



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE

204-1838 COWICHAN BAY RD

\$499,900 | 2 BEDS | 2 BATHS

Jeff Hunter
(250) 815-0882
jeffriehunter@royallepage.ca

Royal LePage Duncan Realty
371 Festubert Street
Duncan, BC V9L 3T1

ROYAL LEPAGE
Duncan Realty
INDEPENDENTLY OWNED AND OPERATED



Welcome to The Cannery located in the gorgeous seaside community of Cowichan Bay. Here is where you will find this lovely 2bd, 2bath 1,040 fmsqft open concept floor plan condo. Imagine the ocean front walks you will have just outside your door with quick access to the charming village centre. A short drive takes you to the city centre for additional services and quick access to the highway for those great road trips exploring all that Vancouver Island has to offer. The Cannery is a welcoming community with meticulous landscaping and secure parking. This well run strata is waiting to welcome you home. Reach out to book your viewing. Full information package available.

TABLE OF CONTENTS

204-1838 COWICHAN BAY RD



PAGES	DOCUMENTS
1	Cover Page
2	Property Overview
3	Table of Contents
4	Realtor Notes
5	Property Documents Links
6	Seller's Instructions
7	Maps
8	Floor Plan
10	BC Assessment
11	Public Records
11-17	Property Disclosure Statement
18-22	Title
23-24	Local Regional Authorities
25-27	Appraisers and Home inspectors
28	Contact Me

It is the Responsibility of anyone receiving this package to check they have received all documents noted above. If you believe there is something missing, please notify me by email immediately identifying what needs to be provided or corrected.

I am providing title documents I believe are relevant. Please double check that you have received all the charges important to you as I may not be including charges that I do not deem important.

Measurements are approximate and Buyers should verify if they are fundamental to the sale. 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.



Offers will be reviewed as Received.

I am providing title documents/Registration I believe are relevant.
Please double check that you have received all the charges important to you as I may not be including charges that I do not deem important.
Measurements are approximate and Buyers should verify if they are fundamental to the sale.

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

Please Note: A signed copy of the Realtor Notes must accompany all offers

Ideal Completion: Flexible - Immediate

Age of home from BC Assessment

Lot size from BC Assessment

Please Review Sellers Instructions with Clients Prior to submitting offer. All offers left open minimum of 24hours for consideration.

The following is shared by the seller to answer your questions in advance, buyer to verify if important:

Hot Water Tank – Feb 2024

New Dishwasher – Oct 2024

Upgraded pendant lights over kitchen Island – April 2024

Shelf unit in Bathroom

New Shower Heads both Showers

Fully Painted unit - 2024

New smoke detectors - 2025

Strata – Roof project completed and paid for.

Building is now fully smoke free

Full information package available. Links to all documentation.



- [Strata Package](#)
- [Strata Plan](#)
- [Charge on Title](#)
- [Index Search Results](#)
- [Title Package](#)

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

204-1838 COWICHAN BAY RD

204 - 1838 Cowichan Bay Road

04/10/25

PROPERTY ADDRESS: _____ DATED: _____

PLEASE NOTE ALL OFFERS SUBMITTED AFTER 8PM WILL BE CONSIDERED RECEIVED AND PRESENTED THE NEXT DAY AT 9AM. PLEASE LEAVE ALL OFFERS OPEN FOR MINIMUM 24 HOURS.

ESD

BPHT

ESD BPHT

As Received

ESD BPHT

The Seller(s) will be reviewing offer(s) on _____ 24 _____

The Seller(s) requests any offer(s) be open for _____ hours for consideration

Seller(s) allow the following information to be disclosed to potential Buvers: Immediate completion possible

Seller(s) prefer completion date: _____ Immediate Possession possible

Seller(s) preferred possession date: _____ Please confirm Buyers have received Full Information Package

Other terms the Seller(s) consider favourable: _____ Please have Buyers sign and submit CPS Addendum with offer.

