



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE

11141 GAIT ROAD

\$1,949,000 | 4 BEDS | 4 BATHS

Jeff Hunter
(250) 815-0882
jeff@jeffhunterrealty.com

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



PROPERTY FEATURES

11141 GAIT ROAD



Stunning Ocean and Coastal mountain views await you. The perfect way to live life to your fullest. This custom 2018 built home filled with luxurious finishes captivates you from the minute you walk through the Impressive front door. The peaceful flow of the home was designed with family living and entertaining in mind. Well appointed soaring rooms spread out over three sun filled levels offer that rare opportunity for privacy along with shared living. The heart of this home is the perfectly situated stunning kitchen with a large waterfall quartz island, ample custom cabinets and pantry. Step out onto one of several patio spaces and enjoy breathtaking views and the impressive evening light show. The 1 acre property has two homes, perfect for those blended families, rental opportunity or studio space use. Three fully separate driveways allow ample parking for all your toys. The fully self contained private entrance suite completes this offering. Full Information package available.

TABLE OF CONTENTS

11141 GAIT ROAD



PAGES	DOCUMENTS
1	Cover Page
2	Property Features
3	Table of Contents
4-6	Realtor Notes
7	Property Documents (Links)
8	Seller's Instructions
9	Maps
10	Floor Plans
11	BC Assessment
12-13	Public Records
14-16	Title
17	Property No-Disclosure Statement
18	Realtors Disclosure of Materials
	Latent Defects
20-21	Local Regional Authorities
22-24	Appraisers and Home inspectors
25	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 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:**

**Green house- 11198 Chemainus Rd (Second home on the property)
VACANT**

- 2021 new heat pump replaced oil heating**
- Kitchen**
- Laundry/mud room**
- 3 bedroom**
- 2 bath**
- 2 living rooms**
- 1 sunroom/dining room**
- Wood burning fire place**
- Covered patio**
- Separate garage/tool shed**
- 2 storage rooms in carport**



Lavender, Roses, Rhododendrons, Orange Azalea Tree (these trees are at least 50 year old) the Azalea is a truly a special and rare tree that people will greatly appreciate. Lilacs, Butterfly bushes and apple trees. The transparent apple tree is at least 50 years old and a younger pink lady apple tree both produce a high yield of fruits. This is truly a gardeners paradise.

A possible business space. Owner was aiming to run a small business or art studio out of the property one day. Possibilities are endless with this space.

Custom Home - 11141 Gait Rd

- Custom-made birch front door
- Wide plank white oak hardwood flooring throughout the house
- Custom Oak Yakisugi/Shou Sugi Ban wood on the front (either side of the front door)
- Dimmer switches throughout the entire house. Every switch has a dimmer, including exterior lighting
- Timer switches for outdoor lighting
- Grohe tub and shower fixtures
- Master ensuite has a wall mounted toto toilet, main and powder have duravit toilets, and American standard in downstairs suite
- Extra large tub in the main bath
- Fisher paykel appliances (excluding the stove top which is a Frigidaire gallery)
- Gas line that runs to the stove incase someone wants to install a propane stove top
- Dual dishwasher (separate top and bottom)
- Soft glide/close drawers throughout the house
- Custom cabinets with a custom stain created by home owner with the cabinet makers
- Under the island by the bar stools, ample kitchen storage
- Integrated pot lights throughout house
- Oak hand railings custom/handmade and installed (by a wood worker)
- Propane fireplace
- Propane line runs to the deck for a bbq
- Transoms over windows and doors
- Hot water on demand
- Hot water heating
- Air exchange
- Water filtration system



- 10 ½ ' × 5½ ' one piece/seamless/slab island
- Transformer - put it in the box away from the house to not interfere and cause things like migraines.
- Electrical and water are set up in the backyard running to the far corner for a pond or hot tub/anything electric/water needed
- Cement wall at side of house by deck was built out for hot tub/weight barring
- Tin roof (Dad chose this for easy maintenance and longevity but most of all when it rains, it's the best sound)
- Live edge counter top in master bath is from the trees on the property
- 200 amp plug in the mechanical/storage room (for a kiln originally)
- Beam in garage was installed/built in for weight baring hanging, ie- bike rack, punching bag, storage, weight system...
- Under stair storage
- Stocking creek trail is up Gait road, amazing trails throughtout and the trans canada trail that goes all the way into chemainus
- Multiple beach access points close by

