



INFORMATION PACKAGE  
**4935 LANGTRY RD.**

\$955,000 | 3 BEDS | 3 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

4935 LANGTRY RD.



Nestled in Gorgeous Glenora, a welcoming community of the Cowichan Valley is where you find rolling farmlands, vineyards, hiking and biking trails, rivers and so much to explore. Wind your way down Langtry Road past Keating Park and you will arrive at your own little piece of paradise. As you pass through your private gate you are greeted to the expansive 4.6-acre property complete with private pond. Explore the winding paths around the private property and discover your favourite area to take it all in. The home site includes a large concrete patio perfect for entertaining and hosting those award-winning barbeques. The home is a one level 3bd,3bath rancher with double car garage, a highly sought after floor plan. Capture the stunning property views from multiple areas inside the home or head back outside to the 3 stall with hayloft barn which completes the offering and affords many homesteading opportunities. Plenty of space to park your toys or the family that is sure to visit.

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4935 LANGTRY RD.



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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. 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.**

**The Property is Fully Vacant and easy to show. Home requires work.**

**No well records**

**Inclusions – Fridge, Stove, Dishwasher, Washer, Dryer**

**Property Documents:**

**[Septic Documents - \(Click the link for the documents\)](#)**

**[AutoProp - \(Click the link for the documents\)](#)**

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

# SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

4935 LANGTRY RD.



**PROPERTY ADDRESS:** 4935 Langtry Rd Duncan BC V9L6R8      **DATED:** 03/20/26

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: Home is Vacant - Flexible

Seller(s) preferred possession date: Home is Vacant - 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: <sup>Authentic</sup> Jeremy Donald Macinnis      Date: 03/20/26

Seller: <sup>Authentic</sup> Aurelia Ruth MacInnis      Date: 03/20/26

Listing Realtor: <sup>Authentic</sup> Jeff Hunter      Date: 03/20/26





# 4935 LANGTRY RD DUNNCAN

- 1 FLOOR • 3 BEDROOMS • 2.5 BATHS • 4.67 ACRES -

FLOOR	INCLUDED	EXCLUDED	TOTAL
CRAWL SPACE			
FLOOR 1	1824 SQFT	1780 SQFT 647 SQFT	1780 SQFT 2471 SQFT
BARN		1484 SQFT	1484 SQFT
	1824 SQFT		4646 SQFT



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



3/23/26, 10:21 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.

## 4935 LANGTRY RD DUNCAN V9L 6R8

Area-Jurisdiction-Roll: 04-765-03158.095



04-765-03158095 11/10/2015

**Total value \$945,000**

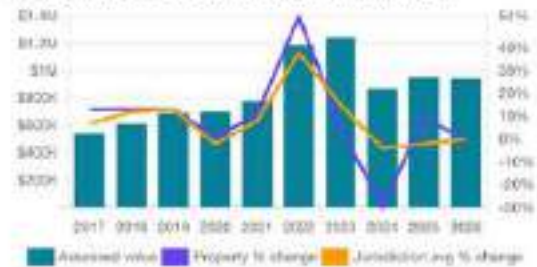
2026 assessment as of July 1, 2025

Land	\$506,000
Buildings	\$439,000
Previous year value	\$955,000
Land	\$502,000
Buildings	\$453,000

### Property value history

2026	-1%	\$945,000
2025	+10%	\$855,000
2024	-30%	\$870,000
2023	+5%	\$1,249,000
2022	+54%	\$1,189,000

### Property value and Duncan Rural Jurisdiction change



### Property information

Year built	1990
Description	1 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	0
Land size	4.63 Acres
First floor area	1,850
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	

