

# 1003 GRANDVIEW ST

## Duncan, BC

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.



**AB ADAM BALL**  
REAL ESTATE PROFESSIONAL



Cell: 250.732.1863  
Office: 250.748.7200  
Email: [adam@adamballrealty.ca](mailto:adam@adamballrealty.ca)

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

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







**Zoning:** R1

**Floor Space:** 2,341 sq ft

**Bedrooms:** 3

**Bathrooms:** 3

**Parking:** 0.52 ACRES

**MLS#** 1001881

## 1003 GRANDVIEW ST Duncan, BC

### West Coast Charm in the Heart of Maple Bay!

Welcome to this stunning 3-bed, 3-bath, 2,341 sq ft West Coast beauty tucked away on a private 0.52-acre lot in Maple Bay.

From the moment you arrive, you'll be drawn in by the natural setting, towering trees, lush rhododendrons, & mountain views. Inside, the light-filled main floor features an open layout, soaring 18-ft vaulted ceilings, & a cozy wood-burning fireplace. The new kitchen with sleek counters & modern appliances flows into the dining & sitting areas, creating a warm space to gather.

Upstairs, the spacious primary suite boasts a vaulted ceiling, walk-in closet, and ensuite. Two more bedrooms, a full bath, & a loft-style lounge with access to a private deck—perfect for morning coffee—complete the upper level.

Outside, enjoy patios & decks that invite you to relax, garden, or entertain. There's plenty of room for your RVs, boats, & more! With Maple Mountain trails & beach access nearby, this is West Coast living at its best. ***Don't miss your chance to own this island gem!***

# 1003 GRANDVIEW ST

## Duncan, BC

### Property Notes

Roof 2017

Heat pump 2023

Copper Plumbing

200 Amp panel

House exterior painted 2015

New Kitchen and appliances 2024

Main bath redone, including infloor heating

Basement area perfect for workshop space

Muni water

Septic system

# 1003 GRANDVIEW ST Duncan, BC



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Main Level	1294	0	1294
Upper Level	1047	0	1047
Lower Level	0	0	0
<b>Total</b>	<b>2341</b>	<b>0</b>	<b>2341</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

## 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.



Date of disclosure: May 22/2025


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

**ADDRESS:** 1003 GRANDVIEW DUNCAN

BC V9L 5Y7 (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?		JB		
B. Are you aware of any existing tenancies, written or oral?		JB		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JB		
D. Is there a survey certificate available?	JB			
E. Are you aware of any current or pending local improvement levies/charges?		JB		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		JB		

## 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?				JB
(ii) Have you applied for a water licence and are awaiting response?				JB
C. Are you aware of any problems with the water system?		JB		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			JB	

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. NOV 2023

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May 22/2025

DATE OF DISCLOSURE

ADDRESS: 1003 GRANDVIEW DUNCAN

BC V9L 5Y7

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)?			DB	
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?		DB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		DB		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		DB		

## 3. BUILDING

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

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BUYER'S INITIALS

DB		
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SELLER'S INITIALS

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BC V9L 5Y7

## 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>6</u> years)		DB		
N. Are you aware of any problems with the electrical or gas system?		DB		
O. Are you aware of any problems with the plumbing system?		DB		
P. Are you aware of any problems with the swimming pool and/or hot tub?				DB
Q. Do the Premises contain unauthorized accommodation?		DB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	DB			
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)			DB	
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		DB		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			DB	
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/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		DB		
W. Is there a radon mitigation system on the Premises?		DB		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		DB		

## 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?		DB		
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>		DB		

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BUYER'S INITIALS

DB		
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SELLER'S INITIALS

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May 22/2025

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DATE OF DISCLOSURE

ADDRESS: 1003 GRANDVIEW DUNCAN

BC V9L 5Y7

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)?		DB		
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)?		DB		

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

3R: Propane Tank Leased.

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.

  
 SELLER(S) DIANA BATCHELER

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.

