

# 6050 EAGLE RIDGE TERR

## 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:** R2

**Floor Space:** 1,542 sq ft

**Bedrooms:** 3

**Bathrooms:** 3

**Property:** .22 acre

**MLS#** 1005284

## 6050 EAGLE RIDGE TERR Duncan, BC

This beautifully updated 3 bed, 3 bath home is tucked away on a quiet no-through road & offers 1,542 sq ft of comfortable, well-designed living space. With a double garage, an expansive wrap-around deck, & a fully fenced backyard, this home checks all the boxes.

Step inside to a bright and open layout featuring vaulted ceilings, a cozy gas fireplace, and a remodelled kitchen and dining area with seamless access to the deck—ideal for entertaining or relaxing with a sunset view.

Upstairs, you'll find a spacious primary bedroom with ensuite and walk-in closet, two additional bedrooms, and a full 4-piece bath. The yard is a gardener's dream with mature landscaping, in-ground sprinklers, and a storage shed for all your tools and gear.

Located in the highly desirable Maple Bay area, you're just minutes from parks, schools, transit, Mt. Tzouhalem's hiking and biking trails, and Quamichan Lake. Set on a flat, fully fenced 0.22-acre lot, this property offers breathtaking mountain views.

This is a home that's been loved and it shows!



# 6050 EAGLE RIDGE TERR

## Duncan, BC

### Property Notes

North side patio 2022

Heat pump 2019

Kitchen update 2019

Dishwasher 2020

Gutters + Skylight 2019

Roof 2019

2 front bedroom windows 2020

Overhead door unit 2022

Pergola 2023

Hot water on demand 2025

Great central location

Beautiful yard and landscaping

Large covered deck and patio areas for outdoor entertaining

# 6050 EAGLE RIDGE TERR

## Duncan, BC

	Area (Sq.Ft.)	Finished	UnFin.	Total
Main Level		800	0	800
Garage		0	397	397
Upper Level		742	0	742
Total		1,542	397	1,939



**TITLE SEARCH PRINT**

File Reference: Adam\_EagleRdg

Declared Value \$ 373000

2025-07-02, 13:06:06

Requestor: RE/MAX IP

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

<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	CA1252277 EV135484
<b>Application Received</b>	2009-08-31
<b>Application Entered</b>	2009-09-09
<b>Registered Owner In Fee Simple</b> Registered Owner/Mailing Address:	JAMES ALEXANDER COLES, BAILIFF ANNETTE LYNN COLES, ACCOUNTANT 6050 EAGLE RIDGE TERRACE DUNCAN, BC V9L 6R1 AS JOINT TENANTS
<b>Taxation Authority</b>	North Cowichan, The Corporation of the District of
<b>Description of Land</b> Parcel Identifier: Legal Description:	024-024-325 LOT 1 SECTION 20 RANGE 2 COWICHAN DISTRICT PLAN VIP66625
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	STATUTORY RIGHT OF WAY EM6265 1998-01-22 12:39 THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN INTER ALIA PART IN PLAN VIP66627
Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA7562195 2019-06-14 15:09 CANADIAN IMPERIAL BANK OF COMMERCE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING

Title Number: CA1252277

TITLE SEARCH PRINT

Page 1 of 2

**TITLE SEARCH PRINT**

File Reference: Adam\_EagleRdg

Declared Value \$ 373000

2025-07-02, 13:06:06

Requestor: RE/MAX IP

**Transfers**

NONE

**Pending Applications**

NONE

A handwritten signature in black ink, appearing to be 'John' followed by a stylized 'J' and 'B'.

PARCEL IDENTIFIER (PID): 024-024-325

SHORT LEGAL DESCRIPTION:S/VIP66625/////1

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 1 SECTION 20 RANGE 2 COWICHAN DISTRICT PLAN VIP66625

MISCELLANEOUS NOTES:

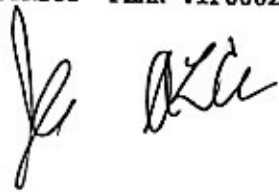
SRW VIP63195

ASSOCIATED PLAN NUMBERS:

STATUTORY RIGHT OF WAY PLAN VIP63195

SUBDIVISION PLAN VIP66625

PLAN VIP66627

Two handwritten signatures are present. The first signature is a stylized 'J' or 'K' shape. The second signature is more complex, appearing to be 'KLi' or similar.

