



Home Book
for

10185 View St, Chemainus

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.



10185 View St, Chemainus

UNIQUE ocean-view half duplex in beautiful Chemainus! This 3 bed/3bath home has 3 floors, 2 kitchens, spacious living rooms, & good-sized bedrooms. Wood flooring, lots of natural light, a gas fireplace for cozy evenings, & two decks for family bbqs with excellent ocean views! The light and bright kitchen upstairs has plenty of cabinets & counter space with a place for bar stools. The large primary bedroom has a 3pc ensuite & plenty of closet space. A full bath and the laundry finish the main floor. Downstairs you will find the second living room, second kitchen, and another deck with a view, perfect for an in-law suite! This floor has two bedrooms, a family room, 4pc bath & laundry, too. On the lowest floor there is an amazing space for a workshop, ideal for the handy person & there is a very nice fully fenced backyard. There is also an additional parking spot. Brand new roof & carpeting, & the interior has been professionally painted. Vacant, so quick possession is possible.

MLS #1012590
Fin Sq Ft 2194
Bedrooms 3
Bathrooms 3
Taxes \$4,871 (2025)



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Corporation

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ETHOS

REAL ESTATE GROUP

10185 View St Chemainus BC V0R 1K2
 MLS® No: **1012590** **\$649,000** **Active**



MLS® No: **1012590** List Price: **\$649,000**
 Status: **Active** Orig Price: **\$649,000**
 Area: **Duncan** Sub Area: **Du Chemainus**
 DOM: **52** Sold Price:
 Sub Type: **Half Duplex**
 Pend Date: Title: **Freehold/Strata**

UNIQUE ocean-view half duplex in beautiful Chemainus! This 3 bed/3bath home has 3 floors, 2 kitchens, spacious living rooms, & good-sized bedrooms. Wood flooring, lots of natural light, a gas fireplace for cozy evenings, & two decks for family bbqs with excellent ocean views! The light and bright kitchen upstairs has plenty of cabinets & counter space with a place for bar stools. The large primary bedroom has a 3pc ensuite & plenty of closet space. A full bath and the laundry finish the main floor. Downstairs you will find the second living room, second kitchen, and another deck with a view, perfect for an in-law suite! This floor has two bedrooms, a family room, 4pc bath & laundry, too. On the lowest floor there is an amazing space for a workshop, ideal for the handy person & there is a very nice fully fenced backyard. There is also an additional parking spot. Brand new roof & carpeting, & the interior has been professionally painted. Vacant, so quick possession is possible.

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	11'9x14'0
Bedroom	Lower	9'8x11'9
Den	Lower	7'6x15'8
Entrance	Lower	10'10x11'10
Family Room	Lower	15'4x12'0
Kitchen	Lower	10'0x12'0
Laundry	Lower	5'0x5'6
Storage (Unfin)	Lower	6'1x7'2
Storage (Unfin)	Lower	4'8x7'2
Bathroom	Main	4-Piece
Bedroom - Primary	Main	11'7x13'5
Dining Room	Main	10'0x10'9
Ensuite	Main	3-Piece
Kitchen	Main	6'5x12'0
Laundry	Main	6'5x10'4
Living Room	Main	12'0x15'4
Utility Room	Other	10'0x18'0
(Unfinished) (Unfin)		
Workshop (Unfin)	Other	11'7x21'6

Interior

Beds: **3** Baths: **3** Kitchens: **2** Fireplaces: **1** Storeys: **3**
 FinSqFt Total: **2,194** UnFin SqFt: **475** Basement: **Yes** Add Accom: Laundry: **In House, In Unit**
 SqFt Total: **2,669** Layout: **Duplex Side/Side** Appl Incl: **Dishwasher, F/S/W/D**
 Heating: **Forced Air, Natural Gas** Cooling: **None**
 Intr Ftrs:

Exterior/Building

Built (Est): **1997** Front Faces: **Southwest** Storeys: **3** Bldg Warranty:
 Construction: **Frame Wood, Insulation: Ceiling,** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Insulation: **Walls, Vinyl Siding**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Fencing: Full, Garden, Low Maintenance Yard**