\*PREC represents Personal Real Estate Corporation

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CREA WEBForms® 

**TITLE SEARCH PRINT**

File Reference: Adam\_Grandview

Declared Value \$929000

2025-05-21, 14:06:04

Requestor: RE/MAX IP

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

Land Title Office

VICTORIA

VICTORIA

**Title Number**

From Title Number

CB1816939

CA901562

**Application Received**

2025-01-15

**Application Entered**

2025-01-27

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

DIANA BARBARA BATCHELER, RETIRED  
1003 GRANDVIEW ROAD  
DUNCAN, BC  
V9L 5Y7**Taxation Authority**

North Cowichan, The Corporation of the District of

**Description of Land**

Parcel Identifier:

002-008-670

Legal Description:

LOT 4, SECTION 6, RANGE 5, COMIAKEN DISTRICT, PLAN 28125

**Legal Notations**HERETO INTER ALIA IS ANNEXED EASEMENT D55355 OVER PART OF LOT A, PLAN  
21298 AND PART OF LOT 5, PLAN 28125**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

CA901563

Registration Date and Time:

2008-08-29 10:56

Registered Owner:

THE BANK OF NOVA SCOTIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

PARCEL IDENTIFIER (PID): 002-008-670

SHORT LEGAL DESCRIPTION:S/28125/////4

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 4, SECTION 6, RANGE 5, COMIAKEN DISTRICT, PLAN 28125