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

Date of disclosure: July 4, 2025

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

**ADDRESS:** 6050 Eagle Ridge Terrace Duncan

BC V9L 6R1 (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?		<i>AKC JB</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>AKC JB</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>AKC JB</i>		
D. Is there a survey certificate available?			<i>AKC JB</i>	
E. Are you aware of any current or pending local improvement levies/charges?		<i>AKC JB</i>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>AKC JB</i>		

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

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. NOV 2023

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July 4, 2025  
DATE OF DISCLOSURE

PAGE 2 of 4 PAGES

ADDRESS: 6050 Eagle Ridge Terrace Duncan

BC V9L 6R1

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)?			all JB	
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____		all JB		
G. Are you aware of any problems with the sanitary sewer system?		all JB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		all JB		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				all JB

3. BUILDING

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

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BUYER'S INITIALS

all JB	
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SELLER'S INITIALS

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July 4, 2025

DATE OF DISCLOSURE

ADDRESS: 6050 Eagle Ridge Terrace Duncan

BC V9L 6R1

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)		AKC JB		
N. Are you aware of any problems with the electrical or gas system?		AKC JB		
O. Are you aware of any problems with the plumbing system?		AKC JB		
P. Are you aware of any problems with the swimming pool and/or hot tub?				AKC JB
Q. Do the Premises contain unauthorized accommodation?		AKC JB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		AKC JB		
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.)		AKC JB		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		AKC JB		
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)		AKC JB		
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)		AKC JB		
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?		AKC JB		

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?		AKC JB		
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>		AKC JB		

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BUYER'S INITIALS

AKC JB	
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SELLER'S INITIALS

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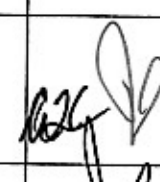
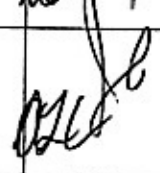
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July 4, 2025  
DATE OF DISCLOSURE

PAGE 4 of 4 PAGES

ADDRESS: 6050 Eagle Ridge Terrace Duncan

BC V9L 6R1

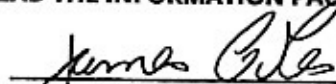
4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

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

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) ANNETTE COLES

  
SELLER(S) JAMES COLES

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® 



**The Corporation of the District of North Cowichan**

Box 278, Duncan, BC  
Building Department  
Phone: 746-3100 • Fax: 746-3154

Folio No. 19-078

CERTIFICATE ISSUED  
DATE

Blade on July 9/10

**BUILDING PERMIT  
CERTIFICATE OF OCCUPANCY**

APPLICANT [REDACTED] DATE May 26 20 10 PERMIT NO. 145-10  
ADDRESS 6050 Eagle Ridge Ter. Duncan V9L6R1  
PERMIT TO Construct (TYPE OF IMPROVEMENT) NO. Deck (PROPOSED USE) NUMBER OF DWELLING UNITS 0  
(LOCATION) 6050 Eagle Ridge Terr ZONING DISTRICT R2  
(NO.) (STREET)  
LOT 1 SECT 20 RNG 2 PLAN VIP66625 DISTRICT Cowichan LOT SIZE 9580 #

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: As Per Approved Plans

This inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

BUILDING AREA 3223 #

OWNER / AGENT [REDACTED]

ADDRESS [REDACTED]

**The Corporation of the District of North Cowichan**

P.O. Box 278, Duncan, BC  
Building Department  
Phone: 746-3100 • Fax: 746-3154

Folio No. 19-078

**BUILDING  
PERMIT**

**DEPT. FILE COPY**

3888/2  
VALIDATION

APPLICANT [REDACTED] DATE May 26 20 10 PERMIT NO. 145-10  
ADDRESS 6050 Eagle Ridge Ter. Duncan V9L6R1  
PERMIT TO Construct (TYPE OF IMPROVEMENT) NO. Deck (PROPOSED USE) NUMBER OF DWELLING UNITS 0  
AT (LOCATION) 6050 Eagle Ridge Terr ZONING DISTRICT R2  
(NO.) (STREET)  
LOT 1 SECT 20 RNG 2 PLAN VIP66625 DISTRICT Cowichan LOT SIZE 9580 #

This permit is granted on the express condition that the said construction shall, in all respects, conform to the Ordinances of this jurisdiction including the Zoning Ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. THE BUILDING SHALL CONFORM IN CONSTRUCTION TO THE REQUIREMENTS OF THE BRITISH COLUMBIA CODE AND ATTACHED PLAN CORRECTION SHEET

