



INFORMATION PACKAGE

28 - 1060 SHORE PINE CLOSE

\$1,150,000 | 4 BEDS | 3 BATHS

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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

28 -1060 SHORE PINE CLOSE



This modern coastal retreat offers the ultimate in luxury and convenience. A true West Coast dream home with commanding ocean, mountain, and marina views. The main level is a sun-drenched, open-concept floor plan featuring a primary bedroom with ensuite, chef's kitchen, dining, living, office/Den/2nd bedroom, laundry, and powder room. The walk-out lower level provides two additional bedrooms, Full bath, a family room, and generous storage. Premium finishes from custom cabinetry and quartz countertops to sleek appliances and high-efficiency windows and heat pump. Southern exposure, oversized windows, and French doors bathe the home in natural light. The private community of the Rise on Maple Bay is minutes from Maple Bay Marina and all its attractions: hiking, biking, water sports, dining, and more. Easy travel via nearby floatplanes. Incredible value for a comfortable, modern lifestyle. This is the ultimate entertaining home! Full information package available, book your showing today.

PROPERTY FEATURES

28 -1060 SHORE PINE CLOSE



Virtual Staged Photo



Virtual Staged Photo



Virtual Staged Photo

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28 -1060 SHORE PINE CLOSE



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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. Included in Title Package.

**Age of home/Building 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.

This Beautiful Property is Fully Vacant and easy to show.

Recent painting refresh in several rooms. Late February 2026

Recent landscaping refresh to the impressive fully landscaped lot. With several seating areas to capture the stunning views. March 2026

Inclusions – Fridge, Stove, Dishwasher, Washer, Dryer

Strata Fee Includes : Snow removal/Salting/Sanding of roads, Management, Garbage, Sewer, Water.

Ardent Management Company – Rob Kelly 250 753 0881

HOME INSURANCE – WESTERN COAST INSURANCE 1-888-517-7171

PROPERTY DOCUMENTS:

- **Building File - ([Click the link for the document](#))**
- **Strata Package - ([Click the link for the document](#))**
- **Title Package - ([Click the link for the document](#))**
- **QR Code Sheet - ([Click the link for the document](#))**

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

28 -1060 SHORE PINE CLOSE



PROPERTY ADDRESS: 28 1060 Shore Pine Close Duncan BC DATED: 03/10/26

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 As Received
 The Seller(s) requests any offer(s) be open for Min - 24 hours for consideration

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

Seller(s) prefer completion date: Flexible - Immediate
Seller(s) preferred possession date: Flexible - Immediate
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: Mary M Reinhart - Fallis Date: 03/10/26
Seller: Gareth Grant Fallis Date: 03/10/26
Listing Realtor: Jeff Hunter Date: 03/10/26





28-1060 SHORE PINE CL DUNCAN

- 2 FLOORS • 4 BEDROOMS • 2.5 BATHS • 2 BALCONIES -

| FLOOR | INCLUDED | EXCLUDED | TOTAL |
|---------|------------------|----------|------------------|
| FLOOR 1 | 1029 SQFT | 392 SQFT | 1421 SQFT |
| FLOOR 2 | 1453 SQFT | 468 SQFT | 1921 SQFT |
| | 2482 SQFT | | 3342 SQFT |



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

3/11/26, 9:37 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.

28-1060 SHORE PINE CLOSE NORTH COWICHAN V9L 0C4

Area-Jurisdiction-Roll: 04-315-08558.028



04-315-08558028 11/03/2015

Total value \$1,234,000

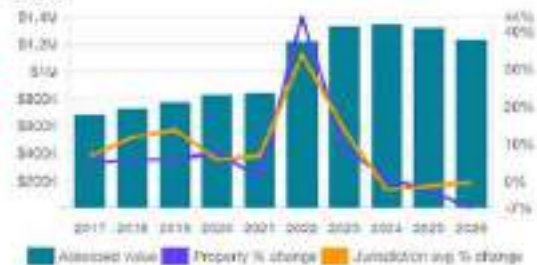
2026 assessment as of July 1, 2025

| | |
|---------------------|-------------|
| Land | \$361,000 |
| Buildings | \$873,000 |
| Previous year value | \$1,320,000 |
| Land | \$372,000 |
| Buildings | \$948,000 |

