hours at \$160.00 per hour	\$ 600.00
B.C.L.S., (Sr.) Professional Supervision, 1.5 hours at \$160.00 per hour	<u>240.00</u>

SUBTOTAL:	840.00
-----------	--------

5% G.S.T. on \$840.00	<u>42.00</u>
-----------------------	--------------

TOTAL FEES, DISBURSEMENTS & G.S.T.	<u>\$ 882.00</u>
------------------------------------	------------------

THIS IS OUR ACCOUNT HEREIN:



KENYON WILSON  
Professional Land Surveyors

RWK/ps  
ACCOUNTS DUE WHEN RENDERED  
2% per month charged on overdue accounts  
E. & O.E.



Coast Environmental Ltd  
 2673 Sooke Rd  
 Wastewater Division  
 Victoria, BC V9B 1Y5  
 Tel : (250) 380-1166 Fax : (250) 474-5946  
 Toll Free: 1-888-228-2211  
 HST/GST#: R101036424 - PST#:1007-6419



**INVOICE**

Peter Olsen  
 3363 Swindell Crescent  
  
 Victoria, BC V9C2G5  
 Attention: Peter

Invoice #: 580246  
 Invoice Date: Nov 07, 2014  
 Page #: 2  
 PO Number:

Trans. Date	Type	Charge Code / Description	Rate	Units	Amount
Nov 07, 2014	Service	D-Box Concrete Poly Lid- Work Order 94474	\$ 103.76	1.00	\$ 103.76
Nov 07, 2014		GST	5.0000 %	5.00 %	\$ 92.93
Nov 07, 2014		PST	7.0000 %	7.00 %	\$ 53.65
		Invoice Total			\$ 2,005.14

Thank you for using Coast Environmental Ltd - we value your business!

Please direct any invoice inquiries to [ar@coastenvironmental.ca](mailto:ar@coastenvironmental.ca) or call 1-888-228-2211.

Credits will not be issued for partial rental periods. Please call before the start of the next rental period if pick up is required so as not to be invoiced for the full rental period.

Finance charges of 2% per month apply on all outstanding invoices 30 days after the invoice date.

Please visit our website for more information on all services we provide, including: roll-off bins, solid waste disposal & recycling, storage containers, portable restrooms, temporary fencing, wastewater and grease trap pumpouts, catch basins, oily / hazardous waste, hydro excavation, soil remediation, spill response, and composting.

**TEAR OFF HERE AND RETURN LOWER PORTION WITH YOUR PAYMENT**

Customer #: 019439 - 000002  
 Invoice #: 580246  
 Invoice Date: Nov 07, 2014  
 PO Number:  
 Invoice Total: \$ 2,005.14

Coast Environmental Ltd  
 2673 Sooke Rd  
 Wastewater Division  
 Victoria, BC V9B 1Y5

Please Write in Amount of Payment Enclosed

**PAID**

*Nov 20/14 [Signature]*



Coast Environmental Ltd  
 2673 Sooke Rd  
 Wastewater Division  
 Victoria, BC V9B 1Y5  
 Tel : (250) 380-1166 Fax : (250) 474-5946  
 Toll Free: 1-888-228-2211  
 HST/GST#: R101036424 - PST#:1007-6419



**INVOICE**

Peter Olsen  
 3363 Swindell Crescent  
  
 Victoria, BC V9C2G5  
 Attention: Peter

Invoice #: 580246  
 Invoice Date: Nov 07, 2014  
 Page #: 1  
 PO Number:

Trans. Date	Type	Charge Code / Description	Rate	Units	Amount
		(2) Peter Olsen 1703 La Gorda Pl Victoria, BC V0R2W0			
Nov 07, 2014	Service	Discount Service- Work Order 94474 -Cameraed outlet of septic tank and located Dbox 5' to the right of the septic tank, 3' deep. Dug off and exposed Dbox, Flushed 5-3" pvc lines, reinstalled risers over Dbox, installed risers over Dbox, installed risers over septic tank. Back filled around risers. Returned with 3- 12x6 risers to install over Dbox, Nov 7/14 - Installed 3 more 12x6 risers over Dbox, back filled around risers, job complete	(\$ 30.00)	1.00	(\$ 30.00)
Nov 07, 2014	Service	Fuel Surcharge- Work Order 94474	\$ 7.00	1.00	\$ 7.00
Nov 07, 2014	Service	Parts- Work Order 94474	\$ 662.62	1.00	\$ 662.62
Nov 07, 2014	Service	Septic Tank P/O- Work Order 94474	\$ 189.00	1.00	\$ 189.00
Nov 07, 2014	Service	Septic Disposal per gal. - Work Order 94474	\$ 0.29	642.00	\$ 186.18
Nov 07, 2014	Service	Service Van C/O- Work Order 94474	\$ 95.00	5.00	\$ 475.00
Nov 07, 2014	Service	Trucking Per hr. - Work Order 94474	\$ 95.00	2.00	\$ 190.00
Nov 07, 2014	Service	Video Pipe Camera- Work Order 94474	\$ 75.00	1.00	\$ 75.00

