



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE

10 - 3101 CLIFFS ROAD

\$549,000 | 3 BEDS | 4 BATHS

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

ROYAL LEPAGE
Duncan Realty
INDEPENDENTLY OWNED AND OPERATED

PROPERTY FEATURES

10 - 3101 CLIFFS ROAD



The well managed community of Artisan Park is looking to welcome you home. Unit 10 has a great open floor plan spread out over three levels. The large light-filled open concept main features 9ft ceilings, gas fireplace, living-dining, kitchen, bath and access to the patio with stairs to your private outdoor area. Upstairs you find a principal bedroom with ensuite, two more good size bedrooms, an additional bath and laundry. Downstairs affords finished flexible space for many uses including storage and the 4th full bath. Two parking spaces complete the package. The central location is a perfect fit for those looking for ease of access to all services. Full information package available for review. Book your showing today.



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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 Contract of Purchase and Sale Addendum must accompany all offers

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:

The Home has been priced considerably below assessed value of \$607,000 understanding a Buyer will want to make some improvements.

The prudent Buyer will recognise the value of sweat equity and improvements to take the home to the next level.

Amazing neighbours and community await the next family.



The Seller discloses the following:

Dishwasher – Not functional

Carpets throughout – End of life, stained. A prudent Buyer is likely replacing the carpets and therefore have not been cleaned.

Projects completed prior to Listing:

Paint has been refreshed in several areas by professional painter and receipt will be supplied once received.

Home has been thoroughly cleaned.

Gas fireplace serviced and a part has been ordered. Receipt for work done will be supplied once received.

Hot water tank – 2024

Full strata package – link below. Including Form B

Property Managed by: Mike Quast – Managing Broker

FREELANCE STRATA MANAGEMENT SERVICES LTD.

2D-2753 Charlotte Road

Duncan, BC V9L 5J2

Tel. (250) 748-1023 cell. (250) 661-7570 Fax (250) 746-1890



- [Strata Package](#)
- [Title Package](#)

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

10 - 3101 CLIFFS ROAD



PROPERTY ADDRESS: 10 - 3101 Cliffs Road **DATED:** July 15, 2025

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.

[Signature] The Seller(s) will be reviewing offer(s) on As Received
24
[Signature] The Seller(s) requests any offer(s) be open for 24 hours for consideration

Seller(s) allow the following information to be disclosed to potential Buyers:

Flexible
Seller(s) prefer completion date: Flexible
Seller(s) preferred possession date: Flexible
Other terms the Seller(s) consider favourable: Flexible

Flexible Seller(s) will allow other REALTORS to present offers
[Signature] Seller(s) wish that all offers are presented by the listing REALTOR only