Seller(s) will allow other REALTORS to present offers

ESD BPHT

Seller(s) wish that all offers are presented by the listing REALTOR only

To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised you to obtain independent Legal Advice prior to authorizing these instructions.

In the event the Seller(s) change their mind on the process above, the Seller(s) will immediately notify the Listing Agent providing written instructions regarding the same.

Eve Sutherland Daniell

04/10/25

04/10/25

Seller: _____ Date: _____

Brian Ping - Hung Tsai

04/10/25

04/10/25

Seller: _____ Date: _____

Jeff Hunter

04/10/25

04/10/25

Listing Realtor: _____ Date: _____



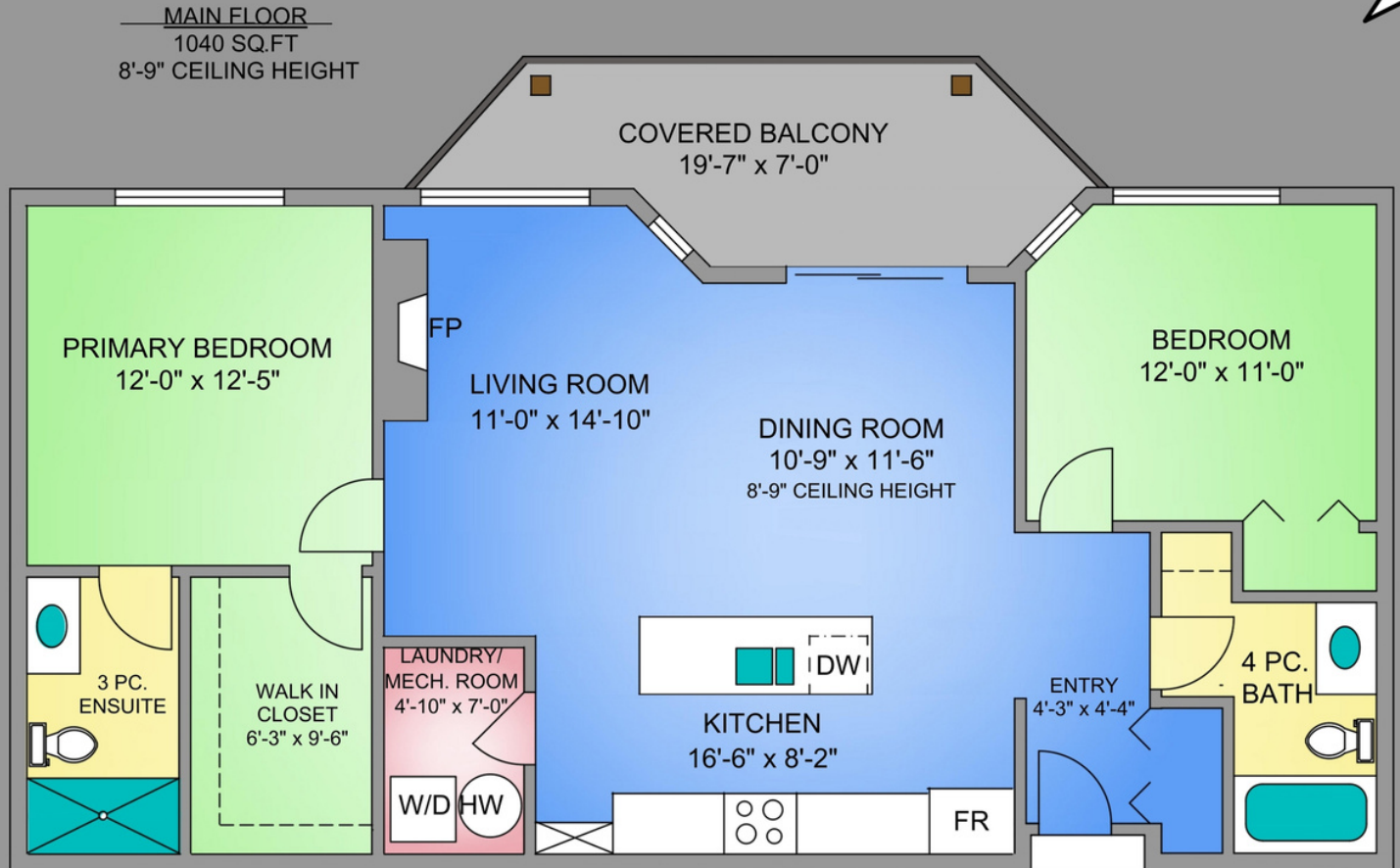
FLOOR PLAN

204-1838 COWICHAN BAY RD



Plans may not be 100% accurate. If critical, Buyer to verify.

NORTH



204 - 1838
Cowichan Bay Rd



FLOOR	TOTAL	FINISHED	DECK/PATIO
MAIN	1040	1040	119
TOTAL	1040	1040	119

4/16/25, 12:00 AM

BC Assessment - Independent, uniform and efficient property assessment

BC ASSESSMENT

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.

204-1838 COWICHAN BAY RD COWICHAN BAY V0R 1N1
Area-Jurisdiction-Roll: 04-765-00491.105



Total value \$609,000

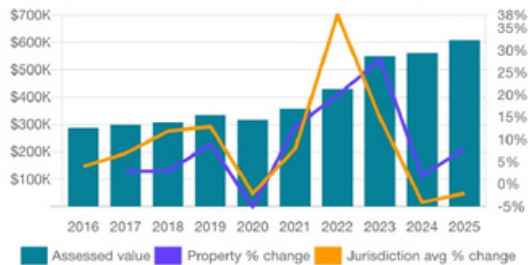
2025 assessment as of July 1, 2024

Previous year value \$562,000

Property value history

2025	+8%	\$609,000
2024	+2%	\$562,000
2023	+28%	\$550,000
2022	+20%	\$431,000
2021	+13%	\$358,000

Property value and Duncan Rural jurisdiction change



Property information

Year built	2015
Description	Strata Apartment - Frame
Bedrooms	2
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,055
Building storeys	4
Gross leasable area	
Net leasable area	

Legal description and parcel ID

STRATA LOT 5, PLAN EPS1853, SECTION 7, RANGE 4, 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: 029-508-223