Lot

Lot SqFt: **0** Lot Acres: **0.00** Dimensions: Shape:
 Park Type: **Driveway,** Park Spcs: **3** View: **Mountain(s), Ocean** Waterfront: Water: **Municipal**
 Garage
 Carport Spcs: **0** Garage Spcs: **1** Services:
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Family-Oriented Neighbourhood, Landscaped, Quiet Area, Recreation Nearby**

Legal/Public Records

Assessed: **\$688,000** Assess Yr: **2025** Taxes: **\$4,871** Tax Year: **2025**
 PID: **023-804-351** Roll No: **16019025** Zoning: **R3** Zone Desc: **Residential**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **Strata Lot B, Section 20, Range 4, Chemainus District, Plan VIS4324, together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1**

Strata

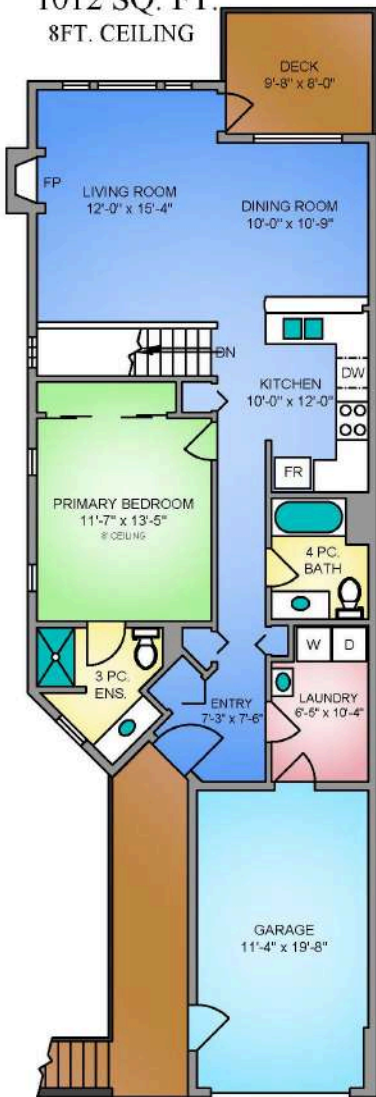
Strata/Pad Fee: **\$0** Strata/Pad Fee Year: **2025** Prop Mgr: Mgr Phone:
 Complex: Bldgs/Cmplx: **1** Str Lots/Cmplx: **2** Str Lots/Bldg: **2**
 Balc SqFt: Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **0** Park Cmn Sp: **0** Park LCP Spc: **0**
 Depr Rpt?: **No** Plan Type: **Building** Lvl's in Unit: **3** Unit's Level:
 Rent Allwd?: **Unrestricted**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, Half Duplex, non-conforming**
 Caged Mammals, Cats, Dogs
 BBQs Allwd: **Yes**
 Smoking Byl: **No**
 Unit Incl: **Deck/Patio**
 Assmt Incl:
 Shrd Am:

Licensee/Agency Information

Licensee Name: **Dan Johnson*** Phone: **250-709-4987** Brokerage: **Pemberton Holmes Ltd. (Dun)** Awd Split:
 CoList: **Amara Johnson** 778-838-8685 Pemberton Holmes Ltd. (Dun)
 Appt Ph: Lckbx Loc: **rail by front door** Solicitation OK?: **No** Brok Fee: **3% 1st 100K/1.5% bal**
 Licensee Notes: **Measurements by Proper Measure. FULLY AVAILABLE.**
 Agent Info: **Information Package Available**
 Showing Instructions: **Appts by Showing Service, Lockbox**
 *Personal Real Estate Corporation