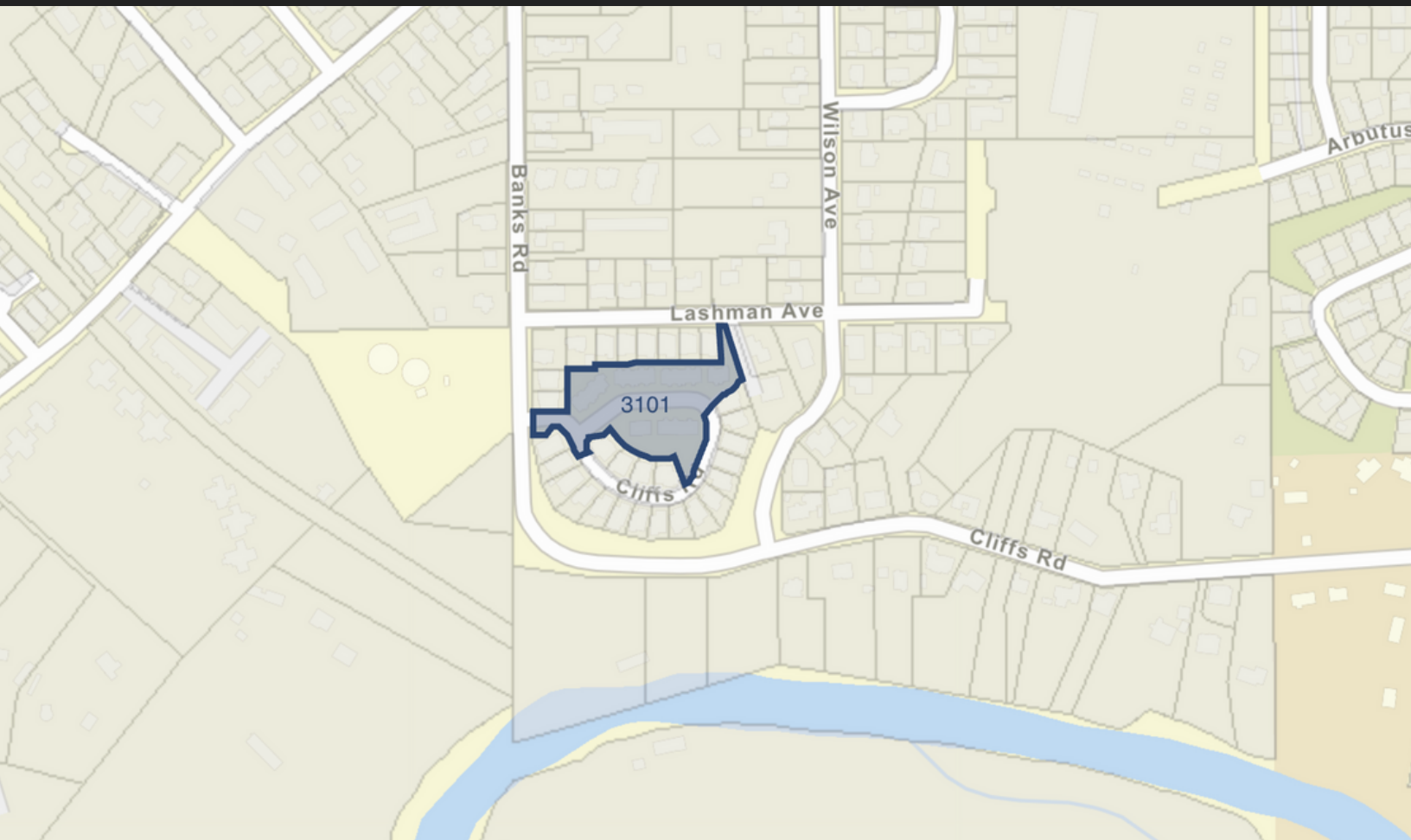
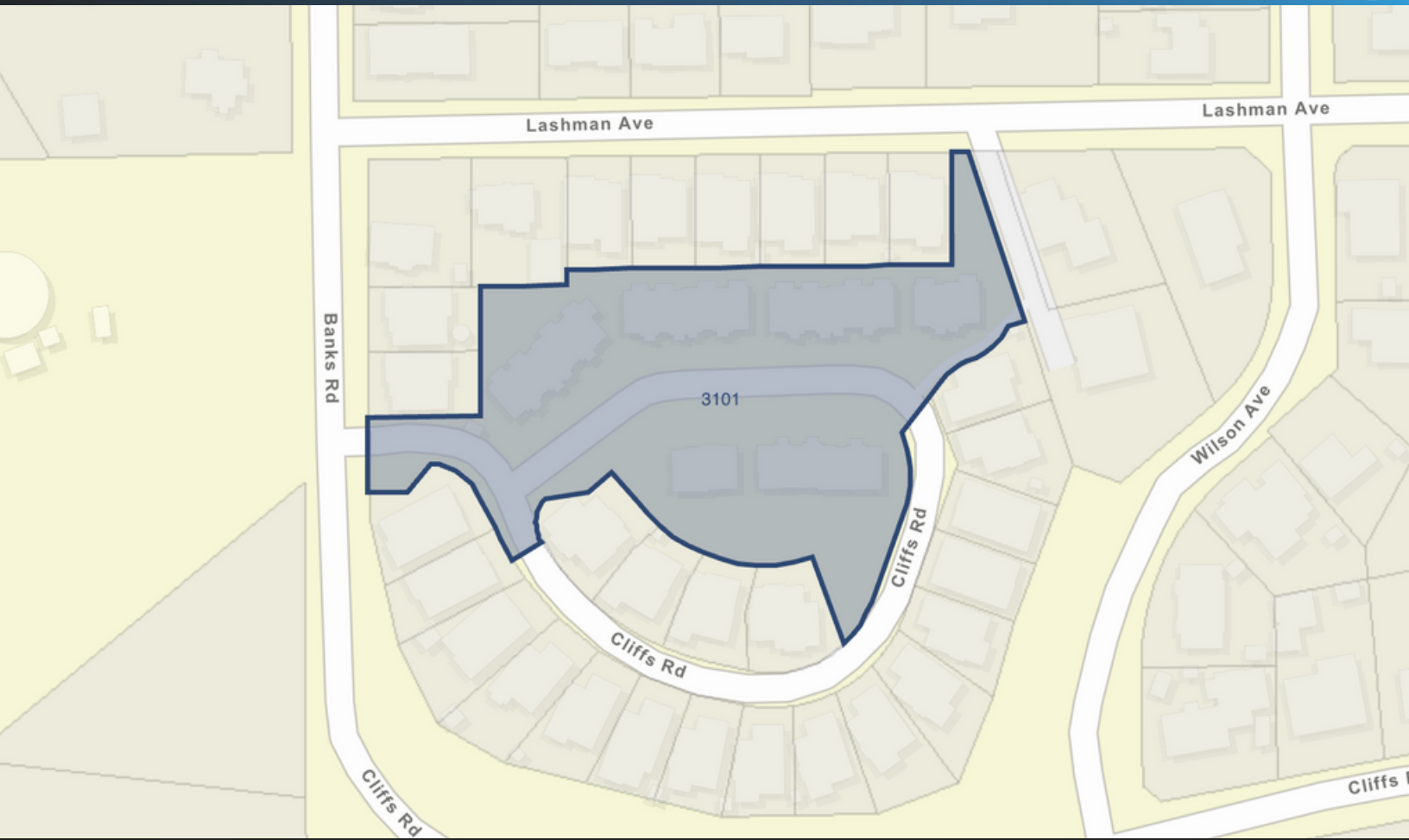
To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised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