### Legal description and parcel ID

LOT 5, PLAN V1P41254, SECTION 9, RANGE 6, QUAMICHAN LAND DISTRICT  
PID: 000-506-715

### Sales history (last 3 full calendar years)

Sep 1, 2025 \$989,000

### Manufactured home

Width  
Length



**Public Records Full Property Report**

**Property Identification & Legal Description**

**Address:** 4935 LANGTRY RD DUNCAN BC V9L 6R8  
**Jurisdiction:** Duncan Rural (765)  
**Roll No:** 3158095 **Assessment Area:** 4  
**PID No:** 000-566-713  
**Neighbourhood:** Glenora **MHR No:**  
**Legal Unique ID:** A00000R9KU  
**Legal Description:** LOT 5, PLAN VIP41254, SECTION 9, RANGE 6, QUAMICHAN LAND DISTRICT

**2025 Municipal Taxes**

**Gross Taxes:** \$4,494

**2026 Assessed Values**

**VALUATION:**

	Value:	Land	Improve	Total
<b>GENERAL:</b>		\$506,000	\$439,000	\$945,000
	<b>Gross Value:</b>	\$506,000	\$439,000	\$945,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$506,000	\$439,000	\$945,000
<b>SCHOOL:</b>				
	<b>Gross Value:</b>	\$306,000	\$439,000	\$945,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$506,000	\$439,000	\$945,000
<b>BC TRANSIT:</b>				
	<b>Gross Value:</b>	\$0	\$0	\$0
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$0	\$0	\$0

**Last Three Sales Per BCA**

Conveyance Date	Price	Document No	Conveyance Type
2023-09-26	\$989,000	CB912602	Improved Single Property Transaction
2023-07-25	\$890,000	CB778944	Reject - Not Suitable for Sales Analysis
2004-02-27	\$260,000	EW22856	Reject - Not Suitable for Sales Analysis

**Other Property Information**

**Lot SqFt:** 201,683 **Lot Width:**  
**Lot Acres:** 4.63 **Lot Depth:**  
**Tenure:** Crown-Granted **Actual Use:** 2 Acres Or More (Single Family Dwelling, Duplex)  
**School District:** Cowichan Valley **Manual Class:** 1 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:** 2026-01-01 **Rec Last Modified:** 2026-01-01

**Assessment & Tax History**

Year	Assessed Value	Gross Taxes
2025	\$955,000	\$4,494
2024	\$870,000	\$3,874
2023	\$1,249,000	\$4,960
2022	\$1,189,000	\$4,993
2021	\$774,000	\$4,101



2020	\$698,000	\$3,888
2019	\$692,000	\$3,850
2018	\$612,000	\$3,630
2017	\$542,000	\$3,460
2016	\$479,000	\$3,300
2015	\$459,000	\$3,174
2014	\$478,000	\$3,260
2013	\$0	\$3,162
2012	\$454,000	\$2,803
2011	\$464,000	\$2,727
2010	\$459,000	\$2,669
2009	\$488,000	\$2,706
2008	\$496,000	\$2,615
2007	\$381,000	\$2,293
2006	\$327,000	\$2,278
2005	\$297,000	\$2,180
2004	\$250,000	\$2,157
2003	\$231,000	\$2,070
2002	\$230,000	\$2,034
2001	\$215,000	\$1,904

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jeff@jeffburteneedly.com | 250-815-0882



Authentign ID: 6096A20C-8026-F111-9549-0000344FF82A

**TITLE SEARCH PRINT**

2026-02-17, 10:26:15

File Reference:

Requestor: Jeff Hunter

Declared Value \$989000

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

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	CB912602
From Title Number	CB778944
<b>Application Received</b>	2023-09-26
<b>Application Entered</b>	2023-10-04
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	JEREMY DONALD MACINNIS, TRUCK DRIVER AURELIA RUTH MACINNIS, PARALEGAL 4935 LANGTRY ROAD DUNCAN, BC V9L 6R8 AS JOINT TENANTS
<b>Taxation Authority</b>	Nanaimo/Cowichan Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	000-566-713
Legal Description:	LOT 5, SECTION 9, RANGE 6, QUAMICHAN DISTRICT, PLAN 41254
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA AFB 9.693.7434A SEE DD 16273 SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY
Nature:	MORTGAGE
Registration Number:	CB912603
Registration Date and Time:	2023-09-26 09:53
Registered Owner:	ROYAL BANK OF CANADA