REMARKS: As Per Approved Plans

BUILDING AREA 3223 # ESTIMATED VALUE \$ 5000 PERMIT FEE \$ 5250

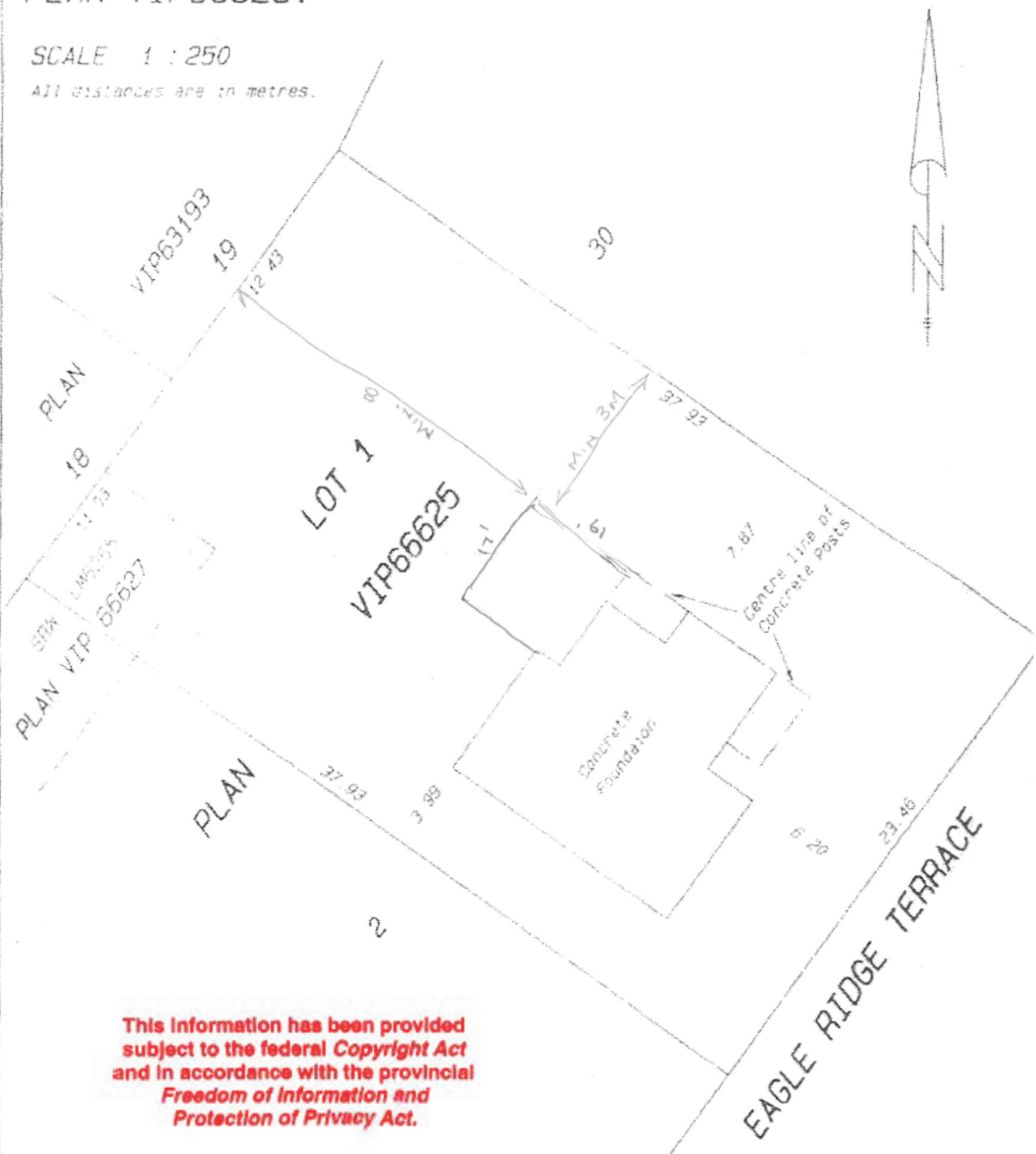
OWNER / AGENT [REDACTED]

ADDRESS [REDACTED] BUILDING DEPT. BY Rachel Hartley

LOT 1, SECTION 20, RANGE 2,  
COWICHAN, DISTRICT,  
PLAN VIP66625.

All distances are in metres.