Please visit our website for more information on all services we provide, including: roll-off bins, solid waste disposal & recycling, storage containers, portable restrooms, temporary fencing, wastewater and grease trap pumpouts, catch basins, oily / hazardous waste, hydro excavation, soil remediation, spill response, and composting.

Visit us at: [coastenvironmental.ca](http://coastenvironmental.ca)

**TEAR OFF HERE AND RETURN LOWER PORTION WITH YOUR PAYMENT**

Customer #:  
 Invoice #:  
 Invoice Date:  
 PO Number:  
 Invoice Total:

Coast Environmental Ltd  
 2673 Sooke Rd  
 Wastewater Division  
 Victoria, BC V9B 1Y5

Please Write in Amount of Payment Enclosed

# ACCENT GARAGE DOORS

SERVING VANCOUVER ISLAND SINCE 2002

Accent Garage Doors Ltd.  
 Box 368  
 Lake Cowichan BC V0R 2G0  
 250-732-2133  
 accentgaragedoor@outlook.com  
 GST/HST Registration No.: 718216500  
 Business Number 71821 6500 RT0001  
 WCB#200965819

*ONLY GREASE  
 SPRINGS & ROLLERS  
 HINGES  
 NOT THE TRACK*

Estimate 2016

ADDRESS  
 Peter Olsen  
 1703 La Gorda Place  
 250-743-1066

DATE	TOTAL
03/21/2024	\$4,180.05

SALES REP  
 Roy

DATE	DESCRIPTION	QTY	RATE	TAX	AMOUNT
	<b>Entrematic Amarr Door</b> Deposit:	1	3,711.00	GST	3,711.00
	Supply and Install: (1) 18x7 Amarr Hillcrest 3000 beadboard design in sandstone color, 1 top row of dbl pain frosted/Stockton glass and weather				
	<b>Sales</b> Remove and haul old door	1	195.00	GST	195.00
	<b>Sales</b> Rehook existing operator and adjust Reuse existing deco hardware N/C 50% Deposit \$2,090.02	1	75.00	GST	75.00

Please Ensure Accuracy Of Your Invoice  
 As All Sales Are Final

SUBTOTAL 3,981.00  
 GST @ 5% 199.05

TOTAL \$4,180.05

THANK YOU.

Accepted By

Accepted Date

We Do Not Have Debit at our showroom  
 Cheques and e-transfers accepted.  
 Please send e-transfers to:  
 accentgaragedoor@outlook.com.

In memo, please reference invoice number.

2% convenience fee on any credit card transaction.

# ACCENT GARAGE DOORS

SERVING VANCOUVER ISLAND SINCE 2002

Accent Garage Doors Ltd.  
Box 368  
Lake Cowichan BC V0R 2G0  
250-732-2133  
accentgaragedoor@outlook.com  
GST/HST Registration No.: 718216500  
Business Number 71821 6500 RT0001  
WCB#200965819

Estimate 2016

**ADDRESS**

Peter Olsen  
1703 La Gorda Place  
250-743-1066

DATE  
03/21/2024

TOTAL  
\$2,090.03

**SALES REP**

Roy

DATE	DESCRIPTION	QTY	RATE	TAX	AMOUNT
	<b>Entrematic Amarr Door</b> Supply and Install: (1) 18x7 Amarr Hillcrest 3000 beadboard design in sandstone color, 1 top row of dbl pain frosted/Stockton glass and weather	1	3,711.00	GST	3,711.00
	<b>Sales</b> Remove and haul old door	1	195.00	GST	195.00
	<b>Sales</b> Rehook existing operator and adjust Reuse existing deco hardware N/C	1	75.00	GST	75.00
	<b>Credit Card</b> Credit Card Convenience Fee on deposit	1	41.80	Exempt	41.80
	<b>Customer Deposit</b> Garage door deposit	1	-2,131.82	Out of Scope	-2,131.82

Please Ensure Accuracy Of Your Invoice  
As All Sales Are Final

SUBTOTAL 1,890.98  
GST @ 5% 199.05

TOTAL \$2,090.03

THANK YOU.