Sales history (last 3 full calendar years)

Jan 22, 2024 \$495,000

Manufactured home

Width



Public Records Full Property Report

Property Identification & Legal Description

Address: 204 1838 COWICHAN BAY RD COWICHAN BAY BC V0R 1N1
Jurisdiction: Duncan Rural (765)
Roll No: 491105 **Assessment Area:** 4
PID No: 029-508-223
Neighbourhood: Cowichan Bay to Highway **MHR No:**
Legal Unique ID: D00000AJ9C
Legal Description: STRATA LOT 5, PLAN EPS1853, SECTION 7, RANGE 4, 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

2024 Municipal Taxes

Gross Taxes: \$3,080

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$366,000	\$243,000	\$609,000
GENERAL:				
		Land	Improve	Total
	Gross Value:	\$366,000	\$243,000	\$609,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$366,000	\$243,000	\$609,000
SCHOOL:				
		Land	Improve	Total
	Gross Value:	\$366,000	\$243,000	\$609,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$366,000	\$243,000	\$609,000
BC TRANSIT:				
		Land	Improve	Total
	Gross Value:	\$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
2024-02-21	\$495,000	CB1172644	Improved Single Property Transaction
2015-09-25	\$255,000	CA4701086	Improved Single Property Transaction

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Strata-Lot Residence (Condominium)
School District:	Cowichan Valley	Manual Class:	Strata Apartment - Frame
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	\$562,000	\$3,080
2023	\$550,000	\$2,815
2022	\$431,000	\$2,276
2021	\$358,000	\$2,376
2020	\$318,000	\$2,241

Authentisign ID: 266DE654-3B16-F011-8B3D-00224822F75A

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)**

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 property 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 Unit.