These are some of the reasons why we truly love living here... Every Spring for the last 5 years the same doe returns/re emerges back here with her 2 twin fawns, we love to watch them grow and play in the neighboring yards, every year the same quail family comes back, a mum, dad and the babies are constant in ours and neighbouring yards. Harold "our" (lol), bald eagle is a constant in our lives year round. We love watching him and his mate raise their young too and say Hi to him daily as he flys over head to his nest in the neighbouring trees. The killer whales are always a welcome view as they make their way through the bay often. The wild life here is special. The sky's... they are truly just the best. You can often find yourself getting lost in them, including the stars at night... we feel they are some of the best you can get with still being close to town.

National Home Warranty – October 29,2018. Expires October 29,2028
Builder Licence Number - 38780 Mitchell Homes Joint Venture
[The Home Warranty Information - \(Click the link for the documents\)](#)

Warranty Provider : Aviva Insurance Company of Canada
Builder Warranty No: NHWB97754
Insurance No: NHWB97754-A61
Warranty Provider Seal Date : May 24,2017



- [Building File](#)
- [Title Package](#)
- [Title Charge](#)

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

11141 GAIT ROAD

11141 Gait Rd. Ladysmith BC

07/28/25

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.

☒ 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 Buyers:

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

☒ Seller(s) will allow other REALTORS to present offers
☒ 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: ☒ _____ 07/28/25 Date: _____ 07/28/25
—Kathleen Margaret Howard-Smith