Accepted By

Accepted Date

We Do Not Have Debit at our showroom  
Cheques and e-transfers accepted.  
Please send e-transfers to:  
accentgaragedoor@outlook.com.

In memo, please reference invoice number.

2% convenience fee on any credit card transaction.



# ACCENT GARAGE DOORS

SERVING VANCOUVER ISLAND SINCE 2002

Accent Garage Doors Ltd.  
 Box 368  
 Lake Cowichan BC V0R 2G0  
 250-732-2133  
 accentgaragedoor@outlook.com  
 GST/HST Registration No.: 718216500  
 Business Number 71821 6500 RT0001  
 WCB#200965819

Invoice 9998

**BILL TO**  
 Peter Olsen  
 1703 La Gorda Place  
 250-743-1066

DATE  
 04/26/2024

PLEASE PAY  
 \$0.00

DUE DATE  
 06/17/2024

**SALES REP**  
 Roy

DATE	DESCRIPTION	QTY	RATE	TAX	AMOUNT
	<b>Entrematic Amarr Door</b> Supply and Install: (1) 18x7 Amarr Hillcrest 3000 beadboard design in sandstone color, 1 top row of dbl pain frosted/Stockton glass and weather	1	3,711.00	GST	3,711.00
	<b>Sales</b> Remove and haul old door	1	195.00	GST	195.00
	<b>Sales</b> Rehook existing operator and adjust Reuse existing deco hardware N/C	1	75.00	GST	75.00
	<b>Credit Card</b> Credit Card Convenience Fee on deposit	1	41.80	Exempt	41.80
	<b>Customer Deposit</b> Garage door deposit	1	-2,131.82	Out of Scope	-2,131.82
	<b>Credit Card</b> Credit Card Convenience Fee	1	41.80	Exempt	41.80

Thank you for choosing Accent Garage Doors Ltd.  
 PLEASE ENSURE THE ACCURACY OF YOUR INVOICE AS  
 ALL SALES ARE FINAL.

Please send e-transfers to:  
 accentgaragedoor@outlook.com.

In memo, please reference invoice number.

SUBTOTAL	1,932.78
GST @ 5%	199.05
TOTAL	2,131.83
PAYMENT	2,131.83

**TOTAL DUE \$0.00**

THANK YOU.

We Do Not Have Debit at our showroom  
 Cheques and e-transfers accepted.  
 Please send e-transfers to:  
 accentgaragedoor@outlook.com.

In memo, please reference invoice number.

2% convenience fee on any credit card transaction.

# AVERAGE MONTHLY COST OF UTILITIES

1703 LA GORDA PL

Address

BC Hydro \$ 196/MONTH - EQUAL PAYMENT PLAN

Oil \$ N/A

Natural Gas \$ N/A

Propane \$ N/A is the tank leased? Yes No

If leased, from who? \_\_\_\_\_

Sewer \$ N/A

Water \$ 158 Name of System \_\_\_\_\_

Other Bi MONTHLY SHANNIGAN VILLAGE WATERWORKS

Cable Vision Available?  Yes  No

Other Comments re: Utilities \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Leta Olson

Home Owner Signature



**TITLE SEARCH PRINT**

2024-07-04, 09:55:21

File Reference: ball-lagorda

Requestor: Linda Foy

Declared Value \$334400

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

CA3851085

From Title Number

CA74053

**Application Received**

2014-07-21

**Application Entered**

2014-07-23

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

PETER BRUCE OLSEN, RETIRED  
 1703 LAGORDA PLACE  
 SHAWNIGAN LAKE, BC  
 V0R 2W0

**Taxation Authority**

Nanaimo/Cowichan Assessment Area

**Description of Land**

Parcel Identifier:

001-756-494

Legal Description:

LOT 2, SECTION 2 AND 3, RANGE 4, SHAWNIGAN DISTRICT, PLAN 28519

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA

AFB 9.693.7434A; DD 106711G; SECTION 172(3);  
 FOR ACTUAL DATE AND TIME OF REGISTRATION SEE  
 ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature:

MORTGAGE

Registration Number:

CA4193544

Registration Date and Time:

2015-01-22 07:58

Registered Owner:

ROYAL BANK OF CANADA

**Duplicate Infeasible Title**

NONE OUTSTANDING

**TITLE SEARCH PRINT**

File Reference: ball-lagorda

Declared Value \$334400

2024-07-04, 09:55:21

Requestor: Linda Foy

**Transfers**

NONE

**Pending Applications**

NONE

PARCEL IDENTIFIER (PID): 001-756-494

SHORT LEGAL DESCRIPTION:S/28519/////2

MARG:

