



JEFF HUNTER
REAL ESTATE



Virtual Staged Photo

INFORMATION PACKAGE
6291 NEVILANE DR.

\$979,000 | 5 BEDS | 4 BATHS

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

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



INDEPENDENTLY OWNED AND OPERATED

PROPERTY FEATURES

6291 NEVILANE DR.



Virtual Staged Photo



Virtual Staged Photo

Stunning 2019 5 bed, 4 bath home in the prestigious Cliffs over Maple Bay with breathtaking ocean, lake, and mountain views. This 2,625 sq ft residence features an impressive 19-ft entry leading to an open-concept living space with 9-ft ceilings, a gas fireplace, and a gourmet kitchen with solid maple soft-close cabinetry, quartz countertops, and an oversized island. The main floor includes a luxurious primary suite with walk-in closet, 4-pc ensuite, and French doors to the patio, plus a second bedroom, office, and spacious laundry/mudroom. Upstairs offers a second primary suite with ensuite and walk-in closet, two more bedrooms, a full bath, and a bright family room. A heat pump ensures year-round comfort, and the crawl space—partially 7 ft high—is perfect for flex space or a workshop, with access from the double garage. Set in one of Cowichan Valley's finest neighborhoods with trails and Maple Bay Marina just minutes away. Quality, comfort, and views this home has it all.

PROPERTY FEATURES

6291 NEVILANE DR.



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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.

Virtual Staged Photo



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:

**A recent Appraisal Report has been done and is available to view.
[Link - Appraisal Report](#)**

The Seller has not lived in the home for several years.

Extensive projects completed – Patio, pergola and fencing along back of property, partial basement that has recently been developed into a rec room/finished storage room. This room is accessed from the garage and has varied ceiling height.

[North Cowichan Building File - \(Click the link for the document\)](#)

[New Home Registry - \(Click the link for the document\)](#)

[Title Package - \(Click the link for the document\)](#)

[Building Scheme - \(Click the link for the document\)](#)

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

6291 NEVILANE DR.



PROPERTY ADDRESS: 6291 Nevilane Dr Duncan BC V9L0G1 **DATED:** August 5, 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.

JAE The Seller(s) will be reviewing offer(s) on As Received
JAE 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: Immediate
Seller(s) preferred possession date: Immediate
Other terms the Seller(s) consider favourable: _____