Seller: _____ Date: _____

Listing Realtor: ☒ Jeff Hunter 07/28/25 Date: _____ 07/28/25
Jeff Hunter



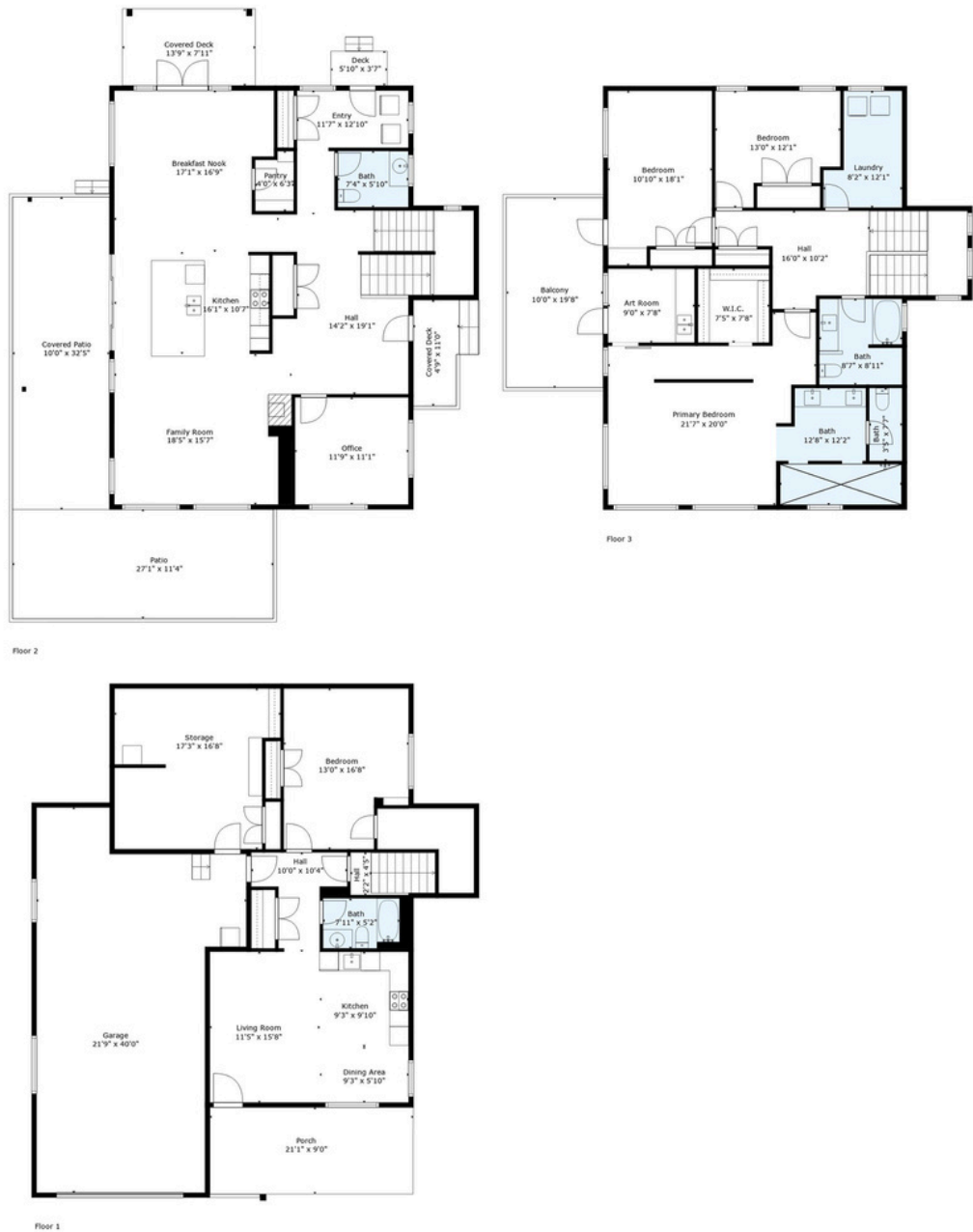
FLOOR PLAN

11141 GAIT ROAD



		INCLUDED	EXCLUDED	TOTAL
	FLOOR 1	851 SQFT	1022 SQFT	1873 SQFT
	FLOOR 2	1452 SQFT		1452 SQFT
	FLOOR 3	1452 SQFT		1452 SQFT
		3755 SQFT		4777 SQFT

3 FLOORS 4 BEDROOMS 3.5 BATHS 2 HOUSES



11141 GAIT RD
LADYSMITH



7/31/25, 12:13 AM

BC Assessment - Independent, uniform and efficient property 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.

11198 CHEMAINUS RD LADYSMITH V9G 1Y8

Area-Jurisdiction-Roll: 04-768-00482.000



Total value \$1,320,000

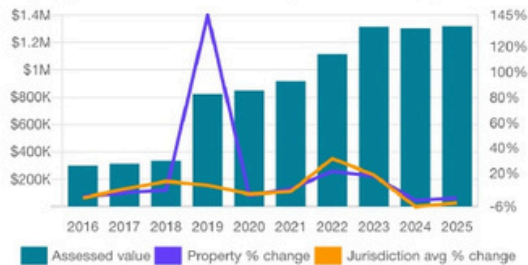
2025 assessment as of July 1, 2024

Land	\$476,000
Buildings	\$844,000
Previous year value	\$1,304,000
Land	\$419,000
Buildings	\$885,000

Property value history

2025	+1%	\$1,320,000
2024	-1%	\$1,304,000
2023	+18%	\$1,316,000
2022	+22%	\$1,116,000
2021	+8%	\$918,000

Property value and Nanaimo Rural jurisdiction change



Property information

Year built	2018
Description	2 STY house - Standard
Bedrooms	4
Baths	4
Carports	C
Garages	G
Land size	1 Acres
First floor area	1,436
Second floor area	1,436
Basement finish area	945
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	

Legal description and parcel ID

LOT 1, PLAN VIP8053, DISTRICT LOT 34, OYSTER LAND DISTRICT
PID: 005-636-477

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: 11198 CHEMAINUS RD LADYSMITH BC V9G 1Y8
Jurisdiction: Nanaimo Rural (768)
Roll No: 482000 **Assessment Area:** 4
PID No: 005-636-477
Neighbourhood: Oyster / Bright **MHR No:**
Legal Unique ID: A00000RPPK
Legal Description: LOT 1, PLAN VIP8053, DISTRICT LOT 34, OYSTER LAND DISTRICT

2024 Municipal Taxes

Gross Taxes: \$6,079

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$476,000	\$844,000	\$1,320,000
		Land	Improve	Total
Gross Value:		\$476,000	\$844,000	\$1,320,000
Exempt Value:		\$0	\$0	\$0
Net Value:		\$476,000	\$844,000	\$1,320,000
SCHOOL:				
		Land	Improve	Total
Gross Value:		\$476,000	\$844,000	\$1,320,000
Exempt Value:		\$0	\$0	\$0
Net Value:		\$476,000	\$844,000	\$1,320,000
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
2024-07-28		HB7883	Reject - Not Suitable for Sales Analysis
2015-06-03	\$312,000	CA4442123	Improved Single Property Transaction
2011-06-13	\$325,000	CA2052524	Improved Single Property Transaction

