



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE

1265 HUTCHINSON RD.

\$759,000 | 2 BEDS | 1 BATH

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

1265 HUTCHINSON RD.



PRIDE OF OWNERSHIP sets the stage for this cute as a button perfect rancher on a half acre private oasis. Here you will find all the major lifting done. This well laid out 2bd,1bath perfectly presented home offers those looking for move in ready ease. The home has been loved and tastefully renovated over the years to add character and subtle fixes a 1968 character home presents. Garage as well as other building for storage or vehicles. Ample parking for all your recreation vehicles and the added bonus of a horseshoe driveway. Gated and Fenced backyard for your furry friends to explore in safety. Multiple areas to relax and enjoy the nature this property affords. Perfectly positioned just outside the charming cobble hill centre and ease of access to the Trans Canada HWY. Cobble hill is known for outdoor activities and those wanting the rural lifestyle without sacrificing all the comforts a city centre provides. Full information package available. Book your viewing today.

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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. Sellers sign all documents in person.

Inclusions – Fridge, Stove, Dishwasher, Washer, Dryer

Projects Completed by Sellers

Fenced in backyard – Very solid.

Replaced Roof – August 2025 – Cowichan Valley Roofing

Replaced Hot Water Tank – March 4,2026

New gutters – September 2025

Outside of House Painted - 3yrs ago – Touch-ups done 2025

Painting: Kitchen, living/dining room, hallways and bathroom 2025



New lights added in 2018 by electrician and electrical work in bathroom 2018
Bathroom window replaced 2018

Principal Bedroom reno 2014 New French Doors, Hardwood flooring installed, custom walk-in closet and two chandeliers. Tongue and groove ceiling and crown molding added.

Guest Bedroom – 2016. New Window, installed hardwood flooring, added chandelier, tongue and groove ceiling and added crown molding.

Living Room – 2009. Installed pacific energy woodstove.
2018- replaced the window above the couch and removed sliding glass door and added French doors. Installed hardwood flooring, removed the fake rock on fireplace and added the mantel. New light fixture above the table

2018 – 2 milk glass pendant lights installed along with globe that was hand painted. The siltstone bar top that was going under the pendant lights is in shed and Buyers are welcome to.

Summer 2025 Built the front deck. Improved curb appeal.

2011/2012 Built the 24ft long woodshed

2016 Built Structure that 56 Chevy stays in.

Baseboard heaters in Principle, Guest bedroom, and bathroom replaced.

NEW WELL – May 2026. Old well to be decommissioned May 29th. See link to docs.

May 28th – Blackjack – will be on site to clean chimney.

Landscaping – to address where new well and connections had to be dug. Reseeded.
May 2026

PROPERTY DOCUMENTS (LINKS):

- Building Inspection Record - ([Click the link for the documents](#))
- Septic Documents - ([Click the link for the documents](#))
- Well Documents - ([Click the link for the documents](#))
- QR Code Sheet - ([Click the link for the documents](#))
- Title Package - ([Click the link for the documents](#))

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

1265 HUTCHINSON RD.

PROPERTY ADDRESS: 1265 Hutchinson Rd Cobble Hill BC V0R1L0 DATED: 05/29/26

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.

BZRE The Seller(s) will be reviewing offer(s) on June 3, 2026
SLDR The Seller(s) requests any offer(s) be open for 24 hours for consideration

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

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

SLDR Seller(s) will allow other REALTORS to present offers
SLDR 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: Sherry Lynn Zuk [Signature] Date: 05/29/26
Seller: Darren Michael Zuk [Signature] Date: 05/29/26
Listing Realtor: Jeff Hunter [Signature] Date: 05/29/26
Jeff Hunter

DIRECTION REGARDING PRESENTATION OF OFFERS

1265 HUTCHINSON RD.



DIRECTION REGARDING PRESENTATION OF OFFERS
PAGE 1 OF 1 PAGES

Regarding: 1265 Hutchinson Rd Cobble Hill BC V0R 1L0
PROPERTY ADDRESS

Pertaining to the Listing Agreement signed: May 19 2026
DATE (MONTH/DAY/YEAR)

I hereby instruct my Representative: Jeff Hunter
NAME OF LISTING REPRESENTATIVE

of: Royal LePage Duncan Realty
NAME OF LISTING BROKERAGE

(Initial all that apply)

To receive and present all offers and other relevant facts without buyers' representatives being present.

