



Home Book
for

1522 Regatta Pl, Cowichan Bay

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1522 Regatta Pl, Cowichan Bay

Discover comfortable single-level living in this well-maintained 3-bed, 2-bath rancher located in Cowichan Bay! Offering 1,200+ sq ft of thoughtfully designed space, this home features an open-concept layout, 12-ft vaulted ceilings, abundant natural light, and a cozy natural gas fireplace, perfect for everyday living. Two full bathrooms and three spacious bedrooms provide flexibility for families, guests, or a dedicated home office. A ductless heat pump (installed June 2023) ensures efficient year-round comfort, while additional highlights include a central vac system, attached double garage with crawl storage, and an EV charging plug-in system. Enjoy in-ground irrigation, a fully fenced backyard with mature hedges, and an entertainment patio ideal for summer gatherings and outdoor dining. Nestled in charming Cowichan Bay, you're minutes from restaurants, the marina, boutique shops, and Vancouver Island's natural beauty. No age restrictions, and very pet friendly!

MLS #1043481
Fin Sq Ft 1,211
Bedrooms 3
Bathrooms 2
Taxes \$4,133 (2025)



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1522 Regatta Pl Cowichan Bay BC V0R 1N2
 MLS® No: **1043481** **\$699,900** **Active**



Discover comfortable single-level living in this well-maintained 3-bed, 2-bath rancher located in Cowichan Bay! Offering 1,200+ sq ft of thoughtfully designed space, this home features an open-concept layout, 12-ft vaulted ceilings, abundant natural light, and a cozy natural gas fireplace, perfect for everyday living. Two full bathrooms and three spacious bedrooms provide flexibility for families, guests, or a dedicated home office. A ductless heat pump (installed June 2023) ensures efficient year-round comfort, while additional highlights include a central vac system, attached double garage with crawl storage, and an EV charging plug-in system. Enjoy in-ground irrigation, a fully fenced backyard with mature hedges, and an entertainment patio ideal for summer gatherings and outdoor dining. Nestled in charming Cowichan Bay, you're minutes from restaurants, the marina, boutique shops, and Vancouver Island's natural beauty. No age restrictions, and very pet friendly!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	11'1x11'7
Bedroom	Main	8'8x9'10
Bedroom - Primary	Main	12'6x11'8
Dining Room	Main	7'5x10'0
Ensuite	Main	3-Piece
Entrance	Main	4'7x12'0
Kitchen	Main	10'7x9'4
Laundry	Main	5'2x6'3
Living Room	Main	15'6x12'0

MLS® No: **1043481** List Price: **\$699,900**
 Status: **Active** Orig Price: **\$699,900**
 Area: **Duncan** Sub Area: **Du Cowichan Bay**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold/Strata**

Interior

Beds: **3** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **1,211** UnFin SqFt: **0** Basement: **No** Addl Accom: Laundry: **In House**
 SqFt Total: **1,211** Layout: **Rancher** Appl Incl: **Dishwasher, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer**
 Heating: **Heat Pump** Cooling: **Air Conditioning**
 Intr Ftrs:

Exterior/Building

Built (Est): **2013** Front Faces: **Northeast** Storeys: Bldg Warranty:
 Construction: **Cement Fibre, Frame Wood, Insulation:** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Ceiling, Insulation: **Walls** Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Patio, Fencing: Full**

Lot

Lot SqFt: **5,401** Lot Acres: **0.12** Dimensions: Shape:
 Park Type: **Garage Double** Park Spcs: **2** View: Waterfront: Water: **Municipal**
 Carport Spcs: **0** Garage Spcs: **2** Services:
 Sewer: **Sewer Connected** Restrictions: Lot Ftrs: **Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$769,000** Assess Yr: **2026** Taxes: **\$4,133** Tax Year: **2025**
 PID: **028-391-268** Roll No: **522120** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **STRATA LOT 35, SECTION 4, RANGE 5, COWICHAN LAND DISTRICT, PLAN VIS7030, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Strata

Strata/Pad Fee: **\$44** Strata/Pad Fee Year: **2026** Prop Mgr: Mgr Phone:
 Complex: Bldgs/Cmplx: **36** Str Lots/Bldg:
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: Park Cmn Sp: Park LCP Spc:
 Depr Rpt?: **Yes** Plan Type: **Bare Land** Lvls in Unit: Unit's Level:
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, please refer to Strata Bylaws**
Caged Mammals, Cats, Dogs,
Number Limit, Size Limit
 BBQs Allwd: **Yes**
 Smoking Byl: **No**
 Unit Incl:
 Assmt Incl:
 Shrd Am:

Licensee/Agency Information

Licensee Name **Phone** **Brokerage** **Awd Split**
 List: **Dan Johnson*** **250-709-4987** **Pemberton Holmes Ltd. (Cow Vall)**
 ColList: **Amara Johnson** **778-838-8685** **Pemberton Holmes Ltd. (Cow Vall)**
 Appt Ph: Lckbx Loc: **nat gas pipe - right side** Solicitation OK?: **No** Brok Fee: **3% 1st 100K/1.5% bal**

Licensee Notes: **Measurements and photos by Proper Measure. First showings Tuesday, July 21 - offers, if any to be reviewed Sunday, July 26 by 2pm.**

Agent Info: **Information Package Available**

Showing Instructions: **Appts by Showing Service, Lockbox**

*Personal Real Estate Corporation

Property Features – 1522 Regatta Pl

Home Features

- Soaring 12-foot vaulted ceilings
- Natural gas fireplace
- Central vacuum system
- Spacious bedrooms with abundant natural light
- Open concept living
- Moss removal roof maintenance done annually
- Gas fireplace serviced annually

Modern Systems and Updates

- Ductless heat pump (installed June 2023)
- EV plug-in charging system
- In-ground irrigation system

Outdoor Living

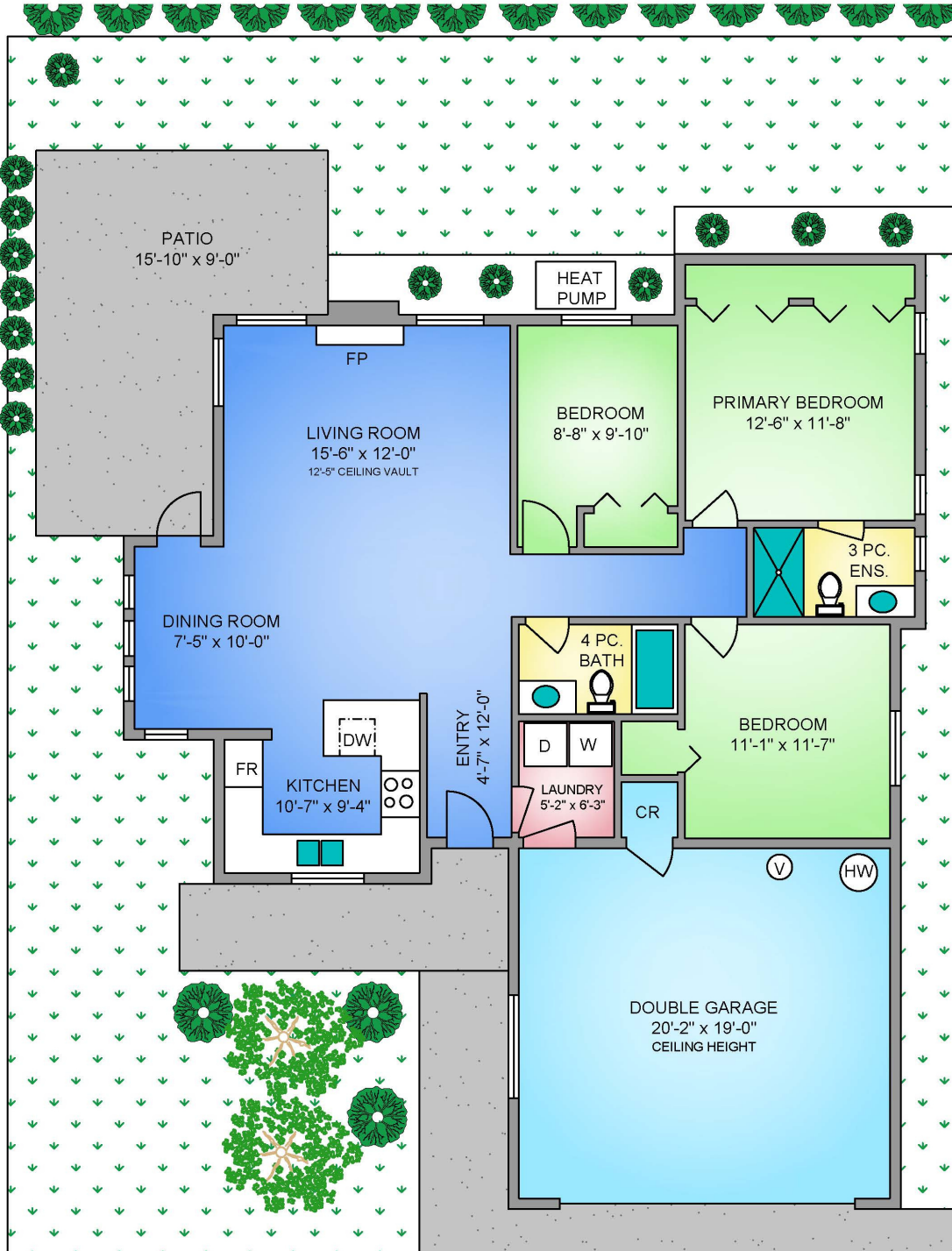
- Attached double garage with full crawl space access
- Fully fenced rear yard with mature privacy hedges
- Entertainment-sized patio with direct dining room access

