



Home Book  
for

1522 Regatta Pl, Cowichan Bay

The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



## 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)



Dan Johnson  
Personal Real Estate  
Corporation

(250) 709-4987  
dan@ethosrealestategroup.ca



ethosrealestategroup.ca

Amera Johnson  
REALTOR®

(778) 838-8685  
amera@ethosrealestategroup.ca

**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: 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.**

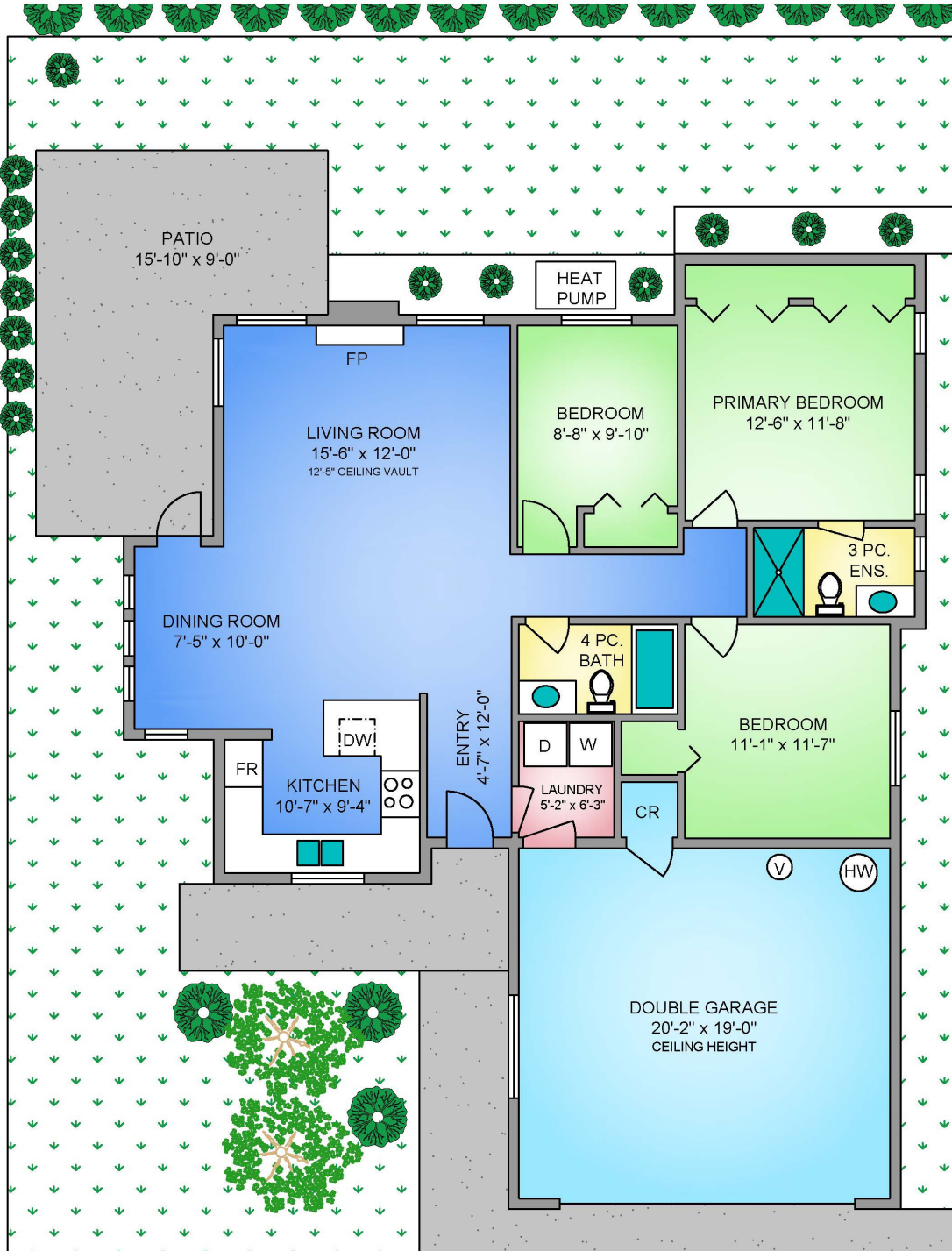
Agent Info: **Information Package Available**

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

\*Personal Real Estate Corporation

# ETHOS

REAL ESTATE GROUP



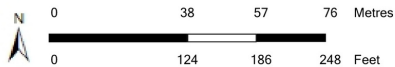
**MAIN FLOOR**  
**1211 SQ. FT.**  
 8'-0" CEILING HEIGHT



| 1522 REGATTA PLACE<br>JULY 15, 2026<br>PREPARED FOR THE EXCLUSIVE USE OF ETHOS REAL ESTATE GROUP.<br>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 m<sup>2</sup> 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

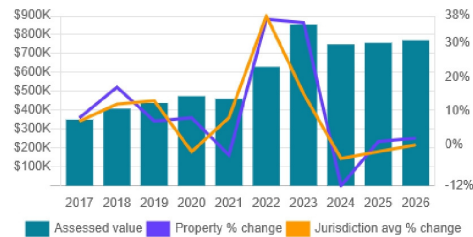
Land \$350,000

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

The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



Dan Johnson  
Personal Real Estate Corporation

(250) 709-4987  
dan@ethosrealestategroup.ca



[ethosrealestategroup.ca](http://ethosrealestategroup.ca)



Amera Johnson  
REALTOR®

(778) 838-8685  
amera@ethosrealestategroup.ca