



JEFF HUNTER  
REAL ESTATE



INFORMATION PACKAGE

**1345 GARRETT PLACE**

\$1,100,000 | 5 BEDS | 3 BATHS

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

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



INDEPENDENTLY OWNED AND OPERATED

# PROPERTY FEATURES

1345 GARRETT PLACE



Welcome to this Gardener's Paradise in the seaside community of Cowichan Bay, where stunning ocean views set the tone for relaxed West Coast living. This well-maintained, energy-efficient 5 bd, 3 bath, 2200 sqft two-level home offers a fully furnished in-law suite, detached heated art studio/workshop, garden greenhouse and two-car garage—perfect for easy living, creative pursuits, and room for family or guests. Enjoy morning coffee on the private deck off the kitchen or unwind on patios surrounded by beautifully landscaped gardens. An impressive kitchen renovation and open dining/living space make the most of the spectacular views. Tucked away on a private cul-de-sac, minutes from the heart of Cowichan Bay with easy access to the Trans Canada Hwy for commutes to Duncan, Victoria, or Nanaimo. Close to marinas, golf courses, wineries, schools and recreation in a valley renowned for natural beauty and outdoor lifestyle. Full information package available. Book your viewing today!

# TABLE OF CONTENTS

1345 GARRETT PLACE



## PAGES

1  
2  
3  
4-5  
6  
7  
8  
9  
10-11  
12-14  
15-20  
21-22  
23-25  
26

## DOCUMENTS

Cover Page  
Property Features  
Table of Contents  
Realtor Notes  
Seller's Instructions  
Maps  
Floor Plan  
BC Assessment  
Public Records  
Title  
Property Disclosure Statement  
Local Regional Authorities  
Appraisers and Home inspectors  
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**

**Building Inspection completed prior to listing see link below. List of projects completed included.**

**Home has Poly B - See quote for removal, link below.**

**See Hydra Industries Quote - Work completed. Receipt attached.**

**Renos - \$103,123.38**

**Kitchen Reno - 2010 - Guest/in-law suite - approx. cost 5K - kitchen was originally a laundry room.**

**Reno of ensuite Bath -2018 - Master bedroom - approx. cost 15k**

**Stucco Removed from ceilings refinish and paint -Main living area and hallway - 2018 - approx. 2k**

**Tile surround around fireplace - Livingroom - 2023 - approx. 2k**



**Kitchen Reno – Main floor – 2024 – 60k**

**New Laminate flooring – 2024 – Main living area & hallway - \$8,707.87**

**Installation of built in wall units – 2024 – Kitchen -Livingroom 3k**

**New baseboards – 2024 – Kitchen/Livingroom/hallway 3k**

**New Carpet – 2024 – Guest/in-law Suite – 2.2k**

**Painting – 2024/2025 – Entire interior of home – 6k**

**Bathroom floor – 2025 – Main Bathroom – 1.2k**

## **PROPERTY DOCUMENTS:**

- **Home Inspection Report - ([Click the link for the documents](#))**
- **Building Inspection Report - ([Click the link for the documents](#))**
- **Complete Building Inspection Items - ([Click the link for the documents](#))**
- **Title Package - ([Click the link for the documents](#))**
- **Plumbing Qoute - ([Click the link for the documents](#))**
- **QR Code Sheet - ([Click the link for the documents](#))**

# SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

1345 GARRETT PLACE



**PROPERTY ADDRESS:** 1345 Garrett Place Cowichan Bay BC V0R1N2 **DATED:** 04/13/26

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.

[Signature] The Seller(s) will be reviewing offer(s) on As Received  
[Signature] 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:

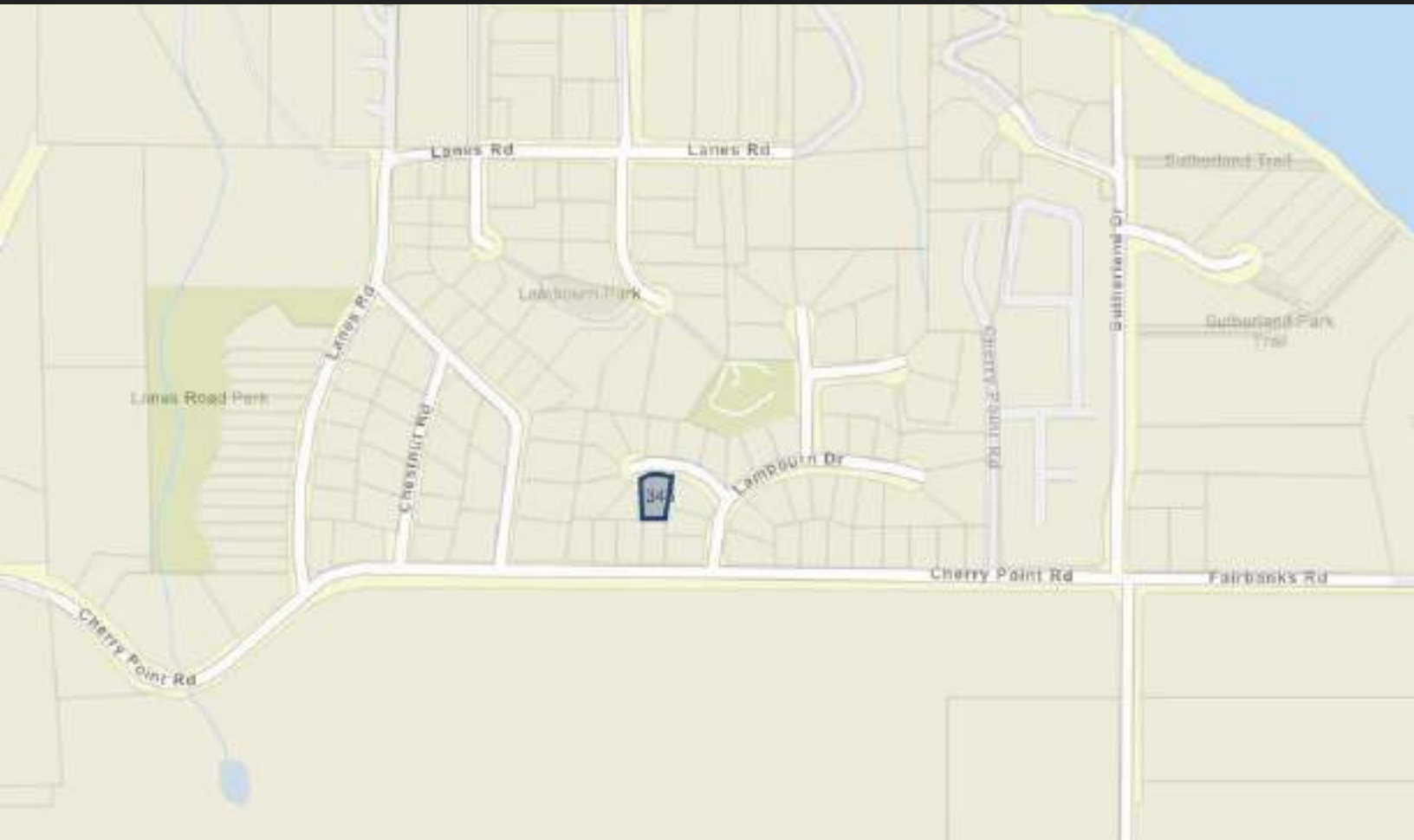
Seller(s) prefer completion date: Flexible  
Seller(s) preferred possession date: Flexible  
Other terms the Seller(s) consider favourable: \_\_\_\_\_

[Signature] Seller(s) will allow other REALTORS to present offers  
[Signature] 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: [Signature] Date: 04/13/26  
Eva - Marie Wielers - Spellman  
Seller: [Signature] Date: 04/13/26  
Michael John Spellman  
Listing Realtor: [Signature] 04/13/26 Date: 04/13/26  
Jeff Hunter  
Jeff Hunter





# 1345 GARRET PL COWICHAN BAY

- 2 FLOORS • 5 BEDROOMS • 3 BATHS • 261 SQFT DECK -

FLOOR	INCLUDED	EXCLUDED	TOTAL
FLOOR 1	934 SQFT	452 SQFT	1386 SQFT
FLOOR 2	1265 SQFT	245 SQFT	1265 SQFT
STUDIO			245 SQFT
	2199 SQFT		2896 SQFT



1st floor



2nd floor



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

5/11/26, 10:37 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.

## 1345 GARRETT PL COWICHAN BAY VOR 1N2

Area-Jurisdiction-Roll: 04-765-00544.772



04-765-00544772 11/04/2015

**Total value \$736,000**

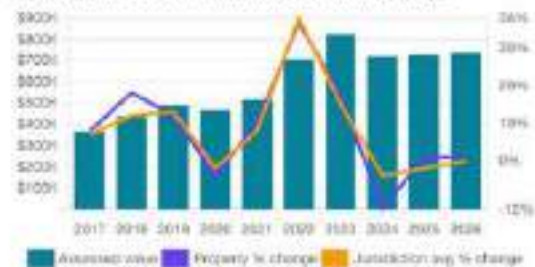
2026 assessment as of July 1, 2025

Land	\$336,000
Buildings	\$400,000
Previous year value	\$726,000
Land	\$336,000
Buildings	\$400,000

### Property value history

2026	+1%	\$736,000
2025	+1%	\$726,000
2024	-13%	\$720,000
2023	+17%	\$824,000
2022	+37%	\$704,000