Seller: [Signature] Gabrielle Jo-Anne Dupuis Date: 07/15/25

Seller: [Signature] Jeff Hunter Date: 07/15/25

Listing Realtor: Jeff Hunter Date: 07/15/25



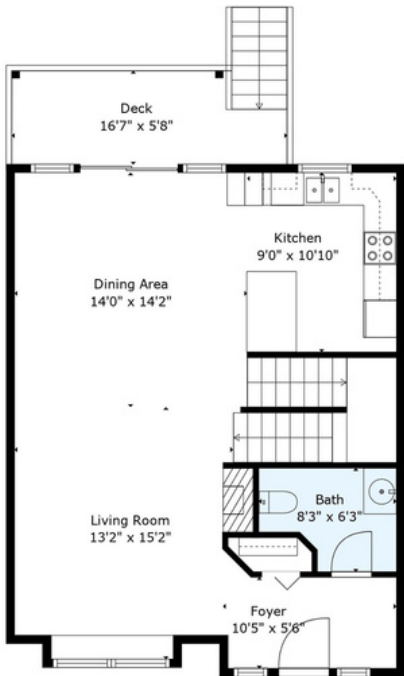
FLOOR PLAN

10 - 3101 CLIFFS ROAD

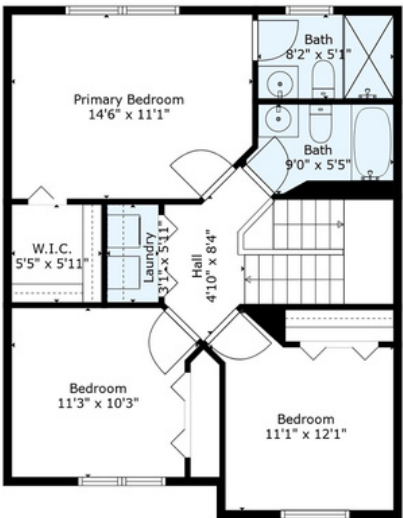


	INCLUDED	EXCLUDED	TOTAL
FLOOR 1	716 SQFT		716 SQFT
FLOOR 2	728 SQFT		728 SQFT
FLOOR 3	716 SQFT		716 SQFT
	2160 SQFT		2160 SQFT