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

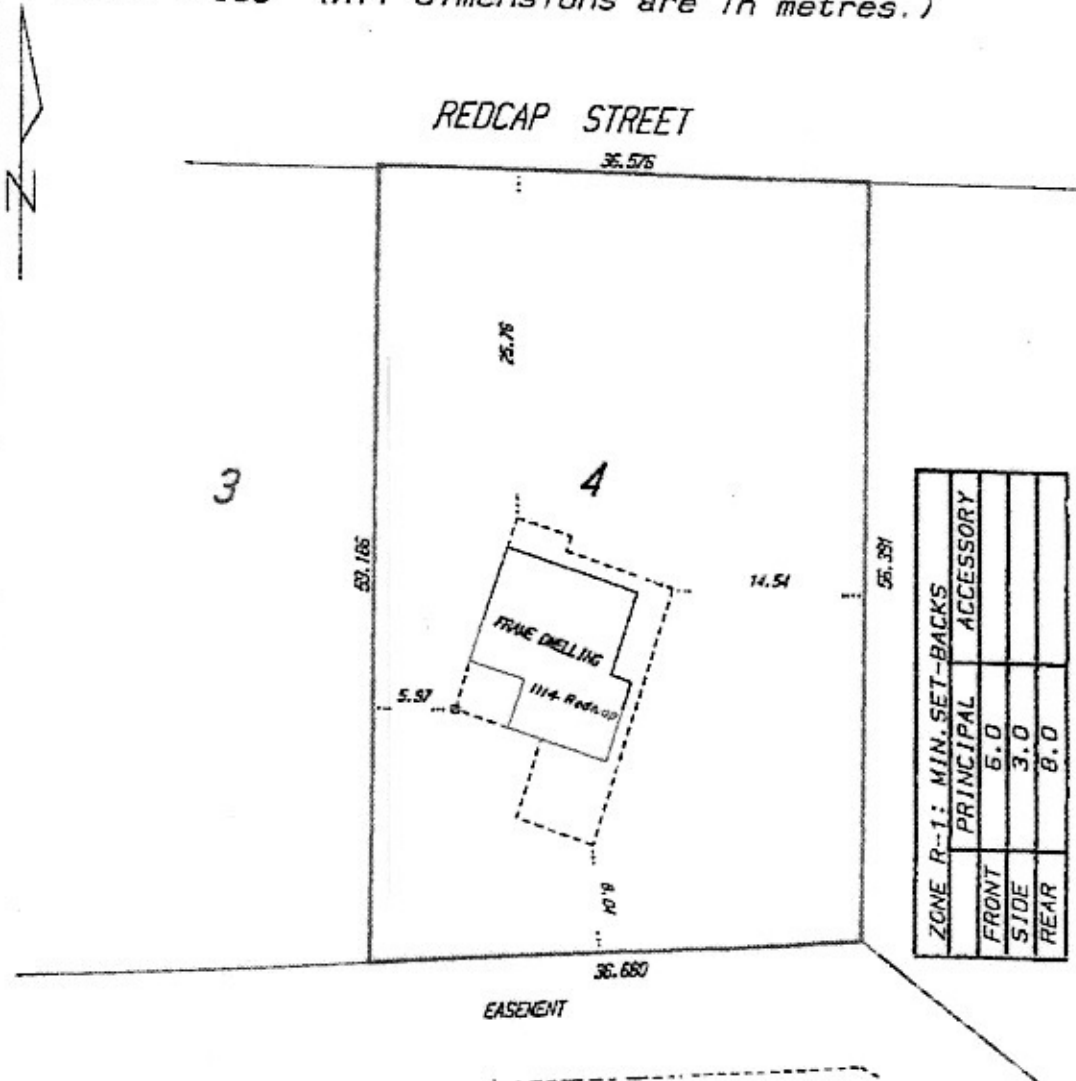
SUBDIVISION PLAN VIP28125

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



# **SITE-SURVEY SHOWING IMPROVEMENTS ON LOT 4, SECTION 6, RANGE 5, COMIAKEN DISTRICT, PLAN 28125.**

SCALE 1:500 (All dimensions are in metres.)



All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 19th day of May, 1993.