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

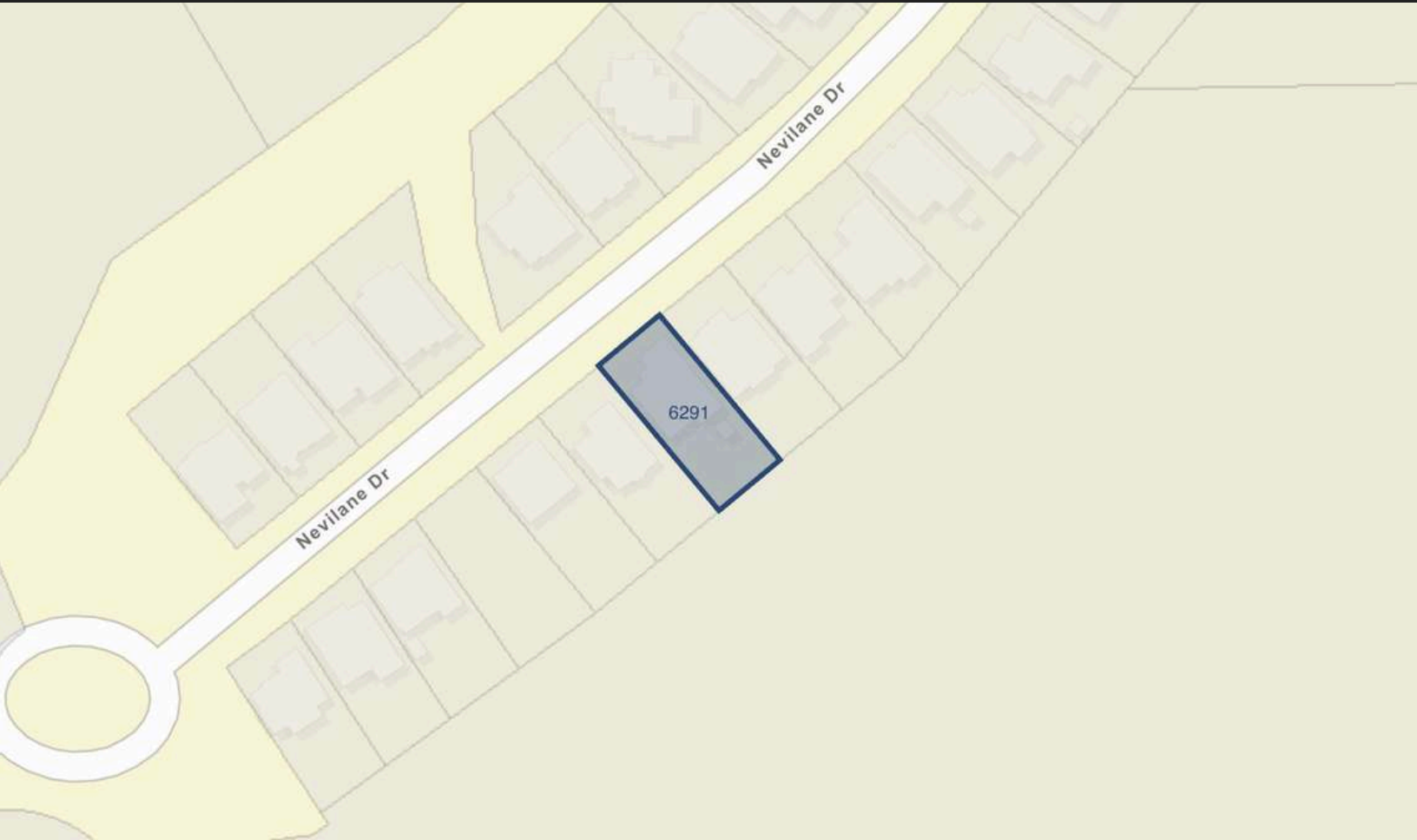
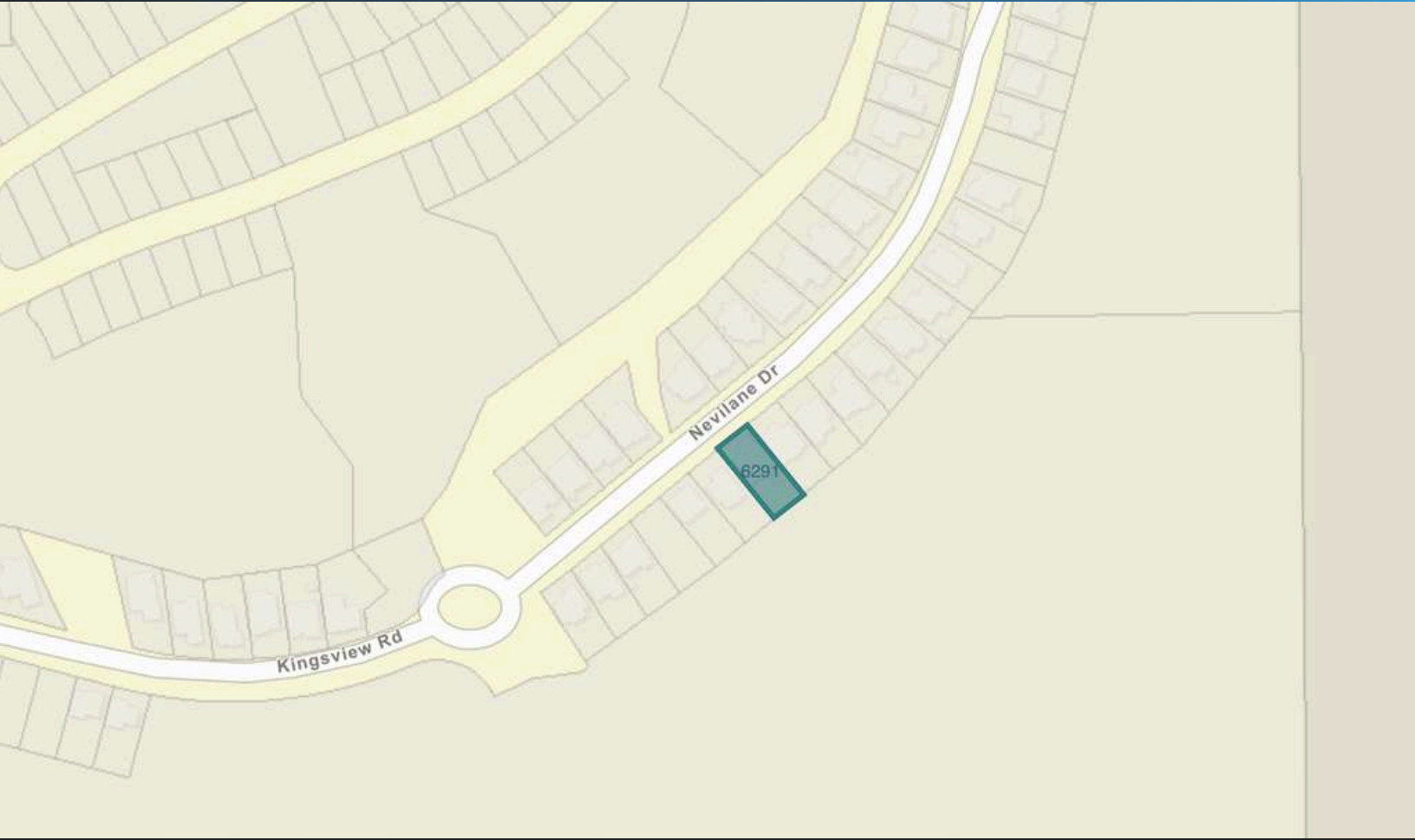
To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised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