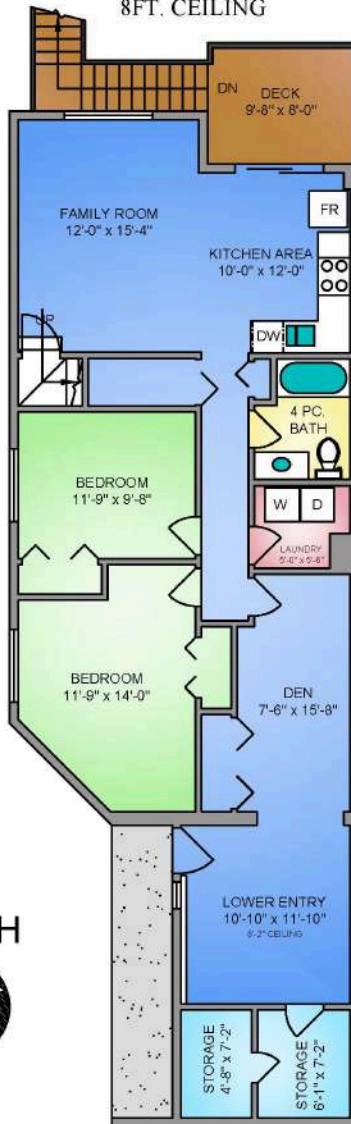
MAIN FLOOR

1012 SQ. FT.
8FT. CEILING



LOWER FLOOR

1277 SQ. FT.
8FT. CEILING

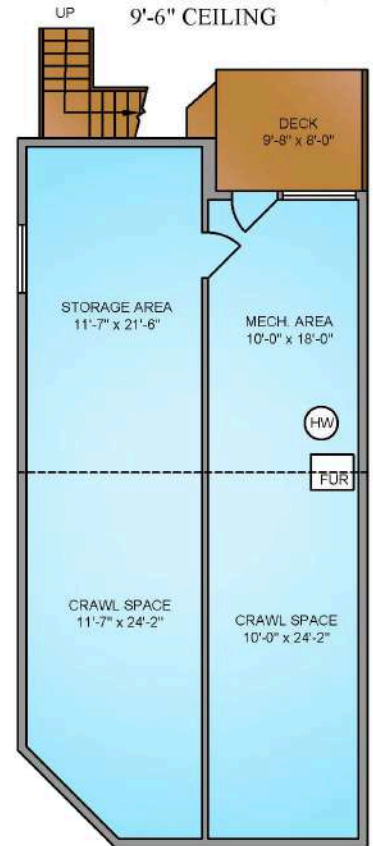


NORTH



BASEMENT

475 SQ. FT. (U/F)
9'-6" CEILING



10185 VIEW STREET
FEBRUARY 27, 2025

PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)			
		FINISHED	UNFINISHED	GARAGE	DECK / PATI
MAIN	1012	1012	-	257	188
LOWER	1278	1182	96	-	144
BASEMENT	475	-	475	-	77
TOTAL	2765	2194	571	257	409

The screenshot displays a web-based GIS application for the Municipality of North Cowichan. The interface includes a top navigation bar with icons for Help, Layer List, Draw, Measure, Edit Markup, Clear Markup, Print, and Hide Items. A search bar is located in the top right corner. On the left side, a sidebar provides detailed information for the selected property, Strata 10185 View St.

Strata: 10185 VIEW ST

House 1: 10185
House 2:
Street Name: VIEW ST
Strata Level:
Approx. m2:
Approx. Acre: 0.033207
Approx. Hectare: 0.013439
PID: 023-804-351
Folio: 16019-025
Lot: B
Plan: VIS4324
Non-Legal Descript: SL B PL VIS4324
Section: 20
Range: 4
Land District: Chemainus
Zoning: R3
Split Zoned: NA
Accuracy: 5m[removed]10m
Method: DIGITIZED FROM IMAGE
GIS Link ID: 12517
Comments:
[Zoning PDF](#)
[Property Report](#)

The main map area shows a street grid with View St running diagonally. Property lots are outlined in green and labeled with their respective numbers. Lot 10185 is highlighted in blue. Other visible lot numbers include 10189, 10187, 10183, 10181, 10179, 10177, 10175, 10173, 10171, 10169, 10167, 10161, 10149, 10143, 10137, 10180, 10176, 10174, 10164, 10160, 10154, and 10152. The map also shows the Southern Railway of Vancouver Island and Chemainus Rd. A scale bar at the bottom right indicates 20 meters. The bottom of the page contains a footer with attribution to Esri, NASA, NGA, USGS, FEMA, and other contributors.