Front	6.0 m
Side	3.0 m
Rear	2.0 m



This is to certify that the structure on



**B.C. LAND SURVEYOR'S  
CERTIFICATE OF LOCATION FOR**

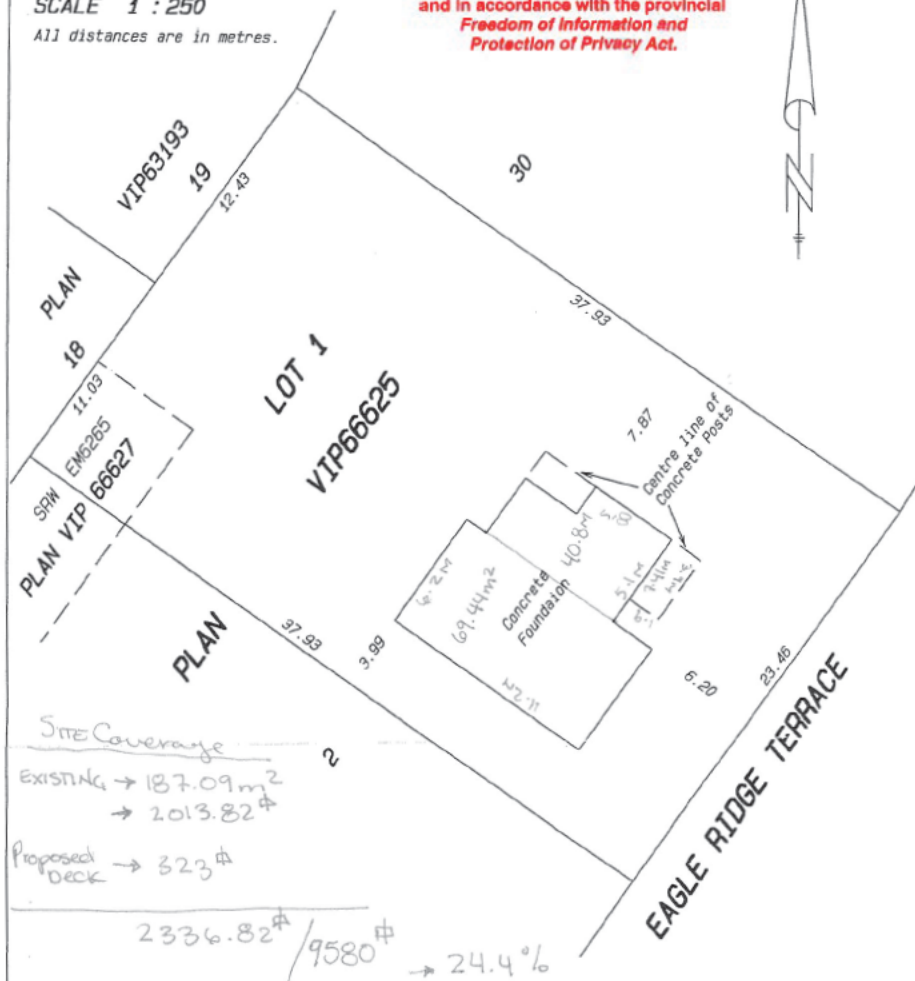
**LOT 1, SECTION 20, RANGE 2,  
COWICHAN DISTRICT,  
PLAN VIP66625.**

**SCALE 1 : 250**

All distances are in metres.

Note: Lot 1 lies within the Corporation of the District of North Cowichan and is Zoned R-2. Bylaw setback requirements are as follows:  
Principal Buildings  
Front 6.0 m  
Side 3.0 m  
Rear 8.0 m

This information has been provided subject to the federal Copyright Act and in accordance with the provincial Freedom of Information and Protection of Privacy Act.



The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

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 3rd day of March, 1998.

**KENYON & WILSON**  
PROFESSIONAL LAND SURVEYORS  
#455 ALDERLEA STREET  
DUNCAN, B.C. V9L 3V3 (250) 746-4745  
FILE 98-4647.CRT

© *Ed Wilson* B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

SE SEWER  
SE WATER

ACCESS APPROVED

8

The Corporation of the District of North Cowichan

P.O. Box 278,  
Building Dept.  
Phone 746-3100  
Fax 746-3133

Duncan, B.C.  
Folio No. \_\_\_\_\_

CERTIFICATE ISSUED

DATE MAY 11/98 GMW

BUILDING PERMIT - 3550

CERTIFICATE OF OCCUPANCY

APPLICANT LARRY NYLEN CONST. DATE FEB 20 19 98 PERMIT NO. # 39  
ADDRESS 6878 MARK LANE, RR#5, VICT. V9L 2A1  
(NO.) (STREET)

PERMIT TO CONSTRUCT BLOG (2) STORY SINGLE FAMILY DWELLING NUMBER OF DWELLING UNITS 1  
(TYPE OF IMPROVEMENT) (NO.) (PROPOSED USE)

AT (LOCATION) 6050 EAGLE RIDGE TERR. - DUNCAN ZONING DISTRICT R-2  
(NO.) (STREET)

SUBDIVISION COW. 66625, R-2, S-20 LOT 1 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_  
V.I.P.