Jaikrishna Ayyavarpethiraj 08/05/25 Date: 08/05/25
Seller: -Jaikrishna Ayyavarpethiraj

Seller: _____ Date: _____

Jeff Hunter 08/05/25 Date: 08/05/25
Listing Realtor: -Jeff Hunter



FLOOR PLAN

6291 NEVILANE DR.



	INCLUDED	EXCLUDED	TOTAL
FLOOR 1		2071 SQFT	2071 SQFT
FLOOR 2	1653 SQFT		1653 SQFT
FLOOR 3	972 SQFT		972 SQFT
	2625 SQFT		4696 SQFT

- 3 FLOORS - 5 BEDROOMS - 3.5 BATHS - 1148 SQFT DECK -



6291 NEVILANE DUNCAN

8/6/25, 11:34 PM

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.

6291 NEVILANE DR DUNCAN V9L OGI

Area-Jurisdiction-Roll: 04-315-08053.056



Total value \$1,101,000

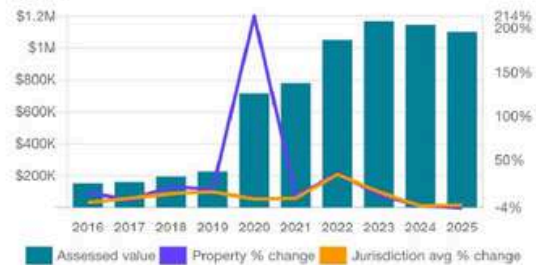
2025 assessment as of July 1, 2024

Land	\$335,000
Buildings	\$766,000
Previous year value	\$1,147,000
Land	\$313,000
Buildings	\$834,000

Property value history

2025	-4%	\$1,101,000
2024	-2%	\$1,147,000
2023	+11%	\$1,167,000
2022	+35%	\$1,052,000
2021	+9%	\$781,000

Property value and District of North Cowichan jurisdiction change



Property information

Year built	2018
Description	2 STY house - Semi-Custom
Bedrooms	5
Baths	4
Carports	
Garages	0
Land size	.189 Acres
First floor area	1,645
Second floor area	927
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	

Legal description and parcel ID

LOT 56, PLAN VIP84388, SECTION 2, RANGE 4, COMIAKEN LAND DISTRICT
PID: 027-370-771

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: 6291 NEVILANE DR DUNCAN BC V9L 0G1
Jurisdiction: District of North Cowichan
Roll No: 8053056 **Assessment Area:** 4
PID No: 027-370-771
Neighbourhood: Maple Bay Road to Genoa Road **MHR No:**
Legal Unique ID: D000003TC4
Legal Description: LOT 56, PLAN VIP84388, SECTION 2, RANGE 4, COMIAKEN LAND DISTRICT

2024 Municipal Taxes

Gross Taxes: \$6,566

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$335,000	\$766,000	\$1,101,000
	Gross Value:	\$335,000	\$766,000	\$1,101,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$335,000	\$766,000	\$1,101,000
SCHOOL:				
	Gross Value:	\$335,000	\$766,000	\$1,101,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$335,000	\$766,000	\$1,101,000
BC TRANSIT:				
	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
2020-06-29	\$680,000	CA8271121	Improved Single Property Transaction
2017-11-02	\$175,000	CA6418452	Vacant Single Property Transaction
2008-03-03	\$191,000	CA715545	Vacant Single Property Transaction