Property value history

| | | |
|------|------|-------------|
| 2026 | -7% | \$1,234,000 |
| 2025 | -2% | \$1,320,000 |
| 2024 | +1% | \$1,348,000 |
| 2023 | +9% | \$1,330,000 |
| 2022 | +44% | \$1,217,000 |

Property value and District of North Cowichan jurisdiction change



Property information

| | |
|----------------------|----------------------|
| Year built | 2015 |
| Description | 1 STY house - Custom |
| Bedrooms | 4 |
| Baths | 3 |
| Carports | |
| Garages | 0 |
| Land size | .254 Acres |
| First floor area | 1,508 |
| Second floor area | |
| Basement finish area | 1,080 |
| Strata area | |
| Building storeys | 1 |
| Gross leasable area | |

Legal description and parcel ID

STRATA LOT 28, PLAN V188934, SECTION 1, RANGE 5, COMIAKEN LAND DISTRICT, & SEC 2; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 028-214-251

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: 28 1060 SHORE PINE CLOSE DUNCAN BC V9L 0C4
Jurisdiction: District of North Cowichan
Roll No: 8558028 **Assessment Area:** 4
PID No: 028-214-251
Neighbourhood: Maple Bay **MHR No:**
Legal Unique ID: D000006L6S
Legal Description: STRATA LOT 28, PLAN V156934, SECTION 1, RANGE 5, COMIAKEN LAND DISTRICT, & SEC 2; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

2025 Municipal Taxes

Gross Taxes: \$8,044

2025 Assessed Values

VALUATION:

| | Value: | Land | Improve | Total |
|--------------------|----------------------|-----------|-----------|-------------|
| GENERAL: | | \$372,000 | \$948,000 | \$1,320,000 |
| | | Land | Improve | Total |
| | Gross Value: | \$372,000 | \$948,000 | \$1,320,000 |
| | Exempt Value: | \$0 | \$0 | \$0 |
| | Net Value: | \$372,000 | \$948,000 | \$1,320,000 |
| SCHOOL: | | Land | Improve | Total |
| | Gross Value: | \$372,000 | \$948,000 | \$1,320,000 |
| | Exempt Value: | \$0 | \$0 | \$0 |
| | Net Value: | \$372,000 | \$948,000 | \$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 |
|-----------------|-----------|-------------|--|
| 2022-06-28 | \$608,500 | CB38690 | Reject - Not Suitable for Sales Analysis |
| 2016-01-14 | \$682,000 | CA4026033 | Improved Single Property Transaction |

Other Property Information

Lot SqFt: 11,500 **Lot Width:**
Lot Acres: 0.26 **Lot Depth:**
Tenure: Crown-Granted **Actual Use:** Single Family Dwelling
School District: Cowichan Valley **Manual Class:** 1 STY SFD - After 1990 - 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: 2025-03-31 **Rec Last Modified:** 2025-03-31

Assessment & Tax History

| Year | Assessed Value | Gross Taxes |
|------|----------------|-------------|
| 2024 | \$1,348,000 | \$7,769 |
| 2023 | \$1,330,000 | |
| 2022 | \$1,217,000 | \$8,118 |
| 2021 | \$844,000 | \$7,385 |
| 2020 | \$833,000 | \$7,544 |



| | | |
|------|-----------|---------|
| 2019 | \$774,000 | \$7,183 |
| 2018 | \$728,000 | \$7,249 |
| 2017 | \$684,000 | \$7,181 |
| 2016 | \$653,000 | \$7,294 |
| 2015 | \$248,000 | |
| 2014 | \$249,000 | |
| 2013 | \$315,000 | |
| 2012 | \$322,000 | |
| 2011 | \$253,000 | |
| 2010 | \$0 | |