BUILDING IS TO BE AS FT. WIDE BY PER FT. LONG BY DWGS FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

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

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

The inspection on which this certificate is based is made to further municipal interests, and not for the benefit of the owner. The inspector and municipality disclaim any responsibility to the owner for the effectiveness of the inspection, and they make no representation by this certificate.

AREA 886 + 681 (SQUARE FEET)

OWNER \_\_\_\_\_  
ADDRESS SAME

DEPT. FILE COPY

3550

VALIDATION

The Corporation of the District of North Cowichan

P.O. Box 278,  
Building Dept.  
Phone 746-3100  
Fax 746-3133

Duncan, B.C.  
Folio No. \_\_\_\_\_

BUILDING  
PERMIT

APPLICANT LARRY NYLEN CONST. DATE FEB 20 19 98 PERMIT NO. # 39  
ADDRESS 6878 MARK LANE, RR#5, VICT. V9L 2A1  
(NO.) (STREET)

PERMIT TO CONSTRUCT BLOG (2) STORY SINGLE FAMILY DWELLING NUMBER OF DWELLING UNITS 1  
(TYPE OF IMPROVEMENT) (NO.) (PROPOSED USE)

AT (LOCATION) 6050 EAGLE RIDGE TERR. - DUNCAN ZONING DISTRICT R-2  
(NO.) (STREET)

SUBDIVISION COW. 66625, R-2, S-20 LOT 1 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_  
V.I.P.

BUILDING IS TO BE AS FT. WIDE BY PER FT. LONG BY DWGS FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

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

REMARKS: PLS REVIEW ALL ATTACHED DOCUMENTS.

AREA 886 + 681 (SQUARE FEET) ESTIMATED VALUE \$ 120,000<sup>00</sup> PERMIT FEE \$ 440<sup>00</sup>

OWNER \_\_\_\_\_  
ADDRESS SAME BUILDING DEPT. BY Shirley W. Smith

FOLIO No.					
LEGAL DESCRIPTION					
LOT	BLK	RGE	SEC	PLAN	DIST.
1		2	20	VIP66625	COWICHAN

**THE CORPORATION OF THE  
DISTRICT  
OF  
NORTH COWICHAN**

ADDRESS
6050 EAGLE RIDGE TERRACE

	MUNICIPAL SERVICES			RECORD		
METER SERIAL No.	WATER	SEWER	DRAIN	CULVERT	GAS	HYDRO/TEL
INSTALLATION DATE	OCT /97	OCT /97	OCT /97	-	-	OCT /97
SIZE OF SERVICE	19mm	100mm	100mm			
TYPE OF PIPE	POLY	P.U.C	P.U.C.			
CONNECTION LENGTH	7.5m	4.5m	5.5m			
METER SIZE AND TYPE		-	-			
DEPTH AT P.L.	0.6m	0.8m	0.8m			
DEPTH OF MAIN	1.0m	2.0m	2.0m			
LOCATION AT P.L.	11.5m NE OF SE PL	2.3m NE OF SW PL	2.7m NE OF SW PL			1.5m NE OF SE PL
LOCATION AT MAIN	-	0m	0m			
REVISION / DATE						
COMMENTS	SEWER AND DRAIN SERVICES CONNECT DIRECTLY INTO MANHOLES.					