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 Unit and the Development 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 Unit or the Development 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.

SIX 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 property. 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 Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit 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.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. “Unit” is defined as the living space, including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Lands” is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. “Development” is defined as the Lands, the Unit and all other strata lots and Common Property.

PROPERTY DISCLOSURE STATEMENT

204-1838 COWICHAN BAY RD

Authentisign ID: 266DE654-3B16-F011-8B3D-00224822F75A

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

PAGE 1 of 6 PAGES



Date of disclosure: April 10 2025

The following is a statement made by the Seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #:204 1838 Cowichan Bay Rd Cowichan Bay BC V0R 1N1 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence ☒ Residence(s) Barn(s) Shed(s)
Other Building(s) Please describe

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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

YES

NO

DO NOT
KNOW

DOES NOT
APPLY

1. LAND

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?	☐	☐	☐	☐
B. Are you aware of any existing tenancies, written or oral?	☐	☐	☐	☐
C. Are you aware of any current or pending local improvement levies/ charges?	☐	☐	☐	☐
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?	☐	☐	☐	☐

2. SERVICES

A. Please indicate the water system(s) the Development uses: ☒ A water provider supplies my water (e.g., local government, private utility) ☐ I have a private groundwater system (e.g., well) ☐ Water is diverted from a surface water source (e.g., creek or lake) ☐ Not connected Other	☐	☐	☐	☐
B. If you indicated in 2.A. that the Development has 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 Development already?	☐	☐	☐	☐
(ii) Have you applied for a water licence and are awaiting response?	☐	☐	☐	☐

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

BC1003 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

204-1838 COWICHAN BAY RD

Authentisign ID: 266DE654-3B16-F011-8B3D-00224822F75A

April 10 2025

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 204 1838 Cowichan Bay Rd Cowichan Bay BC V0R 1N1

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		ESD BPHT		
D. Are you aware of any problems with the sanitary sewer system?		ESD BPHT		

3. BUILDING Respecting the Unit and Common Property

A. Has a final building inspection been approved or a final occupancy permit been obtained?	ESD BPHT			
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT certified inspector?	ESD BPHT			
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	ESD BPHT			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		ESD BPHT		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		ESD		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		ESD BPHT		
F. Are you aware of any structural problems with any of the buildings in the Development?		ESD BPHT		
G. Are you aware of any problems with the heating and/or central air conditioning system?		ESD BPHT		
H. Are you aware of any damage due to wind, fire or water?		ESD BPHT		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		ESD BPHT		
J. Are you aware of any leakage or unrepaired damage?		ESD BPHT		
K. Are you aware of any problems with the electrical or gas system?		ESD BPHT		
L. Are you aware of any problems with the plumbing system?		ESD BPHT		
M. Are you aware of any pet restrictions?		ESD BPHT		
N. Are you aware of any rental restrictions?		ESD BPHT		
O. Are you aware of any age restrictions?		ESD BPHT		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS		ESD BPHT		

--	--	--

BUYER'S INITIALS

BPHT	ESD	
------	-----	--

SELLER'S INITIALS

BC1003 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

204-1838 COWICHAN BAY RD

Authentisign ID: 266DE654-3B16-F011-8B3D-00224822F75A

April 10 2025

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 204 1838 Cowichan Bay Rd

Cowichan Bay

BC V0R 1N1

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?		ESD BPHT		
R. Have you paid any special assessment(s) in the past 5 years?		ESD BPHT		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		ESD BPHT		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		ESD BPHT		
U. Are you aware of any problems with the swimming pool and/or hot tub?				ESD BPHT
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		ESD BPHT		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		ESD BPHT		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.			ESD BPHT	
Y. Is this Unit or related Common Property.00 e warranty insurance under the Homeowner Protection Act?		ESD BPHT		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____			ESD BPHT	
AA. Nature of Interest/Ownership: ☒ Freehold ☐ Time Share ☐ Leasehold ☐ Undivided ☐ Cooperative				
BB Management Company <u>Oakwood Property Management</u> Name of Manager <u>Carol Dobell</u> Telephone <u>250-704-4391</u> Address <u>carol@oakwoodproperties.ca</u>				
CC. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				