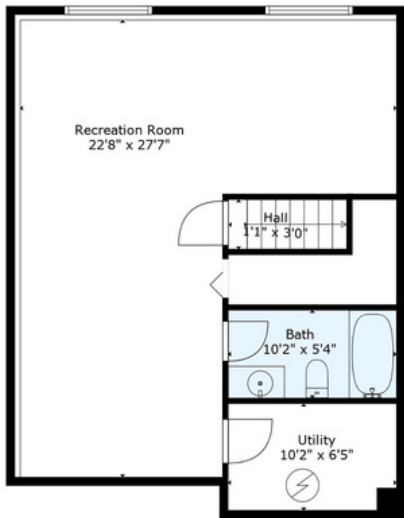
3 FLOORS 3 BEDROOMS 3.5 BATHS



Floor 2



Floor 3



Floor 1



10-3101 CLIFFS RD
DUNCAN



7/17/25, 10:21 PM

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.

10-3101 CLIFFS RD DUNCAN V9L 0C6

Area-Jurisdiction-Roll: 04-315-00195.070



Total value\$607,000

2025 assessment as of July 1, 2024

Previous year value\$589,000

Property value history

2025	+3%	\$607,000
2024	-6%	\$589,000
2023	+19%	\$628,000
2022	+26%	\$529,000
2021	+7%	\$419,000

Property value and District of North Cowichan jurisdiction change



Property information

Year built	2010
Description	Strata Townhouse
Bedrooms	3
Baths	3
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,369
Building storeys	2
Gross leasable area	

Legal description and parcel ID

STRATA LOT 10, PLAN VIS6944, SECTION 17, RANGE 5, QUAMICHAN 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: 028-417-071

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width



Public Records Full Property Report

Property Identification & Legal Description

Address: 10 3101 CLIFFS RD DUNCAN BC V9L 0C6
Jurisdiction: District of North Cowichan
Roll No: 195070 **Assessment Area:** 4
PID No: 028-417-071 **MHR No:**
Neighbourhood: Fairview
Legal Unique ID: D0000077VV
Legal Description: STRATA LOT 10, PLAN VIS6944, SECTION 17, RANGE 5, QUAMICHAN 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: \$3,373

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$419,000	\$188,000	\$607,000

		Land	Improve	Total
Gross Value:		\$419,000	\$188,000	\$607,000
Exempt Value:		\$0	\$0	\$0
Net Value:		\$419,000	\$188,000	\$607,000

SCHOOL:

		Land	Improve	Total
Gross Value:		\$419,000	\$188,000	\$607,000
Exempt Value:		\$0	\$0	\$0
Net Value:		\$419,000	\$188,000	\$607,000

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
2019-07-08	\$365,000	CA7609531	Reject - Not Suitable for Sales Analysis
2016-11-25	\$295,000	CA5671906	Improved Single Property Transaction
2011-08-26	\$254,277	CA2161811	Improved Single Property Transaction

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Row Housing (Single Unit Ownership)
School District:	Cowichan Valley	Manual Class:	Strata Townhouse
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	\$589,000	\$3,373
2023	\$628,000	
2022	\$529,000	\$3,188
2021	\$419,000	\$3,223



2020	\$393,000	\$3,165
2019	\$365,000	\$3,004
2018	\$323,000	\$2,882
2017	\$284,000	\$2,761
2016	\$238,100	\$2,496
2015	\$235,000	
2014	\$255,100	
2013	\$261,200	
2012	\$267,000	
2011	\$0	

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$365000

2025-07-02, 14:15:08

Requestor: Jeff Hunter

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA7609531
From Title Number CA5671906

Application Received 2019-07-08

Application Entered 2019-08-21

Registered Owner In Fee Simple
Registered Owner/Mailing Address: GABRIELLE JO-ANNE DUPUIS, REGISTERED NURSE
#10 - 3101 CLIFFS ROAD
DUNCAN, BC
V9L 0C6

Taxation Authority North Cowichan, The Corporation of the District of

Description of Land
Parcel Identifier: 028-417-071
Legal Description:
STRATA LOT 10 SECTION 17 RANGE 5 QUAMICHAN DISTRICT STRATA PLAN VIS6944
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
HERETO IS ANNEXED EASEMENT EX109579 OVER LOT 1, PLAN VIP79482