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 2, SECTION 2 AND 3, RANGE 4, SHAWNIGAN DISTRICT, PLAN 28519

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP28519

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



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1703 LA GORDA PL SHAWNIGAN LAKE

Area-Jurisdiction-Roll: 04-765-17334.202



Favourite



Compare



Print



04-765-17334202 11/15/2015

[Report a problem \(/Property/ImageInformation\)](#)

Total value \$779,000

2024 assessment as of July 1, 2023

Land	\$423,000
Buildings	\$356,000
Previous year value	\$831,000
Land	\$437,000
Buildings	\$394,000

Questions about this property assessment? Visit our Property assessment FAQ (<https://info.bcasessment.ca/faq>) or Contact us (</property/contact>) if you have questions.

Visit our BC Assessment interactive market trends maps (<http://bcagis.maps.arcgis.com/apps/MapSeries/index.html?appid=ba3d56fb4c144727896b25989bdf00d2>) for assessed value changes in your area, and our Property tax page (<https://info.bcasessment.ca/propertytax>) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services (<https://info.bcasessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?	
Year built	1997
Description	1 STY house - Standard
Bedrooms	2
Baths	2

Legal description and parcel ID

LOT 2, PLAN VIP28519, SECTION 2, RANGE 4, SHAWNIGAN LAND DISTRICT  
PID: 001-756-494

Carports	
Garages	G
Land size	.51 Acres
First floor area	1,288
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Cross leasable area	
Net leasable area	
No.of apartment units	

**Sales history (last 3 full calendar years)**

No sales history for the last 3 full calendar years

**Manufactured home**

Width

Length

Total area

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View recently viewed properties

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**Adam Ball**  
 adam@adamballrealty.ca  
 250-732-1863  
 www.adamballrealty.ca



## Public Records Full Property Report

### Property Identification & Legal Description

**Address:** 1703 LA GORDA PL SHAWNIGAN LAKE BC  
**Jurisdiction:** Duncan Rural (765)  
**Roll No:** 17334202 **Assessment Area:** 4  
**PID No:** 001-756-494 **MHR No:**  
**Neighbourhood:** Shawnigan Lake - North  
**Legal Unique ID:** A00000RHSW  
**Legal Description:** LOT 2, PLAN VIP28519, SECTION 2, RANGE 4, SHAWNIGAN LAND DISTRICT

### 2023 Municipal Taxes

**Gross Taxes:** \$3,431

### 2024 Assessed Values

#### VALUATION:

	Value:	Land	Improve	Total
<b>GENERAL:</b>		\$423,000	\$356,000	\$779,000
	<b>Gross Value:</b>	\$423,000	\$356,000	\$779,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$423,000	\$356,000	\$779,000
<b>SCHOOL:</b>				
	<b>Gross Value:</b>	\$423,000	\$356,000	\$779,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$423,000	\$356,000	\$779,000
<b>BC TRANSIT:</b>				
	<b>Gross Value:</b>	\$0	\$0	\$0
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$0	\$0	\$0

### Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2014-07-21	\$334,400	CA3851085	Improved Single Property Transaction
2005-05-30	\$244,500	CA74053	Improved Single Property Transaction
1996-11-04	\$55,000	EK124376	Vacant Single Property Transaction

### Other Property Information

**Lot SqFt:** 22,216 **Lot Width:**  
**Lot Acres:** 0.51 **Lot Depth:**  
**Tenure:** Crown-Granted **Actual Use:** Single Family Dwelling  
**School District:** Cowichan Valley **Manual Class:** 1 STY SFD - After 1990 - 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:** 2024-01-01 **Rec Last Modified:** 2024-01-01

### Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$831,000	\$3,431
2022	\$663,000	\$2,930
2021	\$508,000	\$2,896
2020	\$477,000	\$2,889
2019	\$473,000	\$2,822
2018	\$412,000	\$2,624



2017	\$348,000	\$2,410
2016	\$316,000	\$2,298
2015	\$300,000	\$2,186
2014	\$0	\$2,163
2013	\$312,000	\$2,151
2012	\$0	\$2,216
2011	\$330,000	\$2,069
2010	\$318,000	\$1,974
2009	\$333,000	\$1,990
2008	\$333,000	\$1,848
2007	\$296,000	\$1,847
2006	\$239,000	\$1,690
2005	\$211,500	\$1,592
2004	\$182,600	\$1,572
2003	\$149,100	\$1,369
2002	\$144,000	\$1,313



**ADAM BALL**  
 Re/Max Island Properties  
 DUNCAN  
 P: +1250-732-1863  
 adam@adamballrealty.ca  
 www.adamballrealty.ca



GOOD MOVE.