--	--	--

BUYER'S INITIALS

BPHT	ESD	
------	-----	--

SELLER'S INITIALS

BC1003 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

204-1838 COWICHAN BAY RD

Authenticsign ID: 266DE654-3B16-F011-8B3D-00224822F75A

April 10 2025

PAGE 4 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 204 1838 Cowichan Bay Rd Cowichan Bay BC V0R 1N1

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	CAN BE OBTAINED FROM:	
DD. Are the following documents available?				
Bylaws	X			
Rules/Regulations	X			
Year-to-date Financial Statements	X			
Current Year's Operating Budget	X			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	X			
Engineer's Report and/or Building Envelope Assessment		X		
Strata Plan	X			
Depreciation Report	X			
Reserve Fund Study	X			
Summary of Insurance Coverages (including premium)	X			
EE. What is the monthly strata fee? \$ _____				
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	ESD BPHT			
Heat?	ESD			
Hot Water?	ESD BPHT			
Gas Fireplace?	ESD BPHT			
Garbage?	ESD			
Sewer?				
Recreation?				ESD BPHT
Cable?				ESD BPHT
Gardening?				ESD BPHT
Caretaker?				ESD BPHT
Water?				ESD BPHT
Other?				ESD BPHT
FF. (i) Number of Unit parking stalls included <u>1</u> and specific numbers _____				
(ii) Are these: ☐ (a) Limited Common Property? ☒ (b) Common Property? ☐ (c) Rented?				
☐ (d) Long Term Lease? ☐ (e) Other?				
GG. (i) Storage Locker? ☒ Yes ☐ No Number(s) _____				
(ii) Are these: ☐ (a) Limited Common Property? ☒ (b) Common Property? ☐ (c) Rented?				
☐ (d) Long Term Lease? ☐ (e) Other?				

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

BC1003 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

CREA WEBForms®

PROPERTY DISCLOSURE STATEMENT

204-1838 COWICHAN BAY RD

Authentisign ID: 266DE654-3B16-F011-8B3D-00224822F75A

April 10 2025

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:204 1838 Cowichan Bay Rd

Cowichan Bay

BC V0R 1N1

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. To the best of your knowledge, has the Unit been tested for radon? (i) If yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		ESD BPHT		
II. Is there a radon mitigation system in the Unit?			ESD BPHT	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
JJ. To the best of your knowledge, has the Common Property been tested for radon? (i) If yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		ESD BPHT		
KK. Is there a radon mitigation system for the Common Property?			ESD BPHT	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				

4. GENERAL

A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		ESD BPHT		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		ESD BPHT		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		ESD BPHT		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		ESD BPHT		

--	--	--

BUYER'S INITIALS

BPHT	ESD	
------	-----	--

SELLER'S INITIALS

BC1003 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

204-1838 COWICHAN BAY RD

Authentisign ID: 266DE654-3B16-F011-8B3D-00224822F75A

April 10 2025

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS: 204 1838 Cowichan Bay Rd Cowichan Bay BC V0R 1N1

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

Roof fixed and paid for.

Building is now Fully smoke free.

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.

 Brian Ping - Hung Tsai

SELLER(S) Brian Ping - Hung Tsai

 Eve Sutherland Daniell

SELLER(S) Eve Sutherland Daniell

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 Development and, if desired, to have the Development inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

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 strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1003 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$495000