### Property value and Duncan Rural Jurisdiction change



### Property information

Year built	1993
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	0
Land size	.25 Acres
First floor area	1,231
Second floor area	
Basement Finish area	569
Stata area	
Building storeys	1
Gross leasable area	
Net leasable area	

### Legal description and parcel ID

LOT 18, PLAN VIP35662, SECTION 4, RANGE 6, COWICHAN LAND DISTRICT  
PID: 000-361-763

### 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:** 1345 GARRETT PL COWICHAN BAY BC V0R 1N2  
**Jurisdiction:** Duncan Rural (705)  
**Roll No:** S44772 **Assessment Area:** 4  
**PID No:** 000-361-763  
**Neighbourhood:** Cowichan Bay to Highway **MHR No:**  
**Legal Unique ID:** A00000R8YS  
**Legal Description:** LOT 18, PLAN VIP35662, SECTION 4, RANGE 6, COWICHAN LAND DISTRICT

**2025 Municipal Taxes**

**Gross Taxes:** \$4,342

**2026 Assessed Values**

**VALUATION:**

	Value:	Land	Improve	Total
<b>GENERAL:</b>		\$336,000	\$400,000	\$736,000
	<b>Gross Value:</b>	\$336,000	\$400,000	\$736,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$336,000	\$400,000	\$736,000
<b>SCHOOL:</b>				
	<b>Gross Value:</b>	\$336,000	\$400,000	\$736,000
	<b>Exempt Value:</b>	\$0	\$0	\$0
	<b>Net Value:</b>	\$336,000	\$400,000	\$736,000
<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
2007-09-17	\$400,000	CA571273	Improved Single Property Transaction
2000-10-25	\$165,700	EP90806	Reject - Not Suitable for Sales Analysis
1994-01-06	\$176,100	EH1484	Improved Single Property Transaction

**Other Property Information**

**Lot SqFt:** 10,019 **Lot Width:**  
**Lot Acres:** 0.23 **Lot Depth:**  
**Tenure:** Crown-Granted **Actual Use:** Single Family Dwelling  
**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	\$726,000	\$4,342
2024	\$720,000	\$4,133
2023	\$824,000	\$4,317
2022	\$704,000	\$3,754
2021	\$514,000	\$3,545
2020	\$468,000	\$3,385



2019	\$489,000	\$3,431
2018	\$436,000	\$3,277
2017	\$368,000	\$2,987
2016	\$342,000	\$3,001
2015	\$321,000	\$2,919
2014	\$321,000	\$2,855
2013	\$0	\$2,868
2012	\$342,000	\$2,764
2011	\$342,000	\$2,687
2010	\$318,000	\$2,529
2009	\$307,000	\$2,368
2008	\$307,000	\$1,829
2007	\$266,000	\$1,730
2006	\$239,700	\$1,771
2005	\$232,000	\$1,821
2004	\$198,600	\$1,760
2003	\$169,600	\$1,546
2002	\$164,600	\$1,518
2001	\$165,000	\$1,498

---

jeff@jeffhurtenrealty.com | 250-815-0882

**TITLE SEARCH PRINT**

2026-04-13, 09:23:11

File Reference:

Requestor: Jeff Hunter

Declared Value \$400000

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

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	CA571273
From Title Number	EP90806
<b>Application Received</b>	2007-09-17
<b>Application Entered</b>	2007-09-20
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	MICHAEL JOHN SPELLMAN, BUSINESSMAN EVA-MARIE WIELERS-SPELLMAN, BUSINESSWOMAN 1345 GARRETT PLACE COWICHAN BAY, BC V0R 1N2 AS JOINT TENANTS
<b>Taxation Authority</b>	Nanaimo/Cowichan Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	000-361-763
Legal Description:	LOT 18, SECTION 4, RANGE 6, COWICHAN DISTRICT, PLAN 35662
<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 SECTION 172(3); A.F.B. 9.693.7434A; FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY



**TITLE SEARCH PRINT**

2026-04-13, 09:23:11

File Reference:

Requestor: Jeff Hunter

Declared Value \$400000

Nature: EASEMENT  
 Registration Number: K63135  
 Registration Date and Time: 1981-06-15 14:14  
 Remarks: PART INTER ALIA, IN PLAN 36005  
 APPURTENANT TO PARCEL B (DD 21934F) SECTION 4,  
 RANGE 6, COWICHAN DISTRICT  
 DOMINANT TENEMENT IN RESPECT OF EASEMENT K63135  
 CANCELLED AS TO LOTS 2, 3 AND 4, PLAN 45929 BY  
 S134486 21/12/1987

Nature: STATUTORY BUILDING SCHEME  
 Registration Number: K63136  
 Registration Date and Time: 1981-06-15 14:15  
 Remarks: INTER ALIA