jeff@joffhuntearealty.com | 250-815-0882



Authenticity ID: 000A3505-A01C-F111-0A45-00003AMFF10A

TITLE SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

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

| | |
|--|---|
| Title Issued Under | STRATA PROPERTY ACT (Section 249) |
| Land Title District Land Title Office | VICTORIA VICTORIA |
| Title Number From Title Number | CB81914 CB38690 |
| Application Received | 2022-07-14 |
| Application Entered | 2022-07-18 |
| Registered Owner in Fee Simple Registered Owner/Mailing Address: | MARY REINHART-FALLIS, COMMUNICATIVE DISORDERS ASSISTANT 16 SOUTHWICK PLACE WATERLOO, ON N2K 1V2 |
| Taxation Authority | North Cowichan, The Corporation of the District of |
| Description of Land Parcel Identifier: Legal Description: | 028-214-251 STRATA LOT 28 SECTIONS 1 & 2 RANGE 5 COMIAKEN DISTRICT STRATA PLAN VIS6934 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 | <p>HERETO IS ANNEXED EASEMENT EC45982 OVER PART OF LOT B, PLAN 25525 EXCEPT PART IN PLAN 26500 (AS TO PART FORMERLY LOT 1, PLAN 26500)</p> <p>HERETO IS ANNEXED EASEMENT 336062G OVER PART OF LOTS 13 AND 14, PLAN 2322 OUTLINED IN RED ON PLAN 1536 RW</p> <p>HERETO IS ANNEXED EASEMENT A52728 OVER PART OF LOT A PLAN 25525 (AS TO PART FORMERLY LOT B, PLAN 25525)</p> <p>TO THAT PART FORMERLY LOT 14, PLAN 2322 IS ANNEXED EASEMENT G21255 OVER PART OF LOT A, PLAN 25525</p> |





Authenticity ID: 000A3505-A01C-F111-0A45-00003AMFF10A

TITLE SEARCH PRINT

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TO THAT PART FORMERLY LOT 14, PLAN 2322 IS ANNEXED EASEMENT G21254
OVER PART OF LOT A, PLAN 25525

TO THAT PART FORMERLY LOTS 13 AND 14, PLAN 2322 IS ANNEXED EASEMENT
336062G OVER PARTS OF LOTS 13, 14 AND 15, PLAN 2322 OUTLINED IN RED
ON PLAN 1536 RW

Charges, Liens and Interests

| | |
|-----------------------------|--|
| Nature: | EXCEPTIONS AND RESERVATIONS |
| Registration Number: | M76300 |
| Registered Owner: | ESQUIMALT AND NANAIMO RAILWAY COMPANY |
| Remarks: | INTER ALIA A.F.B. 9.693.7434A 217868G; SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY |
| Nature: | STATUTORY RIGHT OF WAY |
| Registration Number: | FB329963 |
| Registration Date and Time: | 2010-02-11 13:58 |
| Registered Owner: | BRITISH COLUMBIA HYDRO AND POWER AUTHORITY |
| Remarks: | INTER ALIA |
| Nature: | STATUTORY RIGHT OF WAY |
| Registration Number: | FB329964 |
| Registration Date and Time: | 2010-02-11 13:58 |
| Registered Owner: | TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547 |
| Remarks: | INTER ALIA |
| Nature: | STATUTORY BUILDING SCHEME |
| Registration Number: | FB337165 |
| Registration Date and Time: | 2010-03-22 12:14 |
| Remarks: | INTER ALIA |

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE





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COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

Land Title District VICTORIA
Land Title Office VICTORIA

Common Property Strata Plan VIS6934

Transfers NONE

Legal Notations

HERETO IS ANNEXED EASEMENT EC45982 OVER PART OF LOT B, PLAN 25525
 EXCEPT PART IN PLAN 26500
 (AS TO PART FORMERLY LOT 1, PLAN 26500)

HERETO IS ANNEXED EASEMENT 336062G OVER PART OF LOTS 13 AND 14,
 PLAN 2322 OUTLINED IN RED ON PLAN 1536 RW

HERETO IS ANNEXED EASEMENT A52728 OVER PART OF LOT A PLAN 25525
 (AS TO PART FORMERLY LOT B, PLAN 25525)

TO THAT PART FORMERLY LOT 14, PLAN 2322 IS ANNEXED EASEMENT G21255
 OVER PART OF LOT A, PLAN 25525

TO THAT PART FORMERLY LOT 14, PLAN 2322 IS ANNEXED EASEMENT G21254
 OVER PART OF LOT A, PLAN 25525

TO THAT PART FORMERLY LOTS 13 AND 14, PLAN 2322 IS ANNEXED EASEMENT
 336062G OVER PARTS OF LOTS 13, 14 AND 15, PLAN 2322 OUTLINED IN RED
 ON PLAN 1536 RW