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB184861
AMENDED BY FB311901
AMENDED BY FB375675

HERETO IS ANNEXED EASEMENT FB314338 OVER LOT B, PLAN VIP87434

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$365000

2025-07-02, 14:15:08

Requestor: Jeff Hunter

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA7609531
From Title Number CA5671906

Application Received 2019-07-08

Application Entered 2019-08-21

Registered Owner In Fee Simple
Registered Owner/Mailing Address: GABRIELLE JO-ANNE DUPUIS, REGISTERED NURSE
#10 - 3101 CLIFFS ROAD
DUNCAN, BC
V9L 0C6

Taxation Authority North Cowichan, The Corporation of the District of

Description of Land
Parcel Identifier: 028-417-071
Legal Description:
STRATA LOT 10 SECTION 17 RANGE 5 QUAMICHAN DISTRICT STRATA PLAN VIS6944
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
HERETO IS ANNEXED EASEMENT EX109579 OVER LOT 1, PLAN VIP79482

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB184861
AMENDED BY FB311901
AMENDED BY FB375675

HERETO IS ANNEXED EASEMENT FB314338 OVER LOT B, PLAN VIP87434

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$365000

2025-07-02, 14:15:08

Requestor: Jeff Hunter

Charges, Liens and Interests

Nature: COVENANT
Registration Number: ES31356
Registration Date and Time: 2001-04-27 13:54
Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: ES31357
Registration Date and Time: 2001-04-27 13:55
Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: ES31359
Registration Date and Time: 2001-04-27 13:55
Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: FB285068
Registration Date and Time: 2009-07-22 13:25
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: FB285069
Registration Date and Time: 2009-07-22 13:25
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: FB314335
Registration Date and Time: 2009-11-20 14:38
Registered Owner: CITY OF DUNCAN
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: FB314337
Registration Date and Time: 2009-11-20 14:38
Remarks: INTER ALIA
APPURTENANT TO LOT B, PLAN VIP87434

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$365000

2025-07-02, 14:15:08

Requestor: Jeff Hunter

Nature:	MORTGAGE
Registration Number:	CA5671907
Registration Date and Time:	2016-11-25 11:16
Registered Owner:	SCOTIA MORTGAGE CORPORATION INCORPORATION NO. A0085153

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

**COMMON PROPERTY SEARCH PRINT**

File Reference:

2025-07-02, 14:16:13

Requestor: Jeff Hunter

Land Title District

Land Title Office

VICTORIA

VICTORIA

Common Property Strata Plan

VIS6944

Transfers

NONE

Legal Notations

HERETO IS ANNEXED EASEMENT EX109579 OVER LOT 1, PLAN VIP79482

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB184861
AMENDED BY FB311901

HERETO IS ANNEXED EASEMENT FB314338 OVER LOT B, PLAN VIP87434

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

ES31356

Registration Date and Time:

2001-04-27 13:54

Registered Owner:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

ES31357

Registration Date and Time:

2001-04-27 13:55

Registered Owner:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

ES31359

Registration Date and Time:

2001-04-27 13:55

Registered Owner:

THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

FB285068

Registration Date and Time:

2009-07-22 13:25

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA

**COMMON PROPERTY SEARCH PRINT**

2025-07-02, 14:16:13

File Reference:

Requestor: Jeff Hunter

Nature: STATUTORY RIGHT OF WAY
Registration Number: FB285069
Registration Date and Time: 2009-07-22 13:25
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: FB285070
Registration Date and Time: 2009-07-22 13:25
Remarks: INTER ALIA
GRANTING FB285068 PRIORITY OVER FB93805 A CHARGE
REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: PRIORITY AGREEMENT
Registration Number: FB285071
Registration Date and Time: 2009-07-22 13:25
Remarks: INTER ALIA
GRANTING FB285069 PRIORITY OVER FB93805 A CHARGE
REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY
Registration Number: FB314335
Registration Date and Time: 2009-11-20 14:38
Registered Owner: CITY OF DUNCAN
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: FB314336
Registration Date and Time: 2009-11-20 14:38
Remarks: INTER ALIA
GRANTING FB314335 PRIORITY OVER FB93801,
FB93802 & FB93805 CHARGES REGISTERED ON THE TITLE
OF THE STRATA LOTS