SEE REVERSE FOR SKETCH

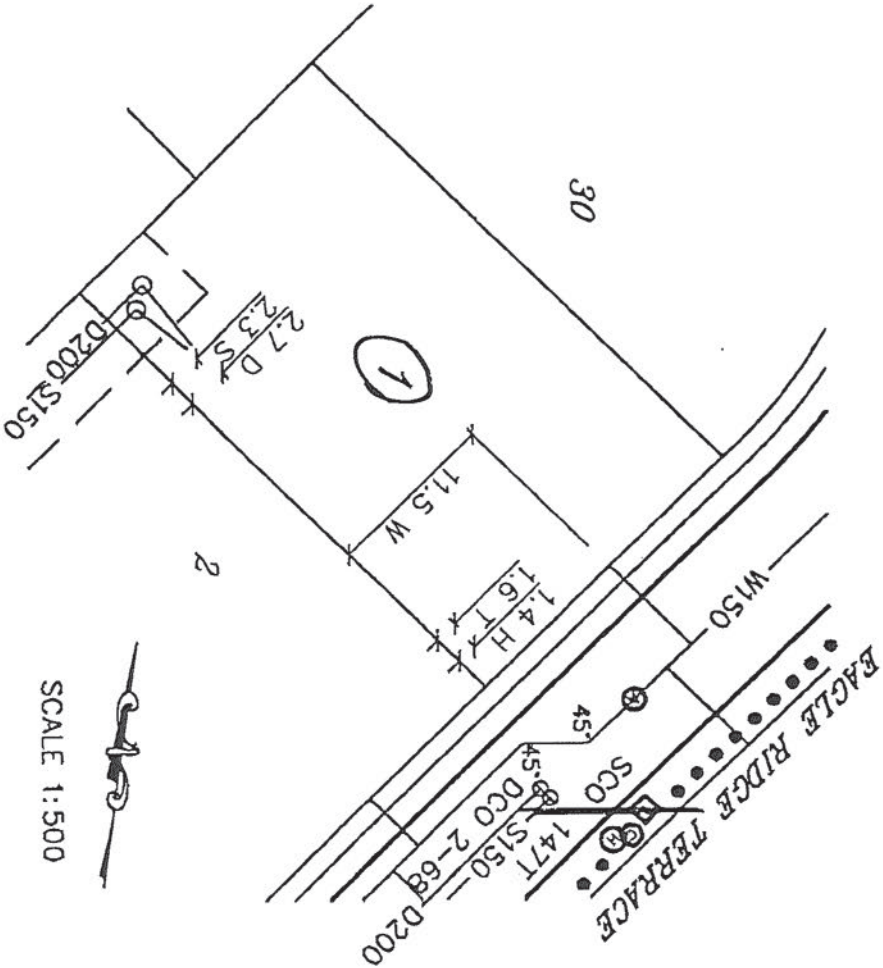
COLOR CODE — W-BLUE, S-RED, D-GREEN

PRIOR TO EXCAVATING CONTACT GAS, HYDRO,  
TELEPHONE AND CABLE TO CONFIRM LOCATIONS.

THE MUNICIPALITY ASSUMES NO RESPONSIBILITY  
FOR THE ACCURACY OF THE INFORMATION  
CONTAINED ON THIS SERVICE RECORD.