And/or

That I/we will not review offers until:

June 3rd 2026 at 4pm
DATE (MONTH/DAY/YEAR) TIME

Should I require additional information regarding an offer, I shall so instruct my Representative.

NOTE TO SELLER(s): This is your written authorization to advise Brokerages/Licensees and Clients/Unrepresented Parties 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.

Sherry Lynn Zak May 29/2026
SELLER DATE (MONTH/DAY/YEAR)

Darren Michael Zak MAY 29/2026
SELLER DATE (MONTH/DAY/YEAR)

Revised - 2017/02/19

Jeff Hunter
(250) 815-0882
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Royal LePage Duncan Realty
371 Festubert Street
Duncan, BC V9L 3T1







1265 HUTCHINSON RD COBBLE HILL

- RANCHER • 2 BEDROOMS • 1 BATHS • DETACHED CARPORT -

FLOOR	INCLUDED	EXCLUDED	TOTAL
FLOOR 1	1199 SQFT	437 SQFT	1636 SQFT
	1199 SQFT		1636 SQFT



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

4/24/26, 9:50 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.

1265 HUTCHINSON RD COBBLE HILL V8H 0H6

Area-Jurisdiction-Roll: 04-765-04058,055



04-765-04038055 11/09/2015

Total value \$609,000

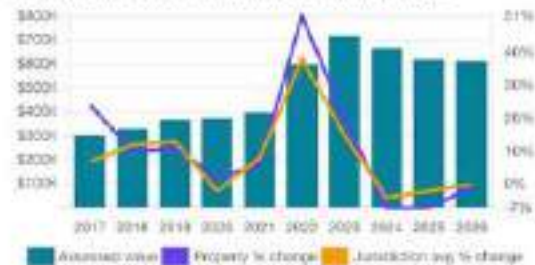
2026 assessment as of July 1, 2025

Land	\$335,000
Buildings	\$274,000
Previous year value	\$616,000
Land	\$351,000
Buildings	\$265,000

Property value history

2026	-1%	\$609,000
2025	-7%	\$616,000
2024	-7%	\$665,000
2023	+20%	\$716,000
2022	+51%	\$997,000

Property value and Duncan Rural Jurisdiction change



Property information

Year built	1968
Description	1 STY house - Standard
Bedrooms	1
Baths	1
Carports	
Garages	0
Land size	.51 Acres
First floor area	1,014
Second floor area	
Basement finish area	
Stata area	
Building storeys	1
Gross leasable area	
Net leasable area	

Legal description and parcel ID

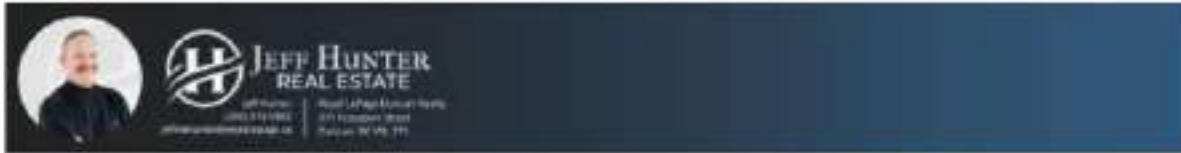
LOT 3, PLAN VIP21523, SECTION 12, RANGE 6, SHAWNIGAN LAND DISTRICT
PID: 003-427-102

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length



Public Records Full Property Report

Property Identification & Legal Description

Address: 1265 HUTCHINSON RD COBBLE HILL BC V8H 0H6
Jurisdiction: Duncan Rural (703)
Roll No: 4038055 **Assessment Area:** 4
PID No: 003-427-102
Neighbourhood: Cobble Hill **MHR No:**
Legal Unique ID: A00000RBPH
Legal Description: LOT 1, PLAN VIP21523, SECTION 12, RANGE 6, SHAWNIGAN LAND DISTRICT