Charges, Liens and Interests

| | |
|----------------------|--|
| Nature: | EXCEPTIONS AND RESERVATIONS |
| Registration Number: | M76300 |
| Registered Owner: | ESQUIMALT AND NANAIMO RAILWAY COMPANY |
| Remarks: | INTER ALIA A.F.B. 9.693.7434A 217B68G; SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY |



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COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

Nature: EASEMENT
 Registration Number: E28284
 Registration Date and Time: 1976-02-27
 Remarks: INTER ALIA
 PART 20' STRIP
 APPURTENANT TO LOT 10, PLAN 2322

Nature: COVENANT
 Registration Number: ET91389
 Registration Date and Time: 2002-08-08 13:03
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: INTER ALIA
 (AS TO PARTS FORMERLY LOTS 17, 18 & 19, PLAN 2322
 AND LOT A, PLAN 25525)

Nature: PRIORITY AGREEMENT
 Registration Number: ET91390
 Registration Date and Time: 2002-08-08 13:03
 Remarks: GRANTING ET91389 PRIORITY OVER EN21442, EN21443,
 EN21444, EN21445, ET45580, AND ET45581
 CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: COVENANT
 Registration Number: FB257811
 Registration Date and Time: 2009-04-03 11:31
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: FB257812
 Registration Date and Time: 2009-04-03 11:31
 Remarks: GRANTING FB257811 PRIORITY OVER EN21444, EN21445,
 FA27994 AND FA27995
 CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY
 Registration Number: FB329963
 Registration Date and Time: 2010-02-11 13:58
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
 Remarks: INTER ALIA
 (AS TO PARTS FORMERLY LOT A, PLAN VIP77247 AND
 LOT A, PLAN 29294 EX. VIP85507)





Authentigen ID: 002A3805-A01C-F111-0A45-20003AMFF10A

COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

| | |
|-----------------------------|--|
| Nature: | STATUTORY RIGHT OF WAY |
| Registration Number: | FB329964 |
| Registration Date and Time: | 2010-02-11 13:58 |
| Registered Owner: | TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547 |
| Remarks: | INTER ALIA (AS TO PARTS FORMERLY LOT A, PLAN VIP77247 AND LOT A, PLAN 29294 EX. VIP85507) |
| | |
| Nature: | PRIORITY AGREEMENT |
| Registration Number: | FB329965 |
| Registration Date and Time: | 2010-02-11 13:58 |
| Remarks: | GRANTING FB329963 PRIORITY OVER EN21444 & EN21445 CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS |
| | |
| Nature: | PRIORITY AGREEMENT |
| Registration Number: | FB329966 |
| Registration Date and Time: | 2010-02-11 13:58 |
| Remarks: | GRANTING FB329964 PRIORITY OVER EN21444 & EN21445 CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS |
| | |
| Nature: | STATUTORY RIGHT OF WAY |
| Registration Number: | FB329967 |
| Registration Date and Time: | 2010-02-11 13:59 |
| Registered Owner: | BRITISH COLUMBIA HYDRO AND POWER AUTHORITY |
| Remarks: | INTER ALIA AS TO PART FORMERLY LOT 1, PLAN VIP86493 |
| | |
| Nature: | STATUTORY RIGHT OF WAY |
| Registration Number: | FB329968 |
| Registration Date and Time: | 2010-02-11 13:59 |
| Registered Owner: | TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547 |
| Remarks: | INTER ALIA (AS TO PART FORMERLY LOT 1, PLAN VIP86493) |
| | |
| Nature: | PRIORITY AGREEMENT |
| Registration Number: | FB329969 |
| Registration Date and Time: | 2010-02-11 13:59 |
| Remarks: | GRANTING FB329967 PRIORITY OVER EN21444 (FB257808) EN21445 (FB257809) CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS |





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COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