Nature: EASEMENT
Registration Number: FB314337
Registration Date and Time: 2009-11-20 14:38
Remarks: INTER ALIA
APPURTENANT TO LOT B, PLAN VIP87434

Miscellaneous Notes: NONE



PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-07-02, 14:16:34

File Reference:

Requestor: Jeff Hunter

PARCEL IDENTIFIER (PID): 028-417-071

SHORT LEGAL DESCRIPTION:S/VIS6944/////10

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 10 SECTION 17 RANGE 5 QUAMICHAN DISTRICT STRATA PLAN VIS6944
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:

SUBDIVISION PLAN VIP87434

STRATA PLAN VIS6944

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

B912



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 improve the Unit 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
STRATA TITLE PROPERTIES
(NON-BARE LAND STRATAS)**

PAGE 1 of 6 PAGES

Date of disclosure: July 07 2025

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

ADDRESS/STRATA UNIT #:10 3101 Cliffs Rd

Duncan

BC V9L 0C6 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

X 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? _____ .00 _____				
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

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CREA WERE—2

PROPERTY DISCLOSURE STATEMENT

10 - 3101 CLIFFS ROAD

July 07 2025

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:10 3101 Cliffs Rd

Duncan

BC V9L0C6

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

3. BUILDING Respecting the Unit and Common Property

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

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BUYER'S INITIALS

BC1003 REV. NOV 2023

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SELLER'S INITIALS

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FOGA WISE

PROPERTY DISCLOSURE STATEMENT

10 - 3101 CLIFFS ROAD

July 07 2025

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:10 3101 Cliffs Rd

Duncan

BC V9L0C6

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?		NO		
R. Have you paid any special assessment(s) in the past 5 years?		NO		
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?		NO		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		NO		
U. Are you aware of any problems with the swimming pool and/or hot tub?				NO
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		NO		
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?		NO		
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.				NO
Y. Is this Unit or related Common Property covered by warranty insurance under the Homeowner Protection Act?				NO
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? _____		NO		
AA. Nature of Interest/Ownership: ☒ Freehold ☐ Time Share ☐ Leasehold ☐ Undivided ☐ Cooperative				
BB. Management Company <u>Freelance Strata Management Services Ltd</u> Name of Manager <u>Mike Quast</u> Telephone <u>250 748 1023</u> Address _____				
CC. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				

BUYER'S INITIALS

SELLER'S INITIALS

BC1003 REV. NOV 2023

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BCREA MEDIA

PROPERTY DISCLOSURE STATEMENT

10 - 3101 CLIFFS ROAD

July 07 2025

PAGE 4 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:10 3101 Cliffs Rd

Duncan

BC V9L0C6

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? \$369.00										
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY	
Management?	SGD				Recreation?				SGD	
Heat?		BFB			Cable?		SGD			
Hot Water?		SGD			Gardening?	SGD				
Gas Fireplace?		BFB			Caretaker?	SGD				
Garbage?	SGD				Water?		SGD			
Sewer?	SGD				Other?				SGD	
FF. (i) Number of Unit parking stalls included 2 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

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BCREA MEDC

PROPERTY DISCLOSURE STATEMENT

10 - 3101 CLIFFS ROAD

July 07 2025

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:10 3101 Cliffs Rd

Duncan

BC V9L 0C6

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)		NO		
II. Is there a radon mitigation system in the Unit?		NO		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		NO		
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)		NO		
KK. Is there a radon mitigation system for the Common Property?		NO		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?		NO		

4. GENERAL

.00

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?		NO		
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>		NO		
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)?		NO		
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)?		NO		

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1003 REV. NOV 2023

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BCREA MEMBER

PROPERTY DISCLOSURE STATEMENT

10 - 3101 CLIFFS ROAD

July 07 2025

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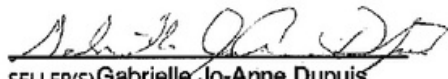
DATE OF DISCLOSURE

ADDRESS:10 3101 Cliffs Rd Duncan BC V9L 0C6

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

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer. .00

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



SELLER(S) Gabrielle Jo-Anne Dupuis

SELLER(S)

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.

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BCREA 

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 Ucluelet

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