Projected Coordinates (X/Y) X: -13774563.30 Y: 6264000.42 Scale 1103

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Residential One and Two-Family Zone (R3)

Permitted Uses

- 58** (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Detached Accessory Dwelling Unit
 - Home-based Business
 - Multi-Family Residence
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
 - (b) The number of dwelling units shall not exceed:
 - (i) Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 4.5 m (14.76')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
 - Yard, Rear, 7 m (22.97')

- (b) Accessory Buildings and Structures (Excluding Fences)
Yard, Front, 5.0 m (16.40')
Yard, Side, 1.0 m (3.28')
Yard, Rear, 1.5 m (4.92') [BL3323]

- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R3 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
 - (a) [Repealed, BL3891]
 - (b) [Repealed, BL3891]
 - (c) [Repealed, BL3891]
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) [Repealed, BL3758]
 - (g) [Repealed, BL3674]
 - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m² (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
 - (a) 6077 Mary Street (PID: 000-328-332)
 - (b) 3056 Gibbins Road (PID: 005-667-909)
 - (c) Lot 1 Sophia Road (PID: 029-263-123)
 - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
 - (e) 7978 Tidemark Way (PID: 028-795-261)
 - (f) 6125 Lakeview Drive (PID: 003-760-251)
 - (g) 9921 Echo Heights (PID: 027-633-250)
 - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
 - (i) 1578 Adelaide Street (PID: 003-247-988)
 - (j) 3192 Sherman Road (PID: 002-748-851)
 - (k) 5951 Highland Avenue (PID: 000-392-651)

Driveway Width

- (10) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

drop-off depot, office, hospital, prison, university or college, or by a crown corporation, and may include an accessory helicopter landing pad; [BL3457]

"public utility use" means a use providing for public utility facilities for water, sewer, electrical, telephone, and similar services where such use is approved by the District; [BL3083]

"racetrack" means the use of land for the purpose of holding motor vehicle, motorcycle, horse, or go-cart races;

"recreation area" means an area which is set aside for active or passive recreation and which is exclusive of the required yards;

"recreational facility" means the use of buildings, structures, or land for gymnasiums, indoor or outdoor racquet courts, curling rinks, skating rinks, swimming pools, aerobic studios, weight rooms, bowling alleys, and the like, and may include accessory restaurants, offices, or sporting goods sales;

"recreational vehicle" means a (a) camper, (b) travel trailer, (c) fifth wheel, or (d) motor home, with a maximum width of 2.6 m in transit mode that is licensed under a Provincial enactment; [BL3521]

"recreation facility small scale," means the use of premises as a facility for indoor racquet courts, swimming pools, hot tubs, saunas, aerobic studios, or weight room; [BL3521]

"recycling drop-off depot" means the use of land or a building for the drop-off of household recyclable materials; [BL3521]

"recycling depot" means the use of a building to collect and sort municipal solid waste, refund containers, or recyclable material but does not include recycling industrial use; [BL3521]

"recycling industrial use" means the use of land, a building, or a structure

- (a) to process municipal solid waste or recyclable material into new products, or
- (b) for a feedstock to manufacture products, or
- (c) to convert recyclable materials or municipal solid waste into a form suitable for transportation or manufacture into new products; [BL3521]

"residential building" means a building containing a residential use and/or sleeping unit;

"residential rental tenure" means, in relation to a dwelling unit, a tenancy governed by a tenancy agreement that complies with the Residential Tenancy Act; [BL3868]

"residential use" means the occupancy or use of a building, or part thereof, as a dwelling unit;

"resource use" means a use providing for extracting, grading, crushing, screening, and storing sand, gravel, minerals, and peat, but excludes all manufacturing of products;

"restaurant" means an eating establishment, which may serve alcohol, where food is sold to the public for consumption within the premises, within the patron's motor vehicle, or to be taken to another location for consumption;

"retail store" means a use of a building or land to sell or rent goods or wares, other than motor vehicles and heavy equipment; [BL3323]

"retaining wall" means a structure erected to hold back, stabilize or support water or land. It involves the alteration of land and is used to stabilize or modify slopes, level sites, and correct grade differences. Retaining walls may also form a system containing one or more terraced retaining walls; [BL3891]