Nature: PRIORITY AGREEMENT
 Registration Number: FB329970
 Registration Date and Time: 2010-02-11 13:59
 Remarks: GRANTING FB329968 PRIORITY OVER EN21444 (FB257808) EN21445 (FB257809) CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY
 Registration Number: FB337166
 Registration Date and Time: 2010-03-22 12:14
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: PART IN PLAN VIP87747

Nature: PRIORITY AGREEMENT
 Registration Number: FB337167
 Registration Date and Time: 2010-03-22 12:14
 Remarks: GRANTING FB337166 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY
 Registration Number: FB337168
 Registration Date and Time: 2010-03-22 12:15
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: PART IN PLAN VIP87748

Nature: PRIORITY AGREEMENT
 Registration Number: FB337169
 Registration Date and Time: 2010-03-22 12:15
 Remarks: GRANTING FB337168 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY
 Registration Number: FB337170
 Registration Date and Time: 2010-03-22 12:15
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: INTER ALIA





Authentigen ID: 002A3505-A01C-F111-0A45-00003AMFF10A

COMMON PROPERTY SEARCH PRINT

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File Reference:

Requestor: Jeff Hunter

Nature: PRIORITY AGREEMENT
 Registration Number: FB337171
 Registration Date and Time: 2010-03-22 12:15
 Remarks: GRANTING FB337170 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: EASEMENT
 Registration Number: FB337172
 Registration Date and Time: 2010-03-22 12:16
 Remarks: APPURTENANT TO LOT B, PLAN VIP87745

Nature: PRIORITY AGREEMENT
 Registration Number: FB337173
 Registration Date and Time: 2010-03-22 12:16
 Remarks: GRANTING FB337172 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: COVENANT
 Registration Number: FB337174
 Registration Date and Time: 2010-03-22 12:16
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: PRIORITY AGREEMENT
 Registration Number: FB337175
 Registration Date and Time: 2010-03-22 12:16
 Remarks: GRANTING FB337174 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS





Authentign ID: 002A3505-A01C-F111-0A45-20003AMFF10A

COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

Nature: STATUTORY RIGHT OF WAY
 Registration Number: FB337176
 Registration Date and Time: 2010-03-22 12:16
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: PRIORITY AGREEMENT
 Registration Number: FB337177
 Registration Date and Time: 2010-03-22 12:16
 Remarks: GRANTING FB337176 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: COVENANT
 Registration Number: FB337178
 Registration Date and Time: 2010-03-22 12:17
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
 Remarks: PART IN PLAN VIP87749

Nature: PRIORITY AGREEMENT
 Registration Number: FB337179
 Registration Date and Time: 2010-03-22 12:17
 Remarks: GRANTING FB337178 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: RENT CHARGE
 Registration Number: FB346235
 Registration Date and Time: 2010-03-22 12:17
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN





Authentigen ID: 002A3805-A01C-F111-0A45-00003AMFF10A

COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

| | |
|--|---|
| <p>Nature: Registration Number: Registration Date and Time: Remarks:</p> | <p>PRIORITY AGREEMENT FB348519 2010-03-22 12:17 GRANTING FB346235 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS</p> |
| <p>Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:</p> | <p>STATUTORY RIGHT OF WAY FB337180 2010-03-22 12:18 THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN INTER ALIA PART IN PLAN VIP87750 PART IN PLAN VIP87750</p> |
| <p>Nature: Registration Number: Registration Date and Time: Remarks:</p> | <p>PRIORITY AGREEMENT FB337181 2010-03-22 12:18 GRANTING FB337180 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS</p> |
| <p>Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:</p> | <p>COVENANT FB337182 2010-03-22 12:18 THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN PART IN PLAN VIP87751</p> |

JMHF 447



Authentign ID: 002A3505-A01C-F111-0A45-20003AMFF10A

COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

Nature: PRIORITY AGREEMENT
 Registration Number: FB337183
 Registration Date and Time: 2010-03-22 12:18
 Remarks: GRANTING FB337182 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY
 Registration Number: FB337184
 Registration Date and Time: 2010-03-22 12:18
 Registered Owner: SHAW CABLESYSTEMS LIMITED

Nature: PRIORITY AGREEMENT
 Registration Number: FB337196
 Registration Date and Time: 2010-03-22 12:18
 Remarks: GRANTING FB337184 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: RENT CHARGE
 Registration Number: FB348186
 Registration Date and Time: 2010-03-22 12:18
 Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN

Nature: PRIORITY AGREEMENT
 Registration Number: FB348518
 Registration Date and Time: 2010-03-22 12:18
 Remarks: GRANTING FB348186 PRIORITY OVER EN21444 (SEE ET126149, CA188890, FB257808, AND FB337117) EN21445 (SEE ET126152, CA188891, FB257809 AND FB337118) FA27994 (SEE FB200331, FB200335, FB200333, FB257806 AND FB337115) FA27995 (SEE FB200332, FB200336, FB200334, FB257807 AND FB337116 BEING CHARGES REGISTERED ON THE TITLE OF THE STRATA LOTS





AuthentSign ID: 002A3805-A01C-F111-0A45-00003AMFF10A

COMMON PROPERTY SEARCH PRINT

2026-02-09, 09:12:53

File Reference:

Requestor: Jeff Hunter

| | |
|-----------------------------|---|
| Nature: | EASEMENT |
| Registration Number: | CA5790515 |
| Registration Date and Time: | 2017-01-27 13:06 |
| Remarks: | APPURTENANT TO LOT 17 PLAN 2322 EXCEPT THOSE PARTS IN PLAN 587 BL 26500 VIP74064 AND VIP87745, AMENDED LOT 18 (DD 178595-I) PLAN 2322 EXCEPT THOSE PARTS IN PLAN 587 BL VIP74064 AND VIP87745, LOT 19 PLAN 2322 EXCEPT THOSE PARTS IN PLAN 587BL VIP74064 AND VIP87745, AND LOT B PLAN VIP87745 |

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



PROPERTY NO-DISCLOSURE STATEMENT

28 -1060 SHORE PINE CLOSE



AuthentSign ID: 002A3805-A01C-F111-0A45-00003AMFF16A



PAGE 1 of 1

PROPERTY NO-DISCLOSURE STATEMENT

DATE: 03/10/26

ADDRESS: 28 1060 Shore Pine Close Duncan BC V9L 0C4 (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 name
Mary M Reinhart - Fallis 
SELLER'S SIGNATURE

Mary M Reinhart - Fallis
PRINT NAME

WITNESS

As a broker
Garreth Grant Fallis 
SELLER'S SIGNATURE

Garreth Grant Fallis
PRINT NAME

WITNESS


SELLER'S SIGNATURE

PRINT NAME

WITNESS

REALTORS DISCLOSURE OF MATERIAL LATENT DEFECTS

28 -1060 SHORE PINE CLOSE

Authentign ID: 2E03BED7-3B1E-F111-9A19-00003A5FF02A



PAGE 1 of 2 PAGES

REALTORS[®] DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 28 1060 Shore Pine Close Duncan BC V9L 0C4 (the "Property")

DESIGNATED AGENT(S): Jeff Hunter

NAME OF BROKERAGE: Royal LePage Duncan Realty

DATE OF DISCLOSURE: March 12 2026

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

Jeff Hunter
REALTOR'S SIGNATURE

03/12/26

USE ADDITIONAL PAGE(S) IF NECESSARY.

Jeff Hunter
REALTOR'S NAME (PRINT)

BC 2009 JUL 2023

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AuthentSign ID: 2E03B2D7-3B1E-F111-9AD9-00003AMFF02A

PAGE 2 of 2 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.

Mary M Reinhart - Fallis
SELLER'S SIGNATURE

Mary M Reinhart - Fallis
SELLER'S NAME (PRINT)

Garreth Grant Fallis
SELLER'S SIGNATURE

Garreth Grant Fallis
SELLER'S NAME (PRINT)

SELLER'S SIGNATURE

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 NAME (PRINT)

BUYER'S SIGNATURE

BUYER'S NAME (PRINT)

BUYER'S SIGNATURE

BUYER'S NAME (PRINT)

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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



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

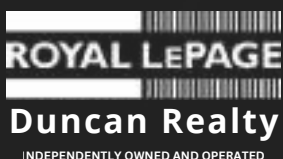
(250) 815-0882

jeff@jeffhunterrealty.com

Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1



INDEPENDENTLY OWNED AND OPERATED