Authentigen ID: 9096A20C-8C26-F111-9549-960D3A4FF32A

**TITLE SEARCH PRINT**

2026-02-17, 10:26:15

File Reference:

Requestor: Jeff Hunter

Declared Value \$989000

Nature:  
Registration Number:  
Registration Date and Time:  
Registered Owner:

CERTIFICATE OF PENDING LITIGATION  
CB2084624  
2025-06-04 15:14  
AURELIA RUTH MACINNIS

**Duplicate Infeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE





Authentigen ID: 6096A20C-8C26-F111-9A49-900D3A4FF32A

## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING



THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR LAND AND ONE BUILDING. FOR ANY ADDITIONAL BUILDINGS, PLEASE USE THE PROPERTY DISCLOSURE STATEMENT – RURAL PREMISES – ADDENDUM, LAND, AND BUILDING.

### 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 certain information concerning the Premises 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. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

### BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their 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 Premises 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 Premises and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

### FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in 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 Premises. 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their own inquiries concerning the Premises 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 their 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.

BC108F REV. JUL. 2023

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# PROPERTY DISCLOSURE STATEMENT

4935 LANGTRY RD.



Authenticity ID: 6096A20C-8226-F111-9A49-0002344FF82A

## PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: March 20 2026



The following is a statement made by the Seller concerning the Premises located at:

**ADDRESS:** 4935 Langtry Rd Duncan BC V9L 2X1 (the "Premises")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

Principal Residence Residence(s) \_\_\_\_\_ Barn(s) \_\_\_\_\_ Shed(s)  
 \_\_\_\_\_ Other Building(s) Please describe \_\_\_\_\_

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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.

**THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.**

**1. LAND – This Property Disclosure Statement is in respect of the land and the Principal Residence**

(describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum).

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		ARM		
B. Are you aware of any existing tenancies, written or oral?		ARM		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		ARM		
D. Is there a survey certificate available?			ARM	
E. Are you aware of any current or pending local improvement levies / charges?		ARM		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		ARM		
G. Are the Premises managed forest lands?		ARM		
H. Are the Premises in the Agricultural Land Reserve?		ARM		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		ARM		
J. Are you aware of any fill materials anywhere on the Premises?		ARM		
K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Premises?		ARM		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		ARM		
M. Are you aware of any water licences affecting the Premises?		ARM		

\_\_\_\_\_  
BUYER'S INITIALS

ARM \_\_\_\_\_  
SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

4935 LANGTRY RD.



AuthentSign ID: 6096A22C-8C24-F111-9A4D-0002344FF82A

March 20 2026

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4935 Langtry Rd Duncan BC V9L 2X1

1. LAND (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Have the Premises been logged in the last five years?			ARM	
(i) If Yes, was a timber mark / licence in place?				
(ii) If Yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops, and building improvements?				

## 2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility). <input type="checkbox"/> I have a private groundwater system (e.g., well). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Not connected. Other _____				
B. If you indicated in 2.A. that the Premises have 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 Premises already?		ARM		
(ii) Have you applied for a water licence and are awaiting a response?		ARM		
C. Are you aware of any problems with the water system?		ARM		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, or water treatment installation / maintenance records)?			ARM	
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?			ARM	
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		ARM		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		ARM		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				ARM

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BUYER'S INITIALS

ARM		
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

4935 LANGTRY RD.



Authenticity ID: 6096A20C-8C26-F111-9A49-0000344FF82A

March 20 2026

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4935 Langtry Rd Duncan BC V9L 2X1