"riding stable" means a building, structure, or premises used for a commercial operation as a stable where horses can be trained or boarded, or where riding lessons can be given;

"riparian assessment area" means the following, when measured from the high water mark:

- (a) for a stream, the 30 m (98.43') strip on both sides of the stream,
- (b) for a ravine less than 60 m (196.85') wide, a strip on both sides of the stream measured to a point that is 30 m (98.43') beyond the top of the ravine bank, and
- (c) for a ravine 60 m (196.85') wide or greater, a strip on both sides of the stream measured to a point that is 10 m (32.81') beyond the top of the ravine bank; [BL3323]

"seafood market" means the use of buildings, structures, or land for the retail sale of seafood and related items;

"secondary suite" means an additional dwelling unit which is accessory to a single-family dwelling or a two-family dwelling, and meets the requirements set out in section 40.4(1); [BL3033, BL3674]

"septage" means a combination of water carried liquid and solid wastes or settles solids from residences, businesses and institutions normally collected in a septic tank, holding tank, or accumulated in wastewater

numbered, bumpered, illuminated, and drained to the standard established by the Municipal Engineer.

- (2) Off-street parking facilities for Single-Family Residences and Two-Family Residences are hereby exempted from the standards set out in section 17 (1) (b).
 - (3) Off-street parking facilities for Mobile Home Park are required to follow the standards set out in the "Mobile Home Park Bylaw 1978", No. 1775.
 - (4) Off-street parking facilities for institutional uses which are located within the Agricultural Zone (A1) or Rural Zone (A2), are hereby exempted from the above paving, marking, and numbering standards. However, such parking facilities must be graveled, illuminated, and bumpered.
 - (5) Where there is more than one use of a lot, required off-street parking spaces shall be calculated and provided for each use.
- 18**
- (1) All required off-street parking shall be located on the same lot as the building or use for which the parking is required, except where an owner or occupier has paid for parking instead of providing off-street parking, pursuant to a Bylaw adopted under the *Municipal Act*.
 - (2) No off-street parking is permitted in the required front yard of the following zones:
 - (a) Residential Multi-Family Zone (R7);
 - (b) Residential Ground-Oriented Multi-Family Zone (R7-A);
 - (c) Residential Multi-Family Apartment Zone (R8). [BL3427]
- 19** The minimum setback for off-street parking for Commercial, Industrial, and Institutional uses for the Yard, Front is .6m (1.96').
- 20** All required visitor parking spaces must be designated as such by appropriate signs.
- 20.1** At most, 25% of the number of off-street parking spaces required by this bylaw may be for small cars. [BL3150]
- 21** The minimum number of required off-street parking spaces for each use category shall be as follows:
- (1) Residential

Assisted Living, Supportive Housing, and Community Care Facilities with a maximum of 10 residents	1 space per 3 resident rooms plus the single-family requirements
Bed and Breakfast	1 space per guest room plus the single-family requirements
Boarding and Rooming House	1 space per boarder plus the single-family requirements
Accessory Dwelling Unit	2 spaces
Congregate Housing	1 space per 3 resident rooms plus 15% of the total number of rooms designated as visitor and staff parking
Detached Accessory Dwelling Unit, Secondary Suite	1 space
Home-based Business	1 space per 46 m ² (495.16 sq. ft.) gross floor area plus the single-family requirements
Mobile Home on Lot	2 spaces
Mobile Home in Park	1.5 spaces
Mobile Home Office in Park	3 spaces
Modular Home	2 spaces
Multi-Family Residential, Apartment	1.5 spaces per dwelling unit plus spaces designated as visitor