Other Property Information

Lot SqFt: 43,560 **Lot Width:**
Lot Acres: 1.00 **Lot Depth:**
Tenure: Crown-Granted **Actual Use:** Single Family Dwelling
School District: Nanaimo-Ladysmith **Manual Class:** 2 STY SFD - After 1990 - Standard
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	\$1,304,000	\$6,079
2023	\$1,316,000	\$5,475
2022	\$1,116,000	\$4,897
2021	\$918,000	\$4,778
2020	\$851,000	\$4,666
2019	\$824,000	\$4,596



2018	\$337,000	\$2,305
2017	\$314,000	\$2,304
2016	\$299,000	\$2,363
2015	\$293,800	\$2,366
2014	\$299,300	\$2,339
2013	\$307,300	\$2,319
2012	\$314,300	\$1,888
2011	\$314,300	\$1,828
2010	\$317,100	\$1,820
2009	\$297,100	\$1,662
2008	\$297,100	\$1,550
2007	\$223,000	\$1,348
2006	\$175,000	\$1,175
2005	\$160,000	\$1,211
2004	\$144,700	\$1,281
2003	\$138,000	\$1,348
2002	\$135,800	\$1,260
2001	\$135,100	\$1,214

jeff@jeffhunterrealty.com | 250-815-0882



Authentisign ID: D2011D48-D26B-F011-8DCA-00224822F75A

TITLE SEARCH PRINT

2025-07-10, 12:02:09

File Reference:

Requestor: Jeff Hunter

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	HB7883
From Title Number	CA4442123
Application Received	2024-07-28
Application Entered	2024-08-06
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	KATHLEEN MARGARET HOWARD-SMITH, SALES 11141 GAIT RD LADYSMITH, BC V9G 1Y9
Taxation Authority	Nanaimo/Cowichan Assessment Area
Description of Land	
Parcel Identifier:	005-636-477
Legal Description:	LOT 1, DISTRICT LOT 34, OYSTER DISTRICT, PLAN 8053
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	72251G
Registration Date and Time:	1930-07-31 10:00
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	AFB 9.693.7434A, DD 13506
Nature:	COVENANT
Registration Number:	CA6074267
Registration Date and Time:	2017-06-16 13:27
Registered Owner:	COWICHAN VALLEY REGIONAL DISTRICT





Authentisign ID: D2011D48-D26B-F011-8DCA-00224822F75A

TITLE SEARCH PRINT

2025-07-10, 12:02:09

File Reference:

Requestor: Jeff Hunter

Nature:	MORTGAGE
Registration Number:	CA9683667
Registration Date and Time:	2022-01-31 13:53
Registered Owner:	FIRST WEST CREDIT UNION INCORPORATION NO. FI 156

Nature:	LAND TAX DEFERMENT ACT AGREEMENT
Registration Number:	CB303962
Registration Date and Time:	2022-10-27 09:40
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	RESTRICTS DEALINGS

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------



Pending Applications	NONE
-----------------------------	------



Authentisign ID: D2011D48-D26B-F011-8DCA-00224822F75A

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-07-10, 12:02:41

File Reference:

Requestor: Jeff Hunter

PARCEL IDENTIFIER (PID): 005-636-477

SHORT LEGAL DESCRIPTION: S/8053////1

MARG:

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

LOT 1, DISTRICT LOT 34, OYSTER DISTRICT, PLAN 8053

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP8053



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



Authentisign ID: D2011D48-D26B-F011-8DCA-00224822F75A



PAGE 1 of 1

PROPERTY NO-DISCLOSURE STATEMENT

DATE: July 28 2025ADDRESS: 11141 Gait Rd Saltair BC V9G 1Y8 (the "Property")

In lieu of a detailed Property Disclosure Statement, the Seller is not making any representations or warranties about the Property. The Seller is aware of their obligation to disclose any known latent defects.