2025-04-10, 10:45:08

Requestor: Jeff Hunter

****CURRENT AND CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CB1172644 CA4701086
Application Received	2024-02-21
Application Entered	2024-02-23
Registered Owner in Fee Simple Registered Owner/Mailing Address:	EVE SUTHERLAND DANIELL, MUSICIAN 204 - 1838 COWICHAN BAY ROAD COWICHAN BAY, BC V0R 1N1 AS TO AN UNDIVIDED 99/100 INTEREST
Registered Owner/Mailing Address:	BRIAN PING-HUNG TSAI, DOCTOR 606 - 777 RICHARDS STREET VANCOUVER, BC V6B 0M6 AS TO AN UNDIVIDED 1/100 INTEREST
Taxation Authority	Nanaimo/Cowichan Assessment Area Cowichan Bay Waterworks District
Description of Land Parcel Identifier: Legal Description:	029-508-223 STRATA LOT 5 SECTION 7 RANGE 4 COWICHAN DISTRICT STRATA PLAN EPS1853 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB243953

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$495000

2025-04-10, 10:45:08

Requestor: Jeff Hunter

Charges, Liens and Interests

Nature: COVENANT
Registration Number: FB199989
Registration Date and Time: 2008-08-06 14:37
Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA3821606
Registration Date and Time: 2014-07-04 09:47
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA3821607
Registration Date and Time: 2014-07-04 09:47
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA9207377
Registration Date and Time: 2021-07-20 17:54
Registered Owner: ROYAL BANK OF CANADA
Cancelled By: CB1204460
Cancelled Date: 2024-03-11

Nature: MORTGAGE
Registration Number: CB1172645
Registration Date and Time: 2024-02-21 12:21
Registered Owner: THE BANK OF NOVA SCOTIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

Corrections

NONE

COMMON PROPERTY SEARCH PRINT

2025-04-10, 10:45:08

File Reference:

Requestor: Jeff Hunter

Land Title District

VICTORIA

Land Title Office

VICTORIA

Common Property Strata Plan

EPS1853

Transfers

NONE

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB243953

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

FB199989

Registration Date and Time:

2008-08-06 14:37

Registered Owner:

COWICHAN VALLEY REGIONAL DISTRICT

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

FB261156

Registration Date and Time:

2009-04-22 12:58

Registered Owner:

COWICHAN VALLEY REGIONAL DISTRICT

Remarks:

INTER ALIA

PART AS SHOWN ON PLAN VIP86562

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3821606

Registration Date and Time:

2014-07-04 09:47

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA3821607

Registration Date and Time:

2014-07-04 09:47

Registered Owner:

TELUS COMMUNICATIONS INC.

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA4252268

Registration Date and Time:

2015-02-26 09:41

Registered Owner:

COWICHAN VALLEY REGIONAL DISTRICT

Remarks:

PART IN PLAN EPP46999



COMMON PROPERTY SEARCH PRINT

2025-04-10, 10:45:08

File Reference:

Requestor: Jeff Hunter

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4267273
Registration Date and Time:	2015-03-05 13:46
Registered Owner:	COWICHAN BAY WATERWORKS DISTRICT
Remarks:	PART IN PLAN EPP47000

Corrections	NONE
--------------------	------

Miscellaneous Notes:	NONE
-----------------------------	------



PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-04-10, 10:45:08

File Reference:

Requestor: Jeff Hunter

PARCEL IDENTIFIER (PID): 029-508-223

SHORT LEGAL DESCRIPTION:S/EPS1853/////5

MARG:

TAXATION AUTHORITY:

- 1 Nanaimo/Cowichan Assessment Area
- 2 Cowichan Bay Waterworks District

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 5 SECTION 7 RANGE 4 COWICHAN DISTRICT STRATA PLAN EPS1853
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS1853

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

LOCAL REGIONAL AUTHORITIES

MID-ISLAND



FOR YOUR PROTECTION

All information contained within this information package is deemed to be from reliable sources but should not be relied upon without verification.