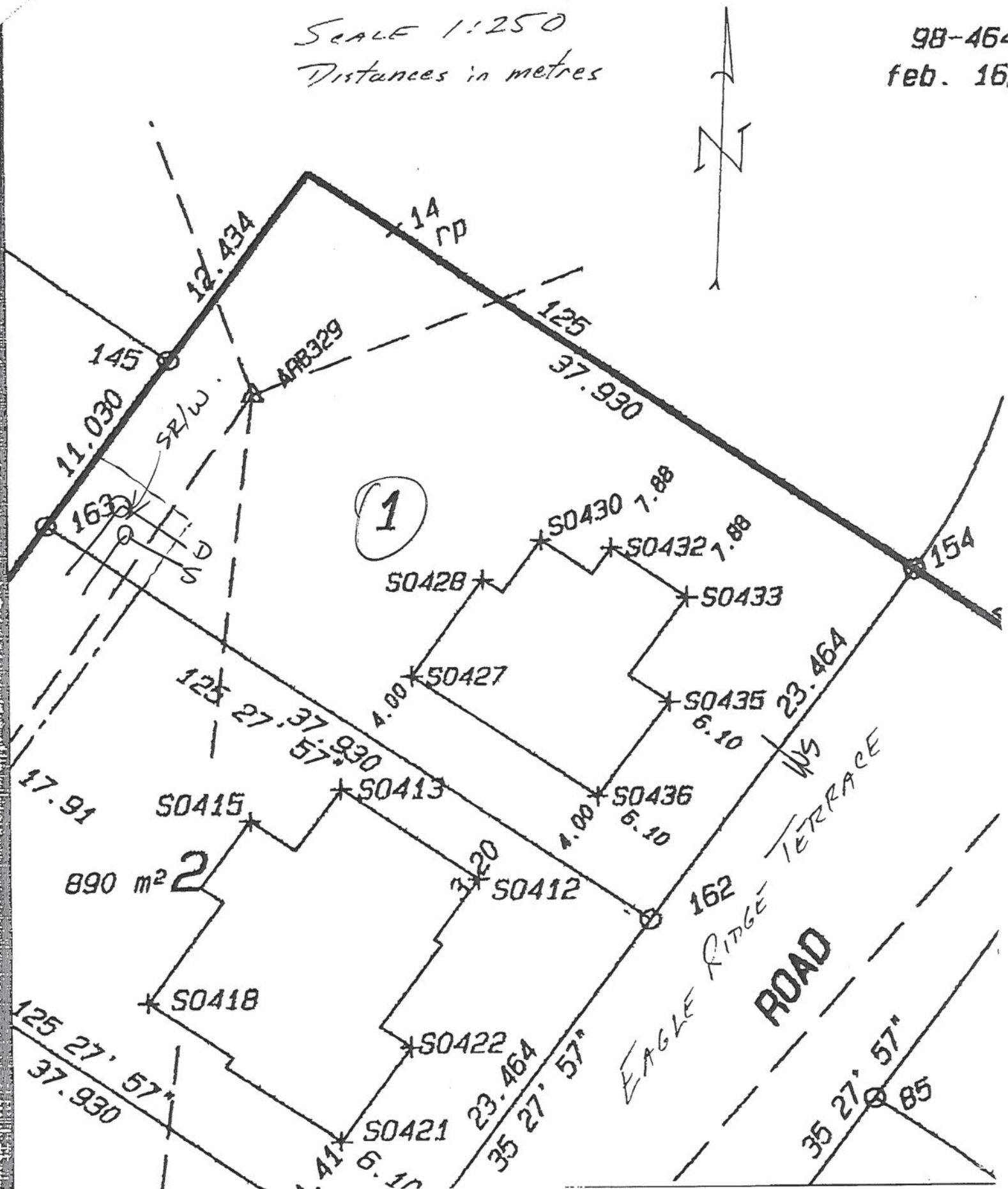


GROUND	SEWER			DRAIN		
	CHAINAGE	INV	MSE	CHAINAGE	INV	MFE
90.0	0+91.6	88.25	89.43	0+96.3	88.23	89.03



SCALE 1:250  
Distances in metres

98-464  
feb. 16,







Public Records Full Property Report

Property Identification & Legal Description

Address:	6050 EAGLE RIDGE TERR DUNCAN BC V9L 6R1		
Jurisdiction:	District of North Cowichan		
Roll No:	19078	Assessment Area:	4
PID No:	024-024-325		
Neighbourhood:	Maple Bay Road to Genoa Road	MHR No:	
Legal Unique ID:	A00000QCS9		
Legal Description:	LOT 1, PLAN VIP66625, SECTION 20, RANGE 2, COWICHAN LAND DISTRICT		

2024 Municipal Taxes

Gross Taxes:	\$3,985
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2025 Assessed Values

VALUATION:				
GENERAL:	Value:	Land	Improve	Total
		\$292,000	\$398,000	\$690,000
	Gross Value:	Land	Improve	Total
		\$292,000	\$398,000	\$690,000
	Exempt Value:	\$0	\$0	\$0
SCHOOL:	Net Value:	\$292,000	\$398,000	\$690,000
	Gross Value:	Land	Improve	Total
		\$292,000	\$398,000	\$690,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$292,000	\$398,000	\$690,000
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
2009-08-31	\$373,000	CA1252277	Improved Single Property Transaction
2003-11-07	\$221,000	EV135484	Improved Single Property Transaction
1998-09-01	\$172,282	EM84403	Improved Single Property Transaction

Other Property Information

Lot SqFt:	9,580	Lot Width:	
Lot Acres:	0.22	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Cowichan Valley	Manual Class:	2 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:	2025-01-01	Rec Last Modified:	2025-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$661,000	\$3,985
2023	\$708,000	
2022	\$637,000	\$4,276
2021	\$471,000	\$4,068
2020	\$467,000	\$4,163
2019	\$449,000	\$4,063