Other Property Information

Lot SqFt: 8,232 **Lot Width:**
Lot Acres: 0.19 **Lot Depth:**
Tenure: Crown-Granted **Actual Use:** Single Family Dwelling
School District: Cowichan Valley **Manual Class:** 2 STY SFD - After 1990 Semi-Custom
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	\$1,147,000	\$6,566
2023	\$1,167,000	
2022	\$1,052,000	\$5,987
2021	\$781,000	\$5,714
2020	\$717,000	\$5,503
2019	\$228,100	\$2,045



2018	\$195,000	\$1,909
2017	\$162,000	\$1,751
2016	\$155,000	\$1,769
2015	\$137,000	
2014	\$145,000	
2013	\$149,000	
2012	\$150,000	
2011	\$0	
2010	\$145,000	
2009	\$160,000	
2008	\$411,000	

jeff@jeffhunterrealty.com | 250-815-0882

**TITLE SEARCH PRINT**

2026-02-25, 07:28:47

File Reference:

Requestor: Jeff Hunter

Declared Value \$680000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CA8271121
From Title Number	CA6418452
Application Received	2020-06-29
Application Entered	2020-07-02
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	JAIKRISHNA ETHIRAJ AYYAVARPET, RESTUARATEUR 6291 NEVILANE DRIVE DUNCAN, BC V9L 0G1
Taxation Authority	North Cowichan, The Corporation of the District of
Description of Land	
Parcel Identifier:	027-370-771
Legal Description:	LOT 56 SECTION 2 RANGE 4 COMIAKEN DISTRICT PLAN VIP84388
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	STATUTORY BUILDING SCHEME
Registration Number:	FB137614
Registration Date and Time:	2008-01-16 14:13
Remarks:	INTER ALIA
Nature:	MORTGAGE
Registration Number:	CA8271446
Registration Date and Time:	2020-06-29 12:27
Registered Owner:	MICHAEL SMITH
Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA8271447
Registration Date and Time:	2020-06-29 12:27
Registered Owner:	MICHAEL SMITH



TITLE SEARCH PRINT

2026-02-25, 07:28:47

File Reference:

Requestor: Jeff Hunter

Declared Value \$680000

Nature:	MORTGAGE
Registration Number:	CA9668971
Registration Date and Time:	2022-01-26 08:22
Registered Owner:	ROYAL BANK OF CANADA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Authentisign ID: 4FA601D8-496F-F011-8DCA-00224822F75A

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2025-08-01, 14:36:20

File Reference:

Requestor: Jeff Hunter

PARCEL IDENTIFIER (PID): 027-370-771

SHORT LEGAL DESCRIPTION:S/VIP84388/////56

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

LOT 56 SECTION 2 RANGE 4 COMIAKEN DISTRICT PLAN VIP84388

MISCELLANEOUS NOTES:

KP 1339

PL 42562 B.L.

E & N GRANT DD 46534I

SRW VIP80495

SRW VIP80498

ASSOCIATED PLAN NUMBERS:

PLAN VIP42562

SUBDIVISION PLAN VIP55257

PLAN VIP80495

STATUTORY RIGHT OF WAY PLAN VIP80498

SUBDIVISION PLAN VIP84388

JAE

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

PROPERTY NO-DISCLOSURE STATEMENT

6291 NEVILANE DR.



Authentisign ID: 4FA601D8-496F-F011-8DCA-00224822F75A



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PROPERTY NO-DISCLOSURE STATEMENT

DATE: August 01 2025

ADDRESS: 6291 Nevilane Dr Duncan BC V9L 0G1 (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.

Authentisign
Jaikrishna Ayyavarpethiraj
SELLER'S SIGNATURE



SELLER'S SIGNATURE



SELLER'S SIGNATURE



Jaikrishna Ayyavarpethiraj
PRINT NAME

PRINT NAME

PRINT NAME

WITNESS

WITNESS

WITNESS



Authentisign ID: 4FA601D8-496F-F011-8DCA-00224822F75A



PAGE 1 of ____ PAGES

REALTORS®' DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 6291 Nevilane Dr Duncan BC V9L 0G1 (the "Property")DESIGNATED AGENT(S): Jeff HunterNAME OF BROKERAGE: Royal LePage Duncan RealtyDATE OF DISCLOSURE: August 01 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 discerned through 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 known Material Latent Defects.

Authentisign
Jeff Hunter

08/01/25

REALTOR'S SIGNATURE

USE ADDITIONAL PAGE(S) IF NECESSARY.