2025 Municipal Taxes

Gross Taxes: \$3,177

2026 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$335,000	\$274,000	\$609,000
	Gross Value:	\$335,000	\$274,000	\$609,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$335,000	\$274,000	\$609,000
SCHOOL:				
	Gross Value:	\$335,000	\$274,000	\$609,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$335,000	\$274,000	\$609,000
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
2007-08-20	\$376,000	FB87714	Improved Single Property Transaction
2005-07-08	\$20	EX82901	Reject - Not Suitable for Sales Analysis
2002-08-29	\$165,000	ET99598	Improved Single Property Transaction

Other Property Information

Lot SqFt: 22,216 **Lot Width:**
Lot Acres: 0.51 **Lot Depth:**
Tenure: Crown-Granted **Actual Use:** Single Family Dwelling
School District: Cowichan Valley **Manual Class:** 1 STY SFD - After 1960 - 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	\$616,000	\$3,177
2024	\$665,000	\$3,101
2023	\$716,000	\$2,970
2022	\$597,000	\$2,588
2021	\$396,000	\$2,216
2020	\$372,000	\$2,196



2019	\$366,000	\$2,104
2018	\$330,000	\$2,007
2017	\$299,000	\$1,985
2016	\$241,000	\$1,697
2015	\$241,900	\$1,716
2014	\$248,700	\$1,724
2013	\$245,800	\$1,621
2012	\$245,900	\$1,512
2011	\$247,000	\$1,473
2010	\$238,400	\$1,419
2009	\$281,000	\$1,577
2008	\$281,000	\$1,539
2007	\$220,700	\$1,330
2006	\$169,500	\$1,161
2005	\$154,700	\$1,125
2004	\$141,500	\$1,184
2003	\$135,900	\$1,198
2002	\$115,400	\$1,018

jeff@jeffhunterrealty.com | 250-815-0882

TITLE SEARCH PRINT

2026-06-01, 13:48:27

File Reference:

Requestor: Jeff Hunter

Declared Value \$376000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**
Land Title OfficeVICTORIA
VICTORIA**Title Number**
From Title NumberFB87714
CA117937**Application Received**

2007-08-20

Application Entered

2007-08-25

Registered Owner in Fee Simple
Registered Owner/Mailing Address:SHERRY LYNN ZUK, NURSES' AIDE
DARREN MICHAEL ZUK, NURSES' AIDE
1265 HUTCHINSON ROAD
COBBLE HILL, BC
V0R 1L0
AS JOINT TENANTS**Taxation Authority**

Nanaimo/Cowichan Assessment Area

Description of LandParcel Identifier: 003-427-102
Legal Description:
LOT 1, SECTION 12, RANGE 6, SHAWNIGAN DISTRICT, PLAN 21523**Legal Notations**

NONE

Charges, Liens and InterestsNature: EXCEPTIONS AND RESERVATIONS
Registration Number: M76300
Registered Owner: ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks: INTER ALIA
AFB 9.693.7434A SECTION 172(3) 128176G
FOR ACTUAL DATE AND TIME OF REGISTRATION
SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANYNature: MORTGAGE
Registration Number: FB87715
Registration Date and Time: 2007-08-20 11:53
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A52313
Transfer Number: FB355587