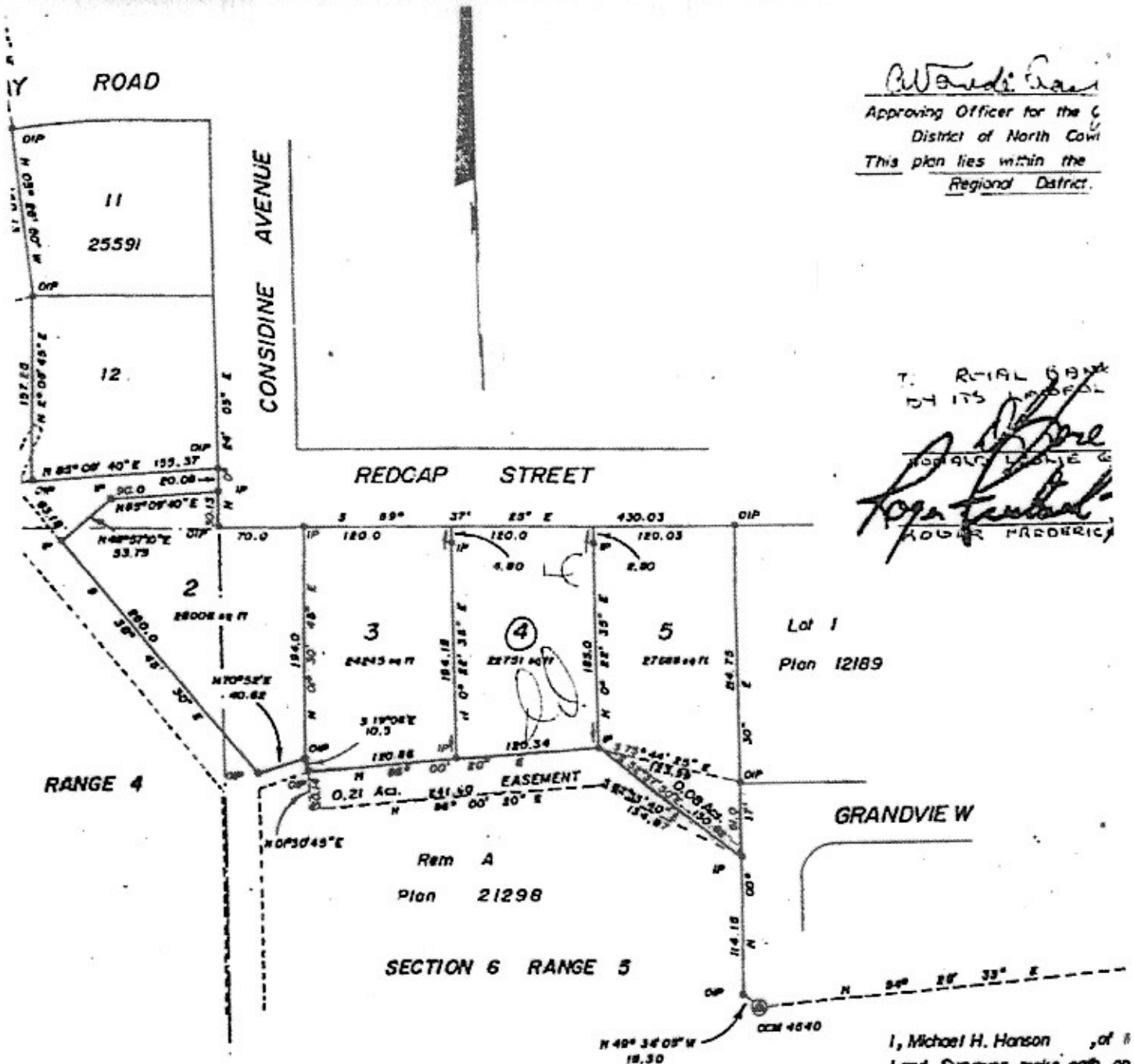
© Robin LaGoff

B.C.L.S.

Robin LaGoff, B.C. Land Surveyor

2839 Hurst Road, RR 1, Shantigan Lake, B.C. V2H 2H0 743-4517

DB



*W. W. G. G.*  
 Approving Officer for the  
 District of North Cowi  
 This plan lies within the  
 Regional District.

T. RIAL GAN  
 BY ITS LAND  
*[Signature]*  
 ROGER FREDERICK

I, Michael H. Hanson, of  
 Land Surveyor, make oath on  
 did personally superintend  
 and that the survey and pl  
 completed on the 21st  
 Sworn before me this 3rd  
 day of April 1974.

*[Signature]*  
 British



Unit A - 1814 Fremont Road | Nanaimo, BC V9S 3H4 |  
250-585-5393 | www.coastalenergy.ca

It's all about *comfort*.

RECIPIENT:

**Diana Batcheler**

1003 Grandview Rd  
Duncan, BC V9L 5X8

CAJSTXGY

**Invoice #22874**

Issued	2023-06-09
Due	2023-06-09
Make:	YORK
Model:	YZH02411CA
Serial:	W1H1266007
Make:	YORK
Model:	AVG036C3XH21CA
Serial:	W1A2506350
<b>Total</b>	<b>\$229.95</b>

**HP + AH A/S**

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
HP + AH A/S	Heat Pump/Electric Air Handler Service Checked and verified all modes of operation. Checked and verified defrost operation. Checked and verified backup heat operation, if applicable. Measured and verified correct supply temperatures across indoor coil. Checked and verified indoor airflow. Confirmed all electrical connections tight. Visually inspected for refrigerant leaks on outdoor unit, indoor unit and line set for dirt or oil stains, no indications of leaks discovered. Measured input voltage and compressor amp draw while running. Checked outdoor coil and indoor coil for debris build up. Checked air filter.	1	\$219.00
Job Notes	Condensate pump bearings loud on evacuation. Possible replacement necessary if noise escalates. Reversing valve slow response time causing compressor reverberation noise.	1	\$0.00
Recommendations	Change condensate pump. Possible AC RENEW application necessary to help with reversing valve shift. Quotes can be provided upon request. Check filter every 3 months.	1	\$0.00

Thank-you for your business. Payment methods are preferable by cheque, cash or to: [etransfer@coastalenergy.ca](mailto:etransfer@coastalenergy.ca). We also accept payment by major credit cards (Visa & Mastercard). APOLOGIES BUT WE DO NOT ACCEPT DEBIT.