Shipping Containers

40.1 Shipping containers may be placed on land provided they meet the following requirements:

- (a) within the Industrial Light Zone (I1) a maximum of two shipping containers per site are permitted where used for accessory storage;
- (b) within the Industrial Heavy Zone (I2) a maximum of one shipping container per every 0.4 hectares (1 acre) of land, up to a maximum of 10 shipping containers, is permitted where used for accessory storage;
- (c) where used for accessory storage purposes, placement of a shipping container must meet all accessory building setback requirements, with the exception of shipping containers within the I1 zone, which must either meet the setback requirements for accessory buildings, or be no closer to the front property line than the front wall of any principal building, whichever is greater;
- (d) within the I1 and I2 zones, shipping containers may be used as a building material in the construction of a principal or accessory buildings only if a development permit and building permit have been obtained;
- (e) a container may be used for the temporary storage of tools and materials during the construction or maintenance of any utility, building or structure for which a required building permit has been obtained and remains active, but the container must be removed prior to issuance of an occupancy permit, and
- (f) one container per lot intended for use as an emergency preparedness kiosk shall be permitted in all Private Institutional (PI) and Public Use (PU) zones. [BL3511]

Liquor sales in grocery stores prohibited

40.2 The sale of liquor in grocery stores is prohibited. [BL3651]

Cannabis Production within the BC Agricultural Land Reserve (ALR) [BL3597; BL3741, BL3797]

- 40.3**
- (1) ALR soil based cannabis production facility is an additional permitted use on all lands within the ALR that are in an Agricultural or Rural zone
 - (2) Any cannabis production facility in the ALR must be setback a minimum of:
 - (i) 30 m from a watercourse,
 - (ii) 15 m from all property lines,
 - (iii) 30 m from residentially zoned land, where a minimum 15 m buffer is provided on the adjacent residentially zoned land,
 - (iv) 60 m from residentially zoned land, where no minimum 15 m buffer is provided on the adjacent residentially zoned land,
 - (v) 100 m from the urban containment boundary established in the Official Community Plan,
 - (vi) 100 m from the Agricultural Land Reserve boundary, and
 - (vii) 150 m from land dedicated, zoned, or otherwise identified as public parkland, Public Use (PU) Zone, or Public Conservation (PC) Zone.

Secondary Suites and Detached Accessory Dwelling Units

- 40.4**
- (1) A secondary suite must have:
 - (a) no more than 2 bedrooms, and
 - (b) driveway access that is shared with the access to the single-family dwelling, unless the lot fronts two streets or a lane, in which case a secondary suite may have a separate access onto the second street or lane. [BL3674]
 - (2) The maximum size for a detached accessory dwelling unit is 120 m² (1,292 sq. ft.) of gross floor area.



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.

10185 VIEW ST CHEMAINUS V0R 1K2

Area-Jurisdiction-Roll: 04-315-16019.025



04-315-16019025 10/27/2015

Total value \$688,000

2025 assessment as of July 1, 2024

Land \$286,000

Buildings \$402,000

Previous year value \$702,000

Land \$270,000

Buildings \$432,000

Property information

Year built 1997

Description 1 STY Duplex - Standard

Bedrooms 3

Baths 3

Carports

Garages G

Land size

First floor area 1,011

Second floor area

Basement finish area 1,290

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

STRATA LOT B, PLAN V154324, SECTION 20, RANGE 4, CHEMAINUS LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID: 023-804-351

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



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY INFORMATION

General Property Information	
Civic Address:	10185 VIEW ST
Folio:	16019-025
LTO Number:	HB462
PID:	023-804-351
MHR Number:	
Status:	Active
Property No:	111037
Legal:	LOT B SECTION 20 RANGE 4 CHEMAINUS PLAN VIS4324 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	2145	1 Sty Duplex - After 1980 - New Standard
ACTUAL USE	035	DUPLEX - SINGLE UNIT OWNERSHIP
FIRE AREA	CHEMAINUS	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	YELLOW B	YELLOW B SCHEDULE
ZONING		

Property Tax Levies and Assessments Summary							
Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Net Assessment
2025	May 02, 2025	Reg	4,870.70	1	286,000	402,000	688,000
2024	May 15, 2024	Reg	4,582.22	1	270,000	432,000	702,000
2023	May 10, 2023	Reg	4,316.10	1	304,000	439,000	743,000

Licensing Information
There is no licensing account information for this property.