Jeff Hunter

REALTOR'S NAME (PRINT)

BC 2080 JUL 2025

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Authentisign ID: 4FA601D8-496F-F011-8DCA-00224822F75A








PAGE 2 of ____ PAGES

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		 SELLER'S SIGNATURE		 SELLER'S SIGNATURE	
Jaikrishna Ayyavarpet Ethiraj 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		 BUYER'S SIGNATURE		 BUYER'S SIGNATURE	
BUYER'S NAME (PRINT)		BUYER'S NAME (PRINT)		BUYER'S NAME (PRINT)	

*PREC represents Personal Real Estate Corporation

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BC 2080 JUL 2025

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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@cverd.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 8:0 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 8:0 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



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/



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

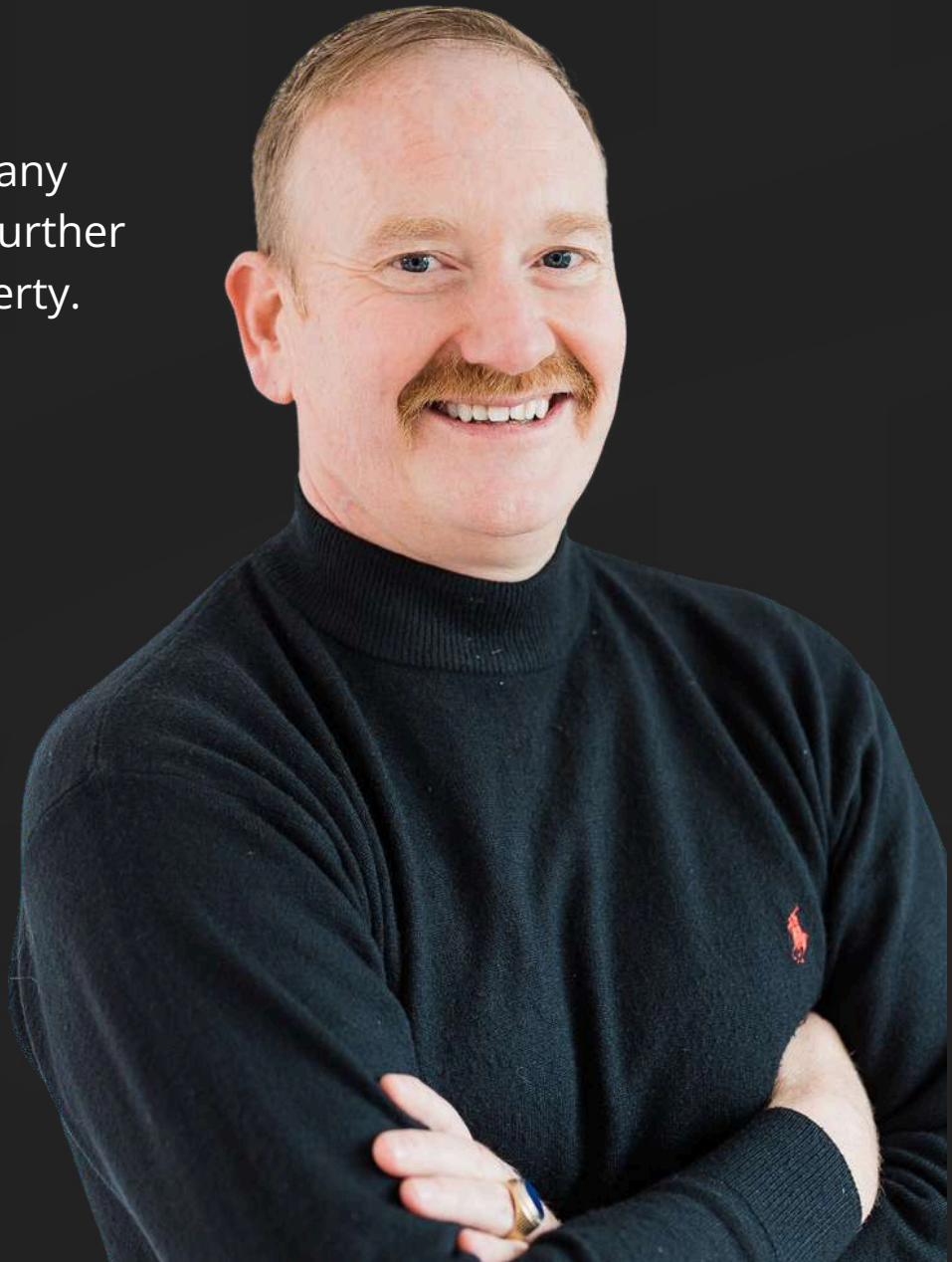
Address: 1061 Canada Ave, Duncan BC, V9L 1V2



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



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