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	ARM			
B. To the best of your knowledge, is the ceiling insulated?	ARM			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		ARM		
D. Has a final building inspection been approved, or a final occupancy permit been obtained?	ARM			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT-certified inspector?			ARM	
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		ARM		
G. Are you aware of any structural problems with any of the buildings?		ARM		
H. Are you aware of any additions or alterations made in the last 60 days?		ARM		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		ARM		
J. Are you aware of any problems with the heating and / or central air conditioning system?		ARM		
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		ARM		
L. Are you aware of any damage due to wind, fire, or water?	ARM			
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		ARM		
N. Are you aware of any problems with the electrical or gas system?		ARM		
O. Are you aware of any problems with the plumbing system?		ARM		
P. Are you aware of any problems with the swimming pool and / or hot tub?				ARM
Q. Do the Premises contain unauthorized accommodation?		ARM		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc.)?		ARM		

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BUYER'S INITIALS

ARM	JDM	
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

4935 LANGTRY RD.



Authenticity ID: 6096A22C-8C26-F111-9A49-0002344FF82A

March 20 2026

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4935 Langtry Rd Duncan BC V9L 2X1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Were the Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)			ARM	
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?			ARM	
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		ARM		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		ARM		
W. Is there a radon mitigation system on the Premises? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?		ARM		

### 4. GENERAL

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

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BUYER'S INITIALS

ARM		
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

4935 LANGTRY RD.



Authenticity ID: 6096A22C-8224-F111-9A49-9002344FF32A

March 20 2026

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4935 Langtry Rd Duncan BC V9L 2X1

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

JEREMY DONALD MCINNIS Has not lived on property for some time and is making No disclosures regarding property.

3. L - A small outside tap leak required some work in front bedroom and Hall closet. Repair done by homeowner, 2024.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

### PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



SELLER(S) Aurelia Ruth Macinnis

SELLER(S) Jeremy Donald Macinnis

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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

**The Buyer acknowledges that all measurements are approximate.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

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BC1007 REV. JUL 2023

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PAGE 1 of 2 PAGES

## REALTORS<sup>®</sup> DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 4935 Langtry Rd Duncan BC V9L 2X1 (the "Property")DESIGNATED AGENT(S): Jeff HunterNAME OF BROKERAGE: Royal LePage Duncan RealtyDATE OF DISCLOSURE: March 20 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 Material Latent Defects Known.

AuthentSign  
Jeff Hunter 03/20/26  
REALTOR'S SIGNATURE

USE ADDITIONAL PAGE(S) IF NECESSARY.

Jeff Hunter  
REALTOR'S NAME (PRINT)

BC 2009 JUL 2025

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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.

AuthentSign  
  
SELLER'S SIGNATURE  
Aurelia Ruth Macinnis  
SELLER'S NAME (PRINT)

AuthentSign  
  
SELLER'S SIGNATURE  
Jeremy Donald Macinnis  
SELLER'S NAME (PRINT)

AuthentSign  
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.

AuthentSign  
BUYER'S SIGNATURE  
BUYER'S NAME (PRINT)

AuthentSign  
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@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



### **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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:admin@inspectionsvictoria.ca)

Web: [www.inspectionsvictoria.ca](http://www.inspectionsvictoria.ca)

### **Falcon Home Inspections**

Residential & Commercial Inspections Piece Bowie

Phone: 778-708-5085

Email: [info@falconhomeinspections.ca](mailto:info@falconhomeinspections.ca)

Web: [www.falconhomeinspections.ca](http://www.falconhomeinspections.ca)

### **Neil Pickard**

Phone: 1-800-550-1533

Email: [contact@canadianresidential.com](mailto:contact@canadianresidential.com)

Web: [www.canadianresidential.com/inspector/Neil\\_Pickard/](http://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

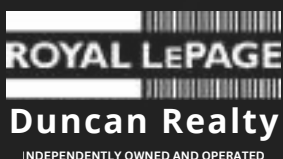
(250) 815-0882

[jeff@jeffhunterrealty.com](mailto:jeff@jeffhunterrealty.com)

### Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1



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