TITLE SEARCH PRINT

File Reference:
Declared Value \$376000

2026-06-01, 13:48:27
Requestor: Jeff Hunter

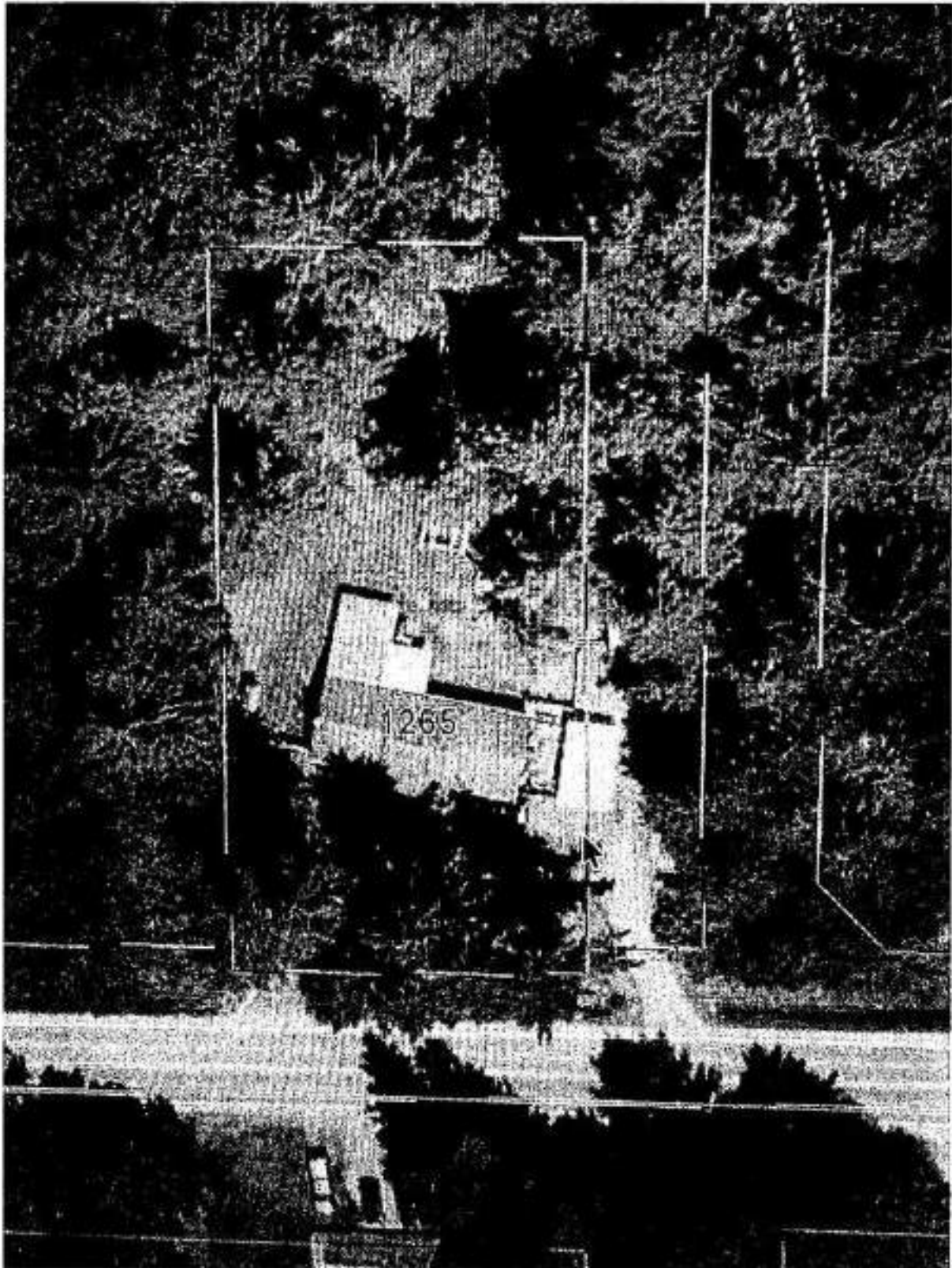
DE S2

Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



Jeff Hunter Realty Mall - 1265 Hutchinson Rd

<https://mail.google.com/mail/u/0/?ik=0c09721144&view=pt&search...>





INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

SZ DZ

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

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the Buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that 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 on 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.

PROPERTY DISCLOSURE STATEMENT

1265 HUTCHINSON RD.



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 5 PAGES

Date of disclosure: June 01 2026



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

ADDRESS: 1265 Hutchinson Rd Cobble Hill BC V0R 1L0 (the "Premises")

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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?	SZ			
B. Are you aware of any existing tenancies, written or oral?		SZ	DZ	
C. Are you aware of any past or present underground oil storage tanks on the Premises?		SZ	DZ	
D. Is there a survey certificate available?		SZ	DZ	
E. Are you aware of any current or pending local improvement levies / charges?		SZ	DZ	
F. Have you received any other notice or claim affecting the Premises from any person or public body?		SZ	DZ	

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 or private utility). <input type="checkbox"/> I have a private groundwater system (e.g., a 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?		SZ	DZ	
(ii) Have you applied for a water licence and are awaiting a response?		SZ	DZ	
C. Are you aware of any problems with the water system?		SZ	DZ	