Community and Location

- Minutes from Cowichan Bay Marina
- Close to local restaurants, cafés, and boutique shops
- Excellent schools and parks nearby
- Vibrant community with waterfront promenade
- Friendly community!

ETHOS

REAL ESTATE GROUP



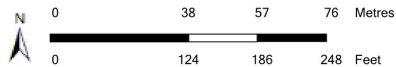
MAIN FLOOR
1211 SQ. FT.
 8'-0" CEILING HEIGHT



1522 REGATTA PLACE				
JULY 15, 2026				
PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE GROUP. PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1211	1211	428	256
TOTAL	1211	1211	428	256



- Agricultural and forestry
- Parks and Institutional
- Industrial
- Commercial and Mixed Use
- Comprehensive Development
- Residential
- Waterfront
- Water Use
- Utility
- Railway
- Neighbouring Jurisdiction
- World_Street_Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Cowichan Valley Regional District

5.7 R3 – Village Residential Zone

Subject to compliance with **Part 2** of this bylaw, the following regulations apply in the **R3** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Single detached dwelling;

The following accessory uses and no others are permitted:

- (b) Detached suite or attached suite;
- (c) Backyard hen keeping;
- (d) Bed and breakfast;
- (e) Day care;
- (f) Farm stand;
- (g) Home-based business.

2. Density

Residential use is limited to one single detached dwelling and one attached suite per parcel, or one single detached dwelling and one detached suite per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is:

- (a) 700 m² for parcels served by both community water and community sewer systems;
- (b) 1 ha for parcels not served by a community sewer system.

4. Development Regulations

- (a) Impervious surface coverage shall not exceed 35%, of which not more than 30% may be parcel coverage;
- (b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Principal Residential Use	Accessory Residential Use
Front	7.5 m	7.5 m
Interior Side	10% of the parcel width or 3 metres, whichever is less	3 m
Exterior Side	4.5 m	4.5 m
Rear	4.5 m	4.5 m
Adjoining ALR	15 m	15 m

- (c) Notwithstanding Paragraph (b), an accessory building may be located up to 1 m from an interior side parcel line or a rear parcel line provided the building does not contain an detached suite, accommodation unit or sleeping unit, day care or home-based business use;
- (d) The maximum height of all buildings and structures is 7.5 m, except it is 4.5 m for accessory buildings and structures.

5. Special Regulations

In addition to the uses listed in Subsection 1, agriculture is a permitted use on Lots A and B, Section 4, Range 5, Cowichan Land District, Plan 29962 (PID: 029-076-986 and 029-076-994).



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

1522 REGATTA PL COWICHAN BAY VOR 1N2

Area-Jurisdiction-Roll: 04-765-00522.120



04-765-00522120 11/02/2015

Total value \$769,000

2026 assessment as of July 1, 2025

Land \$372,000

Buildings \$397,000

Previous year value \$757,000

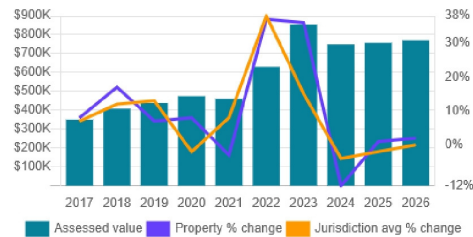
Land \$350,000

Buildings \$407,000

Property value history

2026	+2%	\$769,000
2025	+1%	\$757,000
2024	-12%	\$749,000
2023	+36%	\$854,000
2022	+37%	\$630,000

Property value and Duncan Rural jurisdiction change



Property information

Year built	2013
Description	1 STY house - Standard
Bedrooms	2
Baths	2
Carports	
Garages	C
Land size	.124 Acres
First floor area	1,197
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

STRATA LOT 35, PLAN VIS7030, SECTION 4, RANGE 5, COWICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-391-268

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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