Please contact us with any questions regarding this invoice.

Contractor Registration # 98628

GST # 843827411RT0001

Subtotal	\$219.00
GST (5.0%)	\$10.95
<b>Total</b>	<b>\$229.95</b>





# Invoice

Van Island North  
4715 Roger Street  
Port Alberni, British Columbia  
V9Y 3Z3  
Tel: (250) 724-5112 Fax:



Invoice	
LQ02323080	
Work Order No	Invoice Date
W2787582	6/30/2024

Bill To: Acct #: L000786387  
**BACHELER, DIANNA**  
Attn: Dianna Batcheler  
1003 GRANDVIEW STREET  
Maple Bay, BC  
V9L 5Y7

Job Site: Site #: 000699470  
**Dianna Batcheler**  
Attn: Dianna Batcheler  
1003 Grandview st  
Maple Bay, BC  
V9L5Y7  
Tel: (250) 597-1912 Fax:  
Email: Diannabb47@shaw.ca

Comments:				Note Comments:									
Service Date	Service Week	Purchase Order	Rep	Driver	Zone	Route No	Payment Method	Payment Terms	Truck No	Trailer No	Time In	Time Out	
6/21/2024	25		HG-VIN	KC10			Credit Card on File	Cash on Delivery	126002				
Manifest Reference Numbers		Consolidated Manifest Number			Third Party Manifest Ref. No.			Work Order Reference Numbers			Load Number		
Line No	Part No	Quoted Desc				Srv Sched	Waste Class	Supply Volume	Waste Volume Removed	Qty Billed	Price Per UOM	Billing UOM	Subtotal of Service
1	3240	Septic Waste Disposal CVRD-Duncan, Mill Bay , Chemainus, Ladysmith				0	RES		500	500.00000	\$0.4600	Gallon	\$230.00
2	3245	Residential Septic Pump Out Zone 1				0				1.00000	\$325.0000	Flat rate	\$325.00
3	2999	EERF								1.00000	\$0.0000	Each	\$111.00

Environmental, Energy, Recover Fee (EERF) GFL Environmental Services Inc. does not accept E-Transfers for payment of invoices.

2% per month (24% per annum) late charge on balances over 30 days from date of invoice		Invoice Summary			
	BC GST/HST	\$33.30	Sub-Total	\$666.00	
			Total Tax	\$33.30	
			Total (CAD)	\$699.30	
GST/HST: 10531-3019 RT0001, PST: 1464-1462					

Please detach and return stub with your payment



Account Number: L000786387 Amount Due: \$699.30

Invoice Number: LQ02323080 Amount Paid:

## How to pay your bill:

Credit card, call (855) 223-4211

EFT Payments: Please send your remittance information to [accountsreceivable@gflenv.com](mailto:accountsreceivable@gflenv.com)

Cheque payable to GFL Environmental Services Inc. along with this stub

00000000 00000L000786387 0000 6P108000L002323080 000000069930 5

## Please Remit To:

GFL Environmental Services Inc.  
P.O. Box 150  
Concord, Ontario L4K 1B2  
Tel: (877) 244-9500 Fax: (306) 244-9501  
Email: [liquidwestar@gflenv.com](mailto:liquidwestar@gflenv.com)



27114

P.O. Box 755, Duncan, B.C. V9L 3Y1

Duncan (250) 748-4611 / Chemainus (250) 246-3216 • Fax (250) 246-3218 • Toll Free 1-888-228-2211  
www.coastenvironmental.caDate: APRIL 17/08 Phone: 746 9653Name: DAVID DEWARTService Address: 1003 GRANDVIEW ST.

