



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE

206 - 5822 GARDEN ST.

\$389,900 | 1 BED | 1 BATH

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

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



PROPERTY FEATURES

206 -5822 GARDEN ST.



Downtown living, made easy at The Roscoe. This bright 960 sq. ft. 1-bedroom + den corner condo offers no age restrictions, low strata fees, rental options, and excellent value for investors, first-time buyers, or down sizers. Enjoy 9' ceilings, quality wide-plank flooring, a sleek kitchen with eating bar, open living space, in-suite laundry, storage room, with newish hot water tank, and a west-facing balcony. The den is ideal for an office, studio, or guest space. The Roscoe is a professionally managed 17-unit building with secure entry, secure parking, bike storage, gym, and rooftop patio for BBQs, gardening, and gatherings. Pet friendly with no size restriction for cats or dogs. Walk to the rec centre, library, theatre, university, restaurants, and shopping. Full Information package available for review. Reach out today to arrange a viewing.

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206 -5822 GARDEN ST.



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DOCUMENTS

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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

The Rossco is a professionally well-managed building, Secured entry and parking, bike storage, Gym, and large rooftop patio for gardening, entertainment and BBQ's.

The Rossco has a welcoming pet policy with no size restrictions.

Walkable location to downtown, community centre, library, theatre, university, restaurants and shopping.

PROPERTY DOCUMENTS:

- **Strata Package #1 - ([Click the link for the documents](#))**
- **Strata Package #2 - ([Click the link for the documents](#))**
- **Title Package - ([Click the link for the documents](#))**
- **QR Code Sheet - ([Click the link for the documents](#))**

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

206 -5822 GARDEN ST.



206 - 5822 Garden Street

05/13/26

PROPERTY ADDRESS: _____ DATED: _____

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.

LMR

As Received

The Seller(s) will be reviewing offer(s) on _____ 24 _____

LMR

The Seller(s) requests any offer(s) be open for _____ hours for consideration

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

Seller can accommodate a quick completion or Longer

Seller(s) prefer completion date: _____ Seller can accommodate a quick completion or Longer _____

Seller(s) preferred possession date: _____

Other terms the Seller(s) consider favourable: _____

Seller(s) will allow other REALTORS to present offers

LMR

Seller(s) wish that all offers are presented by the listing REALTOR only

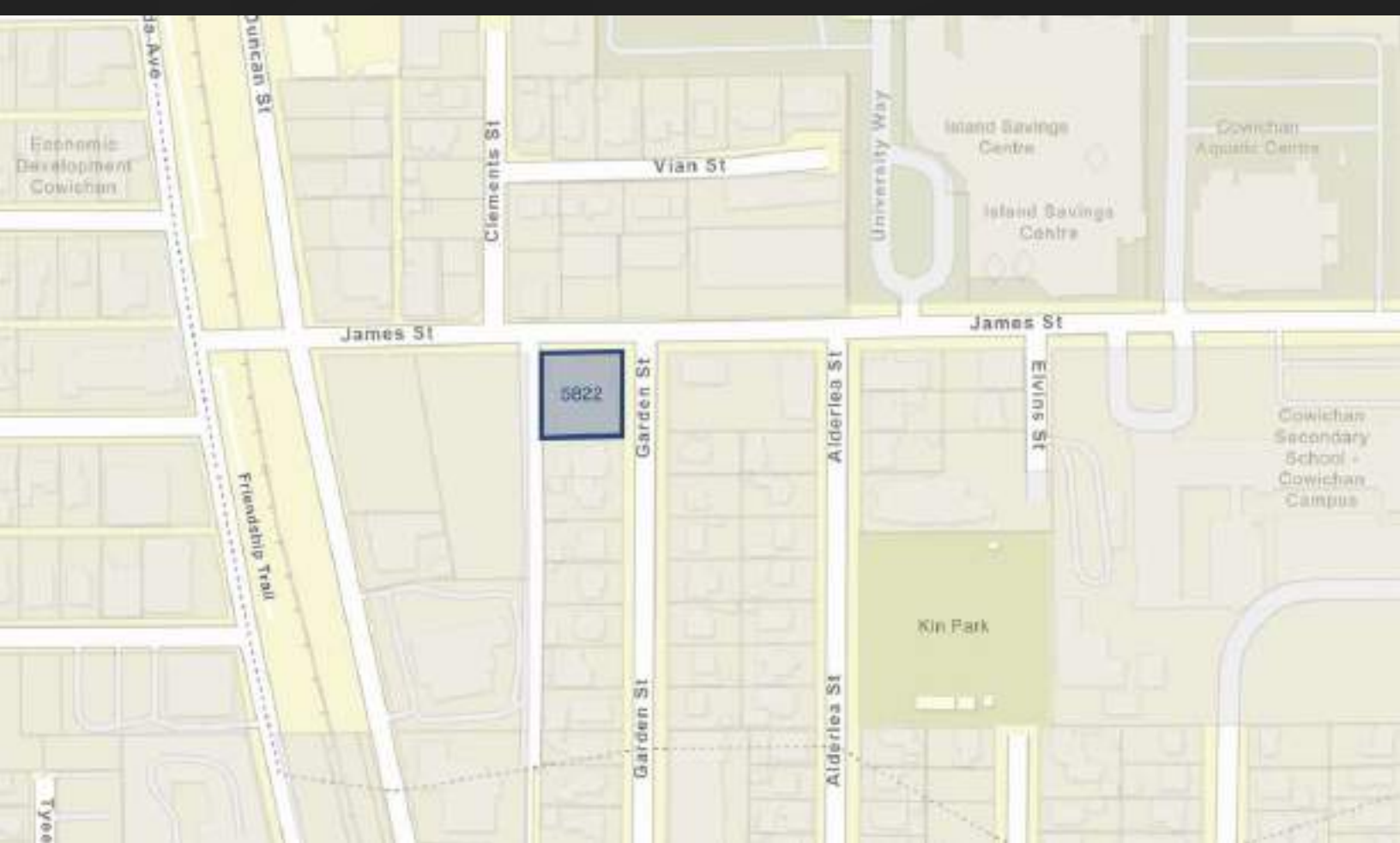