Community Development
There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

11/10/2011/1/10

**STRATA PLAN OF LOT 12, SECTION 20,
RANGE 4, CHEMUNUS DISTRICT,
PLAN VIP63954.**

B.C.G.S. 928 - 062

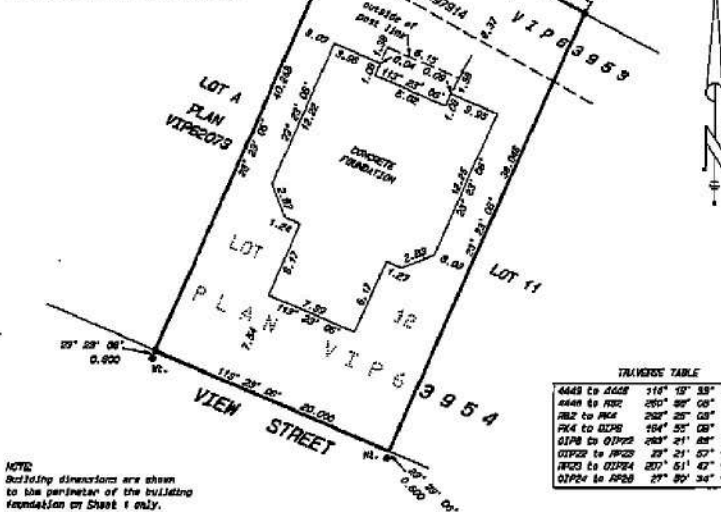
SCALE 1:250

0 5 10 15 metres

LEGEND

- All distances are in metres.
- ⊙ denotes control monument found.
- ⊙ denotes standard iron post found.
- ⊙ denotes standard level peg found.
- LCI denotes Limited Common Property.
- SL denotes Strata Lot.

B-10 bearings are derived from observations between Control Monuments 4440 & 4442. Integrated Survey Area No. 10. This plan shows ground level measured distances. Prior to computation of U.T.M. coordinates multiply by coefficient factor 0.999845007.



FIRST SHEET
SHEET ONE OF SIX SHEETS

STRATA PLAN VIS **4324**

Deposited and registered in the Land Title Office at Victoria, B.C. this 30th day of June, 1997.

[Signature]
Surveyor

EL76977
20m

NOTE:
Building dimensions are shown to the perimeter of the building foundation on Sheet 1 only.

NOTE:
Unless otherwise indicated bearings deflect by multiples of 45° from the given reference bearings.

NOTE:
All boundaries are defined as to height by the centre of the floor above or the extensions, or, where there is no floor above, by the average height of a Strata Lot within the same building unless otherwise indicated.

THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS:
The Chemunus Strata Plan VIS
10183 View Street
Chemunus, British Columbia

CERTIFICATE ADDRESS:
10183 & 10185 View Street
Chemunus, British Columbia

KENNETH GUNNBY & WILSON
PROFESSIONAL LAND SURVEYORS
4480 ALBERTA STREET
DUNCAN, B.C. V9L 3A9 (250) 745-4785
FILE 87-4402-SH1

I, KENNETH J. WILSON of the City of Duncan, a British Columbia Land Surveyor, hereby certify that the Building erected on the parcel described above is wholly within the external boundaries of that parcel. Dated at Duncan, B.C. this 25th day of June, 1997.

[Signature]
KENNETH J. WILSON
B.C.L.S.

CONDOMINIUM ACT

LOT NO.	SHEET NO.	F
A	3463	SD
B	3463	UNIT
AGGREGATE		UNIT

REGISTERED CHARGES:
DISCOUNTING MORTGAGE HEIGHTS (17), INC. NO. 810822

Authorized Signatory
(Print name here) *[Signature]* *[Signature]*

Authorized Signatory
(Print name here) *[Signature]* *[Signature]*

Witness to both signatures
(Print name here) *[Signature]* *[Signature]*

LAUNDRY
Declaration of witness

204-35 CANADA AVE
Address of witness *[Signature]* B.C.