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BUYER'S INITIALS

SZ	DZ	
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SELLER'S INITIALS

BC1042 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

1265 HUTCHINSON RD.



June 01 2026

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1265 Hutchinson Rd Cobble Hill BC V9R 1L0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?	S2 DZ			
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?	S2 DZ			
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input 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?		S2 DZ		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		S2 DZ		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		S2 DZ		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	S2 DZ			
B. To the best of your knowledge, is the ceiling insulated?	S2 DZ			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		S2 DZ		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?	S2 DZ			
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?	S2 DZ			
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		S2 DZ		
G. Are you aware of any structural problems with any of the buildings?		S2 DZ		
H. Are you aware of any additions or alterations made in the last 60 days?		S2 DZ		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		S2 DZ		
J. Are you aware of any problems with the heating and / or central air conditioning system?		S2 DZ		

BUYER'S INITIALS

S2 DZ
SELLER'S INITIALS

BC1002 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

1265 HUTCHINSON RD.

June 01 2026

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1265 Hutchinson Rd Cobble Hill

BC V0R1LD

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		SZ DZ		
L. Are you aware of any damage due to wind, fire or water?		SZ DZ		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		SZ DZ		
N. Are you aware of any problems with the electrical or gas system?		SZ DZ		
O. Are you aware of any problems with the plumbing system?		SZ DZ		
P. Are you aware of any problems with the swimming pool and / or hot tub?		SZ DZ		SZ DZ
Q. Do the Premises contain unauthorized accommodation?		SZ DZ		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		SZ DZ		
S. Were these 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.)		SZ DZ		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		SZ DZ		
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)		SZ DZ		
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)]		SZ DZ		
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?		SZ DZ		

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?		SZ DZ		
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BUYER'S INITIALS

SZ	DZ	
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SELLER'S INITIALS

BC1002 Rev. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

1265 HUTCHINSON RD.



June 01 2026

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1265 Hutchinson Rd

Cobble Hill

BC VQR 1LD

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to 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.	S2 D			
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)?		S2 D2		
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)?		S2 D2		

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

1. A - The woodshed, Vehicle enclosure and a piece of the driveway are on the neighbours property. The Sellers purchased the property in 2007 and believed this piece of the property belonged to them. The Sellers State that this has not been an issue in the 19yrs of ownership. See attached Photo.

Independent investigation has found the following - Lot 1 was surveyed in July 1968 with iron posts placed at the corners. In 1983 a survey was performed on the neighbouring parcel which located and verified Said Lot 1 boundaries. Over the course of the last 43 years there has been no recent legal surveys on the neighbouring parcels.. Buyers to Verify.

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.

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

1265 HUTCHINSON RD.



June 01 2026

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1265 Hutchinson Rd Cobble Hill BC V0R 1L0

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) Sherry Lynn Zuk


SELLER(S) Darren Michael Zuk

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.

*FREC represents Personal Real Estate Corporation.

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BCREA logo

REALTORS DISCLOSURE OF MATERIAL LATENT DEFECTS

1265 HUTCHINSON RD.



BCrea
BRITISH COLUMBIA
REALTOR ASSOCIATION

PAGE 1 of 2 PAGES

REALTORS® DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 1265 Hutchinson Rd Cobble Hill BC V0R 1L0 (the "Property")

DESIGNATED AGENT(S): Jeff Hunter Jeff Hunter

NAME OF BROKERAGE: Royal LePage Duncan Realty

DATE OF DISCLOSURE: June 01 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:

The woodshed, vehicle enclosure and a piece of the driveway are on the neighbours property. The Sellers purchased the property in 2007 and believed this piece of the property belonged to them. The Sellers State that this has not been an issue in the 19yrs of ownership.

REALTOR'S SIGNATURE

USE ADDITIONAL PAGE(S) IF NECESSARY.

Jeff Hunter
REALTOR'S NAME (PRINT)

BC 2025 JUL 2025

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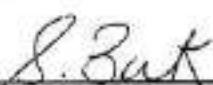





REALTORS® DISCLOSURE OF MATERIAL LATENT DEFECTS


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 
Sherry Lynn Zuk
SELLER'S NAME (PRINT)


SELLER'S SIGNATURE 
Darren Michael Zuk
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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BC 2020 JUL 2020

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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

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

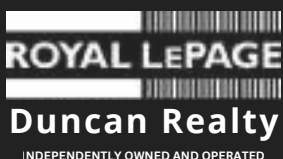
(250) 815-0882

jeff@jeffhunterrealty.com

Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1



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