Nature: MORTGAGE  
 Registration Number: CA2925970  
 Registration Date and Time: 2012-12-20 12:03  
 Registered Owner: THE TORONTO-DOMINION BANK

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2026-04-13, 10:03:57

File Reference:

Requestor: Jeff Hunter

PARCEL IDENTIFIER (PID): 000-361-763

SHORT LEGAL DESCRIPTION: S/35662/////18  
MARG:\*

TAXATION AUTHORITY:  
1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT  
LOT 18, SECTION 4, RANGE 6, COWICHAN DISTRICT, PLAN 35662

MISCELLANEOUS NOTES:  
36005

ASSOCIATED PLAN NUMBERS:  
SUBDIVISION PLAN VIP35662  
PLAN VIP36005  
SUBDIVISION PLAN VIP45929

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



## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

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

1345 GARRETT PLACE



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 5 PAGES

Date of disclosure: April 17 2026



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

**ADDRESS:** 1345 Garret Pl BC (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?		<i>[Handwritten Initials]</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>[Handwritten Initials]</i>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>[Handwritten Initials]</i>		
D. Is there a survey certificate available?		<i>[Handwritten Initials]</i>		
E. Are you aware of any current or pending local improvement levies / charges?	<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>	
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>[Handwritten Initials]</i>		

### 2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input checked="" 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?				
(ii) Have you applied for a water licence and are awaiting a response?				
C. Are you aware of any problems with the water system?		<i>[Handwritten Initials]</i>		

BUYER'S INITIALS

*[Handwritten Signature]*  
SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

1345 GARRETT PLACE

April 17 2028

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1345 Garret Pl

BC

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)?				<i>[Handwritten mark]</i>
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?				<i>[Handwritten mark]</i>
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" 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?				
H. Are there any current service contracts (e.g., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

### 3. BUILDING

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

BUYER'S INITIALS

SELLER'S INITIALS

BC1002 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard printed portion. BCREA bears no liability for your use of this form.

# PROPERTY DISCLOSURE STATEMENT

1345 GARRETT PLACE

April 17 2026

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1345 Garret Pl

BC

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?		<i>[Handwritten]</i>		
L. Are you aware of any damage due to wind, fire or water?		<i>[Handwritten]</i>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<i>[Handwritten]</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>[Handwritten]</i>		
O. Are you aware of any problems with the plumbing system?		<i>[Handwritten]</i>		
P. Are you aware of any problems with the swimming pool and / or hot tub?				<i>[Handwritten]</i>
Q. Do the Premises contain unauthorized accommodation?		<i>[Handwritten]</i>		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		<i>[Handwritten]</i>		
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.)		<i>[Handwritten]</i>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<i>[Handwritten]</i>		
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)		<i>[Handwritten]</i>		
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))		<i>[Handwritten]</i>		
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?		<i>[Handwritten]</i>		

### 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?		<i>[Handwritten]</i>		
---	--	----------------------	--	--

BUYER'S INITIALS

SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

1345 GARRETT PLACE



April 17 2026

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1345 Garret Pl

BC

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to the Premises? <i>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:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>				
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)?				
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)?				

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

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.

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

1345 GARRETT PLACE



April 17 2026

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 1345 Garret Pl

BC

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) Eva-Maria Wielers -Spellman

SELLER(S) Michael Spellman

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.

\*PNEC represents Personal Real Estate Corporation

Trade marks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1002 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.



# LOCAL REGIONAL AUTHORITIES

## MID-ISLAND



### FOR YOUR PROTECTION

All information contained within this information package is deemed to be from reliable sources but should not be relied upon without verification.

#### **Cowichan Valley Regional District**

175 Ingram St. Duncan, BC V9L 1N8

Phone 250-746-2500

Hours: Monday – Friday 8:30 am - 4:30 pm CVRD Development Services

Email: ds@cvrd.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

#### **Municipality of North Cowichan**

7030 Trans Canada Hwy, Box 278, Duncan, BC V9L 3X4

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

#### **City Of Duncan**

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

#### **Town of Ladysmith**

410 Esplanade, Ladysmith BC V9G 1A2 Phone: 250-245-6400

Fax: 250-245-6411

Email: info@ladysmith.ca

#### **City of Nanaimo**

455 Wallace Street, Nanaimo, BC V9R 5J6

Hours: Monday – Friday 8:30 am - 4:30 pm

Phone: (250) 754-4251

# LOCAL REGIONAL AUTHORITIES

## MID-ISLAND



### **Town of Lake Cowichan**

39 South Shore Rd. Box 860, Lake Cowichan BC V0R 2G0

Phone: 250-749-6681

Fax: 250-749-3900

District of Ucuelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: [info@ucuelet.ca](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



**Duncan Realty**

INDEPENDENTLY OWNED AND OPERATED