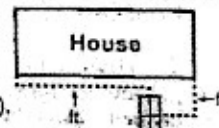
Mailing Address: \_\_\_\_\_

City: NORTH Cowichan Postal Code: \_\_\_\_\_Grease Trap ☐ Inspection/Serv ☐ Holding Tank ☐ Septic Tank ☒ Catch Basin ☐Bilge/Oil ☐ Line Flush/Hydro Vac ☐ RV/Port Toilet ☐ Other 2 LIDSCondition: GOOD Sludge Depth: 2 in Walls: GOODFloor: GOOD Inlet: GOOD Outlet: GOOD Top: GOOD

Tank Location is by looking at house from street

Front Yard ☐ Back Yard ☐ Left Side ☐ Right Side ☐

Tank measurements are from center of tank and looking at house (in feet).



Comments/Recommendations: \_\_\_\_\_

< TANK IS WORKING GOOD >THE TERMS AND CONDITIONS ON THE REVERSE SIDE OF THIS DOCUMENT FORM PART OF THIS WORK ORDER  
(The Ministry of Health recommends that septic tanks be pumped every 2 1/2 to 3 years for proper maintenance)Cost of Pump Out: \$ 159.00

Truck Charges: \_\_\_\_\_ Hrs @ \_\_\_\_\_ Per/Hr \$ \_\_\_\_\_

Disposal Fee: 700 Gal/Ltr/Ton @ 0.26 Per Gal/Ltr/Ton \$ 182.00

Labour Charges: \_\_\_\_\_ Hrs @ \_\_\_\_\_ Per/Hr \$ \_\_\_\_\_

Material/Parts: FUEL SURCHARGE \$ 7.00

Other: \_\_\_\_\_ \$ \_\_\_\_\_

SUBTOTAL \$ 348.00

PST on Parts and materials only PST \$ \_\_\_\_\_

GST \$ 17.40Driver: [Signature] TOTAL \$ 365.40Cash ☐ Cheque ☐ Visa ☒ M/C ☐ Invoiced ☐ GST # R101036424Purchase Order No.: \_\_\_\_\_ Recall Date: APRIL 17/11Signature: [Signature]

FAX

MUNICIPALITY of **North COWICHAN**

Attention: Scott Wimbey

File # \_\_\_\_\_

Fax #: 250-746-7809

Company: CANADA POST - Duncan

Sent By: Glen

Date: Sept 09/08

# of Pages: 2 (including cover)



INCORPORATED 1873

DISTRICT OF NORTH COWICHAN  
7030 Trans Canada Highway

Glen Andison  
Engineering / GIS Technician

P.O. Box 278  
North Cowichan, B.C. V9L 3X4  
Telephone: (250) 746-3160 (2114)  
Facsimile: (250) 746-3154  
Email: andison@northcowichan.bc.ca

Comments: RE: (1003) GRANDVIEW RD.

SCOTT: THIS ATTACHED LETTER

SHOULD PUT YOUR QUESTION  
TO REPT.

Cheers, Glen

Copy To: \_\_\_\_\_

1 of 2





The Corporation of the  
DISTRICT OF NORTH COWICHAN

P.O. BOX 278, DUNCAN, B.C. VANCOUVER ISLAND V9L 3X4  
PHONE (604) 746-7101 FAX (604) 746-4133

March 11, 1993

QUOTE: ~~FO LIO NO. 9394.000~~

Mr. D. Griffith  
1141 Bute Street  
VICTORIA, BC V8Z 1L9

Dear Mr. Griffith

Re: Lot 4, Range 5, Section 6, Plan 28125, Comiaken  
District, Folio No. 9394.000

As requested by you, our Building Department has changed the  
civic address for the above described property from 1114  
Redcap Street to ~~1003 Grandview Road~~.

You will note that by copy of this letter, the various  
departments involved have been advised of this change.