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8

Phone 250-746-2500

Hours: Monday – Friday 8:30 am - 4:30 pm CVRD Development Services

Email: ds@cvrd.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

Municipality of North Cowichan

7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2 Phone: 250-245-6400

Fax: 250-245-6411

Email: info@ladysmith.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 754-4251

LOCAL REGIONAL AUTHORITIES

MID-ISLAND



Town of Lake Cowichan

39 South Shore Rd. Box 860, Lake Cowichan BC V0R 2G0

Phone: 250-749-6681

Fax: 250-749-3900

District of Ucuelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: info@ucuelet.ca

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2

Hours: Monday – Friday 8:30 am - 4:30 pm Phone: (250) 390-4111

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3

Hours: Monday – Friday 8:00 am - 4:00 pm Phone: 250 248-6144

Fax: 250 248-6650

City of Campbell River

301 St. Ann's Rd., Campbell River BC, V9W 4C7

Hours: Monday – Friday 8:30 am - 4:30 pm Phone: (250) 286-5700

Fax: (250) 286-5760

Town of Qualicum Beach

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7

Hours: Monday – Friday 8:00 am - 4:00 pm

Phone: 250.752.6921

Fax: 250.752.1243

Email: qbtown@qualicumbeach.com

Vancouver Island Health Authority

1952 Bay Street, Victoria, BC V8R 1J8

Phone: 250.370.8699

Toll-free: 1-877-370-8699

Fax: 250.370.8750 Email: info@viha.ca

APPRAISERS AND HOME INSPECTORS MID-ISLAND



PROPERTY APPRAISERS

Cunningham Rivard Appraisers

Nanaimo Office

Phone: 250.753.3428

70 Prideaux Street, Nanaimo, BC V9R 2M5

Duncan Office

Phone: 250.737.1777

300 - 394 Duncan Street, Duncan, BC V9L 3W4

Benson Appraisals

Jim Saunders, BA, CRA

Phone: 250-753-9995

Toll Free: 1-866-753-9995

Ladysmith: 245-7502

Email: info@bensonappraisals.ca

Address: #107-30 Cavan Street Nanaimo, BC, V9R 6K3

Home Inspectors

Barnes & Co.

Home Inspection Services Inc. Phone: 250-881-1086

Fax: 250-483-6494

E-mail: admin@inspectionsvictoria.ca

Web: www.inspectionsvictoria.ca

Falcon Home Inspections

Residential & Commercial Inspections Piece Bowie

Phone: 778-708-5085

Email: info@falconhomeinspections.ca

Web: www.falconhomeinspections.ca

Neil Pickard

Phone: 1-800-550-1533

Email: contact@canadianresidential.com

Web: www.canadianresidential.com/inspector/Neil_Pickard/

APPRAISERS AND HOME INSPECTORS MID-ISLAND



DEMOLITION & HAZMAT

Rockridge Inc. Demolition

Andrew Hall

Cell: (250) 883-2436

Office: (250) 658-1001

Email: marooned@island.net Web: www.rockridgeinc.com

Demxx - Demolition

1688 Alberni Hwy.

P.O. Box 764 Coombs, B.C. V0R 1M0 Phone - 250-954-0296

Email: alan@demxx.com

Web: www.demxx.com

Lewkowich Engineering - Hazmat Testing

Suite A-2569 Kenworth Road Nanaimo, BC V9T 3M4

Tel: 250-756-0355

Fax: 250-756-3831

SEPTIC INSPECTORS & SEPTIC PUMPING

Ace Bobcat Septic Inspections

6149 Scott Road, Duncan BC

(250) 709-9643

Save-On Septic – Inspections & Pumping

Phone: (250) 748-5676

Cowichan Septic – Pumping Only

Dale - Phone: (250) 246-7519



WATER TESTING

BC Aquifer

Phone : (250) 748-4041

Fax: (250) 748-5775

Address: 5295 Trans Canada Hwy Duncan, BC, V9L5J2

Caledonian Water Company

Ed Henderson

Phone: (250) 746-3975

Address: 1061 Canada Ave, Duncan BC, V9L 1V2



JEFF HUNTER

REAL ESTATE

Please contact me with any questions or requests for further information on this property.

Jeff Hunter

(250) 815-0882

jeff@jeffhunterrealty.com

Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1