SELLER'S SIGNATURE

SEAL

SELLER'S SIGNATURE

SEAL

SELLER'S SIGNATURE

SEAL

Kathleen Margaret Howard
PRINT NAME

PRINT NAME

PRINT NAME

WITNESS

.00
WITNESS

WITNESS

REALTORS DISCLOSURE OF MATERIALS LATENT DEFECTS

11141 GAIT ROAD

Authentisign ID: D2011D48-D26B-F011-8DCA-00224822F75A



BCrea
British Columbia
Real Estate Association

PAGE 1 of ____ PAGES

REALTORS®' DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 11141 Gait Rd Saltair BC V9G 1Y8 (the "Property")

DESIGNATED AGENT(S): Jeff Hunter

NAME OF BROKERAGE: Royal LePage Duncan Realty

DATE OF DISCLOSURE: July 28 2025

Section 59(2) of the Real Estate Services Rules (the "Rules") requires that a licensee who is providing trading services to a client who is disposing of real estate must disclose to all other parties to the trade promptly, but in any case before an agreement for the acquisition or disposition of the real estate is entered into, any Material Latent Defect in the real estate that is known to the licensee, unless the other parties have already received written disclosure of such Material Latent Defect from such client.

Section 59(3) of the Rules requires that if a client instructs a licensee to withhold disclosure required by section 59(2) of the Rules, the licensee must refuse to provide further trading services to or on behalf of that client in respect of the trade in real estate.

For the purpose of the Rules and this Form, a "Material Latent Defect" is defined as:

a material defect that cannot be discovered by a reasonable inspection of the property, including any of the following:

(a) *a defect that renders the real estate:*

(i) *dangerous or potentially dangerous to the occupants,*

(ii) *unfit for habitation, or*

(iii) *unfit for the purpose for which a party is acquiring it, if*

(A) *the party has made this purpose known to the licensee, or*

(B) *the licensee has otherwise become aware of this purpose;*

(b) *a defect that would involve great expense to remedy;*

(c) *a circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the client or the licensee, indicating that the circumstance must or should be remedied;*

(d) *a lack of appropriate municipal building and other permits respecting the real estate.*

As of the date hereof, the Designated Agent(s) know of the following Material Latent Defect(s) in respect of the Property:

No Material Latent Defects to disclose to the best of the Sellers understanding.

Authentisign

Jeff Hunter

07/28/25

REALTOR'S SIGNATURE

USE ADDITIONAL PAGE(S) IF NECESSARY.

Jeff Hunter

REALTOR'S NAME (PRINT)

BC 2080 JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, 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®

REALTORS®' DISCLOSURE OF MATERIAL LATENT DEFECTS

Seller Acknowledgement and Authorization:

The Seller acknowledges that they have disclosed to their REALTOR®, or their REALTOR® has identified, the Material Latent Defect(s) described in this Form. The Seller understands that, pursuant to the Rules, a licensee providing trading services to a seller must promptly disclose to all other parties to the trade - before an agreement for the acquisition or disposition is entered into - any Material Latent Defect known to the licensee, unless the other parties have already received written disclosure of the defect from the Seller. By signing below, the Seller authorizes their REALTOR® to disclose the information contained in this Form to prospective buyers and / or their representatives, as required under Section 59(2) of the Rules and, to the extent applicable, for the purpose of satisfying the Seller's legal disclosure obligations. Unless agreed to between the Seller and the Buyer or as otherwise required by law, the Seller does not commit to making any disclosure regarding the Property to the Buyer.

The Seller has been advised that the Designated Agent's obligations under the Rules to disclose Material Latent Defects set out above may differ from the Seller's disclosure obligations. If the Seller is unsure of their disclosure obligations, prior to signing this Form, they should speak with their Designated Agent or obtain independent legal advice.




SELLER'S SIGNATURE

SEAL

.00

SELLER'S SIGNATURE

SEAL

SEAL

SELLER'S SIGNATURE

Kathleen Margaret Howard

SELLER'S NAME (PRINT)

SELLER'S NAME (PRINT)

SELLER'S NAME (PRINT)

THE UNDERSIGNED ACKNOWLEDGES THAT THEY HAVE RECEIVED THE DISCLOSURE SET OUT IN THIS FORM FOR THE PURPOSES SET OUT ABOVE.

BUYER'S SIGNATURE

SEAL

BUYER'S SIGNATURE

SEAL

BUYER'S SIGNATURE

SEAL

BUYER'S NAME (PRINT)

BUYER'S NAME (PRINT)

BUYER'S NAME (PRINT)

*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®).

BC 2080 JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, 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.

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