Sincerely

M. O. Ruttan, EA, MPA, CMC  
Municipal Clerk

MOR/rw

pc: B.C. Telephone Company  
B.C. Hydro & Power Authority  
B.C. Assessment Authority  
Postmaster, Duncan  
Maple Bay Volunteer Fire Department  
✓ Municipal Building Department  
Municipal Tax Department

2 of 2

The Corporation of the District of North Cowichan  
P.O. Box 278,  
Building Dept.  
Phone 746-7101

Duncan, B.C.  
Folio No. 9394

# BUILDING PERMIT

DEPT. FILE COPY

7187

VALIDATION

DATE 4 NOV 19 76 PERMIT NO. 465  
APPLICANT DUBUIN CONST. ADDRESS 3261 WEATHERBY VILLAGE  
(NO.) (STREET)  
PERMIT TO NEW (2) STORY SINGLE RESIDENCE NUMBER OF  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE) DWELLING UNITS 1  
AT (LOCATION) 1114 REDCAP ZONING  
(NO.) (STREET) DISTRICT A2

SUBDIVISION COM. 28125 R5 S6 LOT 4 BLOCK \_\_\_\_\_ LOT  
SIZE .52 ACRES.

BUILDING IS TO BE 38 FT. WIDE BY 41 FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS: \_\_\_\_\_

AREA 1100 ESTIMATED VALUE \$ 40,000 PERMIT  
(SQUARE FEET) FEE \$ 80.00

OWNER MR. PAUL DOUVILLE  
ADDRESS ADMIN. CITY of DUBUIN

BUILDING DEPT.  
BY [Signature]

Duncan, B.C.  
Folio No. 55

DATE 13. 11. 77

# BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

DATE 4 NOV 19 76 PERMIT NO. 445  
 APPLICANT AMERICAN CREDIT ADDRESS 3261 WINTERBURY VICTORIA  
 (NO.) (STREET)  
 PERMIT TO REPAIR (TYPE OF IMPROVEMENT) ( 2 ) STORY SINGLE BUILDING IN (PROPOSED USE) NUMBER OF DWELLING UNITS 1  
 (NO.) (STREET)  
 AT (LOCATION) 1114 BEDFORD ZONING DISTRICT A2  
 (NO.) (STREET)

SUBDIVISION 1st 2nd 3rd 4th 5th 6th LOT 4 BLOCK        LOT SIZE 52' x 115'

BUILDING IS TO BE 32 FT. WIDE BY 4 FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND ATTACHED PLAN CORRECTION SHEET.

REMARKS:

AREA 1100 (SQUARE FEET)

OWNER: James J. O'Connell

ADDRESS 1000 14th St. N.W.



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## 1003 GRANDVIEW ST DUNCAN V9L 5Y7

Area-Jurisdiction-Roll: 04-315-09394.000



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04-315-09394000 11/02/2015

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## Total value

\$929,000

2025 assessment as of July 1, 2024

Land	\$473,000
Buildings	\$456,000
Previous year value	\$921,000
Land	\$471,000
Buildings	\$450,000

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 (<https://experience.arcgis.com/experience/ce75e6c369c44f16861280d16ca0c618>) 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 1977

Description 2 STY house - Semi-Custom

Bedrooms 2

Baths 3

## Legal description and parcel ID

LOT 4, PLAN VIP28125, SECTION 6, RANGE 5, COMIAKEN  
LAND DISTRICT

PID: 002-008-670



Carports	C
Garages	
Land size	.52 Acres
First floor area	1,387
Second floor area	962
Basement finish area	
Strata area	
Building storeys	2
Gross 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

## Register with BC Assessment



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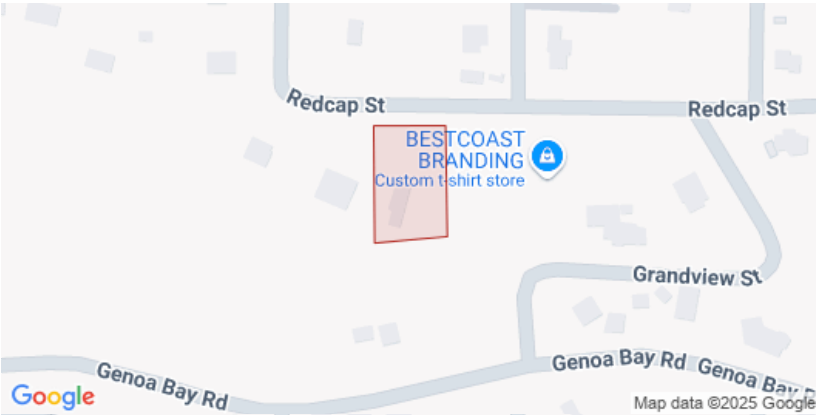
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www.adamballrealty.ca



GOOD MOVE.