# 1703 LA GORDA PL Rural BC

<b>PID</b>	001-756-494	<b>Legal Description</b>	LOT 2, SECTION 2 AND 3, RANGE 4, SHAWNIGAN DISTRICT, PLAN 28519				
<b>Zoning</b>	R-3 - Urban Residential	<b>Plan</b>	VIP28519				
<b>Floor Area</b>	1288 Ft <sup>2</sup>	<b>Community Plans(s)</b>	OCP: Land Use: <b>Village Residential</b> , not in ALR				
<b>Lot Size</b>	23169.96 ft <sup>2</sup>	<b>Max Elevation</b>	158.73 m	<b>Year Built</b>	1997	<b>Transit Score</b>	-
<b>Dimensions</b>	-	<b>Min Elevation</b>	145.62 m	<b>Bedrooms</b>	2	<b>Walk Score</b>	44 / Car-Dependent
		<b>Annual Taxes</b>	\$3,431.00	<b>Bathrooms</b>	2	<b>Structure</b>	SINGLE FAMILY DWELLING

## MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
670664	Sold 21/07/2014	22	\$339,000 / \$334,400	Royal LePage Coast Capital - Chatterton
670972	Sold 21/07/2014	22	\$339,000 / \$334,400	ROYAL LEPAGE COAST CAPITAL, VICTORIA
354514	Sold 03/06/2005	75	\$249,900 / \$244,500	RE/MAX of Duncan (MilBy)

## APPRECIATION

Assessment	Date	(\$)	% Change
	2024	\$779,000	132.95 %
Sales History	21/07/2014	\$334,400	36.77 %
	30/05/2005	\$244,500	344.55 %
	04/11/1996	\$55,000	

## ASSESSMENT

	2023	2024	% Change
Building	\$394,000	\$356,000	-9.64 %
Land	\$437,000	\$423,000	-3.20 %
<b>Total</b>	<b>\$831,000</b>	<b>\$779,000</b>	<b>-6.26 %</b>

## SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Discovery	Frances Kelsey
District	SD 79	SD 79
Grades	K - 5	8 - 12

## DEVELOPMENT APPLICATIONS

No records found for this parcel

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

## 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 all relevant 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. 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 premises.

### 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 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 on an inspection report.

### FOUR 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 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 on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's 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 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.

JULY 11, 2024

DATE OF DISCLOSURE

ADDRESS: 1703 La Gorda Pl Shawnigan Lake

BC V0R 2W0

3. BUILDING (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>10</u> years)		P.O.		
N. Are you aware of any problems with the electrical or gas system?		P.O.		
O. Are you aware of any problems with the plumbing system?		P.O.		
P. Are you aware of any problems with the swimming pool and/or hot tub?				10.
Q. Do the Premises contain unauthorized accommodation?		P.O.		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		P.O.		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		P.O.		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		P.O.		
U. Is there a current "EnergyGuide 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)		P.O.		
V. To the best of your knowledge, has 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/m <sup>3</sup> <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		P.O.		
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?		P.O.		

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?		P.O.		
B. Are you aware of any latent defect in respect of 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: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>	P.O.			

P.O.

BUYER'S INITIALS

P.O.

SELLER'S INITIALS

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Date of disclosure: July 11 2024



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

**ADDRESS:** 1703 La Granda Pl Shawnigan Lake

BC V0R 2W0 (the "Premises")

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

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input checked="" 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 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?		P.O.		
(ii) Have you applied for a water licence and are awaiting response?		P.O.		
C. Are you aware of any problems with the water system?		P.O.		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			P.O.	

P.O.

BUYER'S INITIALS

P.O.

SELLER'S INITIALS

July 11, 2024

DATE OF DISCLOSURE

ADDRESS: 1703 La Gorda Pl Shawnigan Lake

BC V0R 2W0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			P.O.	
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?		P.O.		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		P.O.		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				P.O.

3. BUILDING

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

P.O.    
 BUYER'S INITIALS

P.O.    
 SELLER'S INITIALS

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JULY 11, 2024

DATE OF DISCLOSURE

ADDRESS: 1703 La Garda Pl Shawnigan Lake

BC V0R 2W0

4. GENERAL (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
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)?		P.O.		
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)?		P.O.		

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

4 B. - CARPOAT ENCLOSED W/O PERMIT  
 3 I - SAME AS ABOVE (ARCHAEOLOGICAL WAS PERMITTED)

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.

*Peter Olsen*

SELLER(S) Peter Olsen

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 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 or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

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