MORTGAGE - CHARGES 810824, 810825,
810827, 810828, 810829 & 810830
ISLAND SAVINGS CREDIT UNION

Authorized Signatory
(Print name here) *[Signature]* *[Signature]*

Authorized Signatory
(Print name here) *[Signature]* *[Signature]*

Witness to both signatures
(Print name here) *[Signature]* *[Signature]*

Occupation of witness

Address of witness

KENNETH GUNNBY & WILSON
PROFESSIONAL LAND SURVEYORS
4480 ALBERTA STREET
DUNCAN, B.C. V9L 3A9 (250) 745-4785
FILE 87-4402-SH2

04-315

10/27/2011

THIS COMMERCIAL INSURANCE POLICY CONSISTS OF THIS (THESE) DECLARATIONS PAGE(S) ALONG WITH THE "GENERAL CONDITIONS" (OR "STATUTORY CONDITIONS"), AS WELL AS ALL COVERAGE WORDINGS, RIDERS OR ENDORSEMENTS THAT ARE ATTACHED HERETO.

STRATA BUILDING POLICY



Effected with certain Lloyd's Underwriters (hereinafter called the Insurer) through Lloyd's approved coverholder ("the Coverholder")



Policy No. LNP5662

Declarations

Effective 03/31/2025

INSURANCE IS PROVIDED ONLY FOR THOSE COVERAGES FOR WHICH A SPECIFIC LIMIT OF INSURANCE IS SHOWN - ON TERMS AND CONDITIONS CONTAINED IN THE FORMS INDICATED.
ANY REFERENCE HEREIN TO THE "COMPANY" SHALL BE CONSTRUED AS THE INSURER.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

PURPOSE OF THIS DOCUMENT

Renewal-In return for the agreement of the Insured to pay the premium stated, this insurance Policy is continued in force for the period of insurance indicated. It is renewed subject to the limits of insurance and declarations shown herein. Should coverage wordings, riders or endorsements be attached hereto, they will replace the corresponding previous wordings. Otherwise all terms and conditions remain the same.

THE COVERHOLDER

Acera Insurance Services Ltd.
1st Floor, 710 Redbrick Street
Victoria, British Columbia V8T 5J3

Main: (250) 595-5212
Web Site: www.acera.ca

Fax: (250) 595-2900

NAMED INSURED AND POSTAL ADDRESS

Owners Of Strata Plan VIS 4324
10183 & 10185 View Street
Victoria, British Columbia V0R 1K2

LOCATION OF RISK

Per attached Locations and Loss Payees schedule

PERIOD OF INSURANCE

From March 31, 2025 to March 31, 2026
(12:01 a.m. standard time at the Postal Address of the Insured)

FORM OF BUSINESS

Corporation

DESCRIPTION OF BUSINESS OPERATIONS

Strata Duplex - one side owner occupied, one side rented with seasonal suite

SUMMARY OF INSURANCE COVERAGE AND ANNUAL PREMIUMS

TYPE OF COVERAGE	ANNUAL PREMIUM	MINIMUM RETAINED COVERAGE PREMIUM
Property	Incl	Nil
Liability	Incl	Nil
Other	Incl	Nil

The Insured is requested to read this policy, and if incorrect, return it immediately for alteration.

In the event of an occurrence likely to result in a claim under this insurance, immediate notice should be given to the Coverholder whose name and address appears above. All inquiries and disputes are also to be addressed to this Coverholder.

For the purpose of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.

IN WITNESS WHEREOF THIS POLICY HAS BEEN SIGNED, AS AUTHORIZED BY THE INSURERS BY:

PER

Agreement No.

B2429BW2400391

NEW ANNUAL PREMIUM ▶

\$3,027

FLAT CHARGE PREMIUM ▶

\$50

PREMIUM PAYABLE (EXCL. APPL. TAXES) ▶

\$3,077

February 20, 2025

Adapted from LSW1548D

Jade

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.

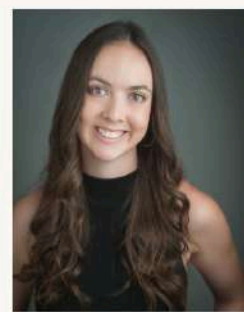


Dan Johnson
Personal Real Estate Corporation
(250) 709-4987
wrkn4you@gmail.com
www.duncanbcrealestate.ca

ETHOS
REAL ESTATE GROUP



PEMBERTON
HOLMES REAL ESTATE
ESTABLISHED 1887



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