# 1003 GRANDVIEW ST North Cowichan BC V9L 5Y7

PID	002-008-670			Legal Description	LOT 4, SECTION 6, RANGE 5, COMIAKEN DISTRICT, PLAN 28125		
Zoning	R1 - Residential Rural Zone			Plan	VIP28125		
				Community Plans(s)	not in ALR		
Floor Area	2349 Ft <sup>2</sup>	Max Elevation	94.82 m	Year Built	1977	Transit Score	-
Lot Size	23102.30 ft <sup>2</sup>	Min Elevation	73.80 m	Bedrooms	2	Walk Score	18 / Car-Dependent
Dimensions	-	Annual Taxes	\$5,109.00	Bathrooms	3	Structure	SINGLE FAMILY DWELLING

## MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
464521	Sold 29/08/2008	70	\$499,000 / \$499,000	Royal LePage Duncan Realty
40069	Sold 30/06/1993	300	\$219,000 / \$209,000	H.W. Dickie Realty Ltd (Mb)

## APPRECIATION

	Date	(\$)	% Change
Assessment	2025	\$929,000	86.17 %
Sales History	29/08/2008	\$499,000	138.76 %
	30/06/1993	\$209,000	

## ASSESSMENT

	2024	2025	% Change
Building	\$450,000	\$456,000	1.33 %
Land	\$471,000	\$473,000	
Total	\$921,000	\$929,000	

## SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Maple Bay	Quamichan
District	SD 79	SD 79
Grades	K - 6	8 - 9

## DEVELOPMENT APPLICATIONS

No records found for this parcel

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



Public Records Full Property Report

Property Identification & Legal Description

Address:	1003 GRANDVIEW ST DUNCAN BC V9L 5Y7		
Jurisdiction:	District of North Cowichan		
Roll No:	9394000	Assessment Area:	4
PID No:	002-008-670	MHR No:	
Neighbourhood:	Maple Bay		
Legal Unique ID:	A00000QLHV		
Legal Description:	LOT 4, PLAN VIP28125, SECTION 6, RANGE 5, COMIAKEN LAND DISTRICT		

2024 Municipal Taxes

Gross Taxes:	\$5,109
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2025 Assessed Values

VALUATION:				
GENERAL:	Value:	Land	Improve	Total
		\$473,000	\$456,000	\$929,000
	Gross Value:	Land	Improve	Total
		\$473,000	\$456,000	\$929,000
	Exempt Value:	\$0	\$0	\$0
SCHOOL:	Net Value:	\$473,000	\$456,000	\$929,000
	Gross Value:	Land	Improve	Total
		\$473,000	\$456,000	\$929,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$473,000	\$456,000	\$929,000
BC TRANSIT:	Gross Value:	Land	Improve	Total
		\$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
2008-08-29	\$499,000	CA901562	Improved Single Property Transaction
1993-06-30	\$209,000	EG82056	Improved Single Property Transaction
1981-08-15	\$175,000	K85333	Improved Single Property Transaction

Other Property Information

Lot SqFt:	22,651	Lot Width:	
Lot Acres:	0.52	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Cowichan Valley	Manual Class:	2 STY SFD - After 1930 - Semi-Custom
Vacant Flag:	No	Reg District:	Cowichan Valley
BC Transit Flag:	No	Reg Hosp Dist:	Cowichan Valley
Farm No:		Mgd Forest No:	
DB Last Modified:	2025-01-01	Rec Last Modified:	2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$921,000	\$5,109
2023	\$903,000	
2022	\$846,000	\$4,978
2021	\$625,000	\$4,722
2020	\$564,000	\$4,473
2019	\$541,000	\$4,361