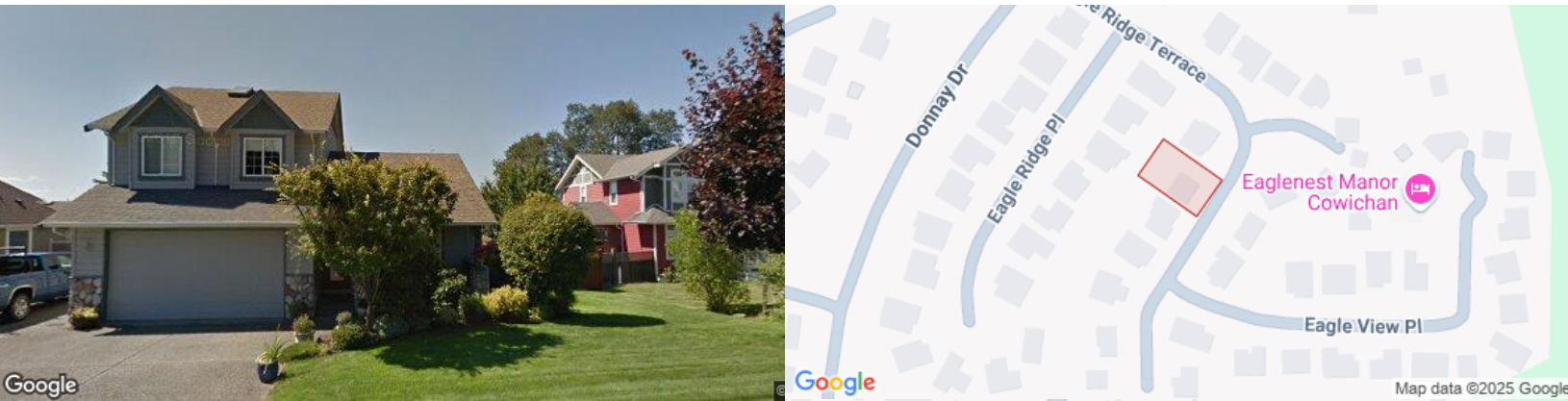
2018	\$406,000	\$3,968
2017	\$361,000	\$3,836
2016	\$351,000	\$3,930
2015	\$343,000	
2014	\$354,000	
2013	\$350,000	
2012	\$368,000	
2011	\$361,000	
2010	\$359,000	
2009	\$344,000	
2008	\$344,000	
2007	\$329,000	
2006	\$287,500	
2005	\$248,000	
2004	\$199,000	
2003	\$174,000	
2002	\$171,000	
2001	\$167,000	



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GOOD MOVE.



# 6050 EAGLE RIDGE TE North Cowichan BC V9L 6R1

PID	024-024-325	Legal Description	LOT 1 SECTION 20 RANGE 2 COWICHAN DISTRICT
Zoning	R2 - Residential Restricted Zone	Plan	PLAN VIP66625
		Community Plans(s)	VIP66625
			not in ALR
Floor Area	1484 Ft²	Max Elevation	91.81 m
Lot Size	9580.58 ft²	Min Elevation	89.62 m
Dimensions	-	Annual Taxes	\$3,985.00
Year Built	1998	Bedrooms	3
Bathrooms	3	Transit Score	-
		Walk Score	6 / Car-Dependent
		Structure	SINGLE FAMILY DWELLING

## MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
506870	Sold 31/08/2009	51	\$379,900 / \$373,000	RE/MAX of Duncan

## APPRECIATION

	Date	(\$)	% Change
Assessment	2025	\$690,000	84.99 %
Sales History	31/08/2009	\$373,000	68.78 %
	07/11/2003	\$221,000	28.28 %
	01/09/1998	\$172,282	

## ASSESSMENT

	2024	2025	% Change
Building	\$388,000	\$398,000	2.58 %
Land	\$273,000	\$292,000	6.96 %
Total	\$661,000	\$690,000	4.39 %

## Market Rent powered by OFFERLAND

	Date	Minimum	Maximum
Market Rent Estimate			

## DEVELOPMENT APPLICATIONS

No records found for this parcel

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### 6050 EAGLE RIDGE TERR DUNCAN V9L 6R1

Area-Jurisdiction-Roll: 04-315-00019.078



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#### Total value

\$690,000

2025 assessment as of July 1, 2024

Land	\$292,000
Buildings	\$398,000
Previous year value	\$661,000
Land	\$273,000
Buildings	\$388,000

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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 1998

Description 2 STY house - Standard

Bedrooms 3

Baths 3

#### Legal description and parcel ID

LOT 1, PLAN VIP66625, SECTION 20, RANGE 2, COWICHAN LAND DISTRICT

PID: 024-024-325

Carports	
Garages	G
Land size	9580 Sq Ft
First floor area	778
Second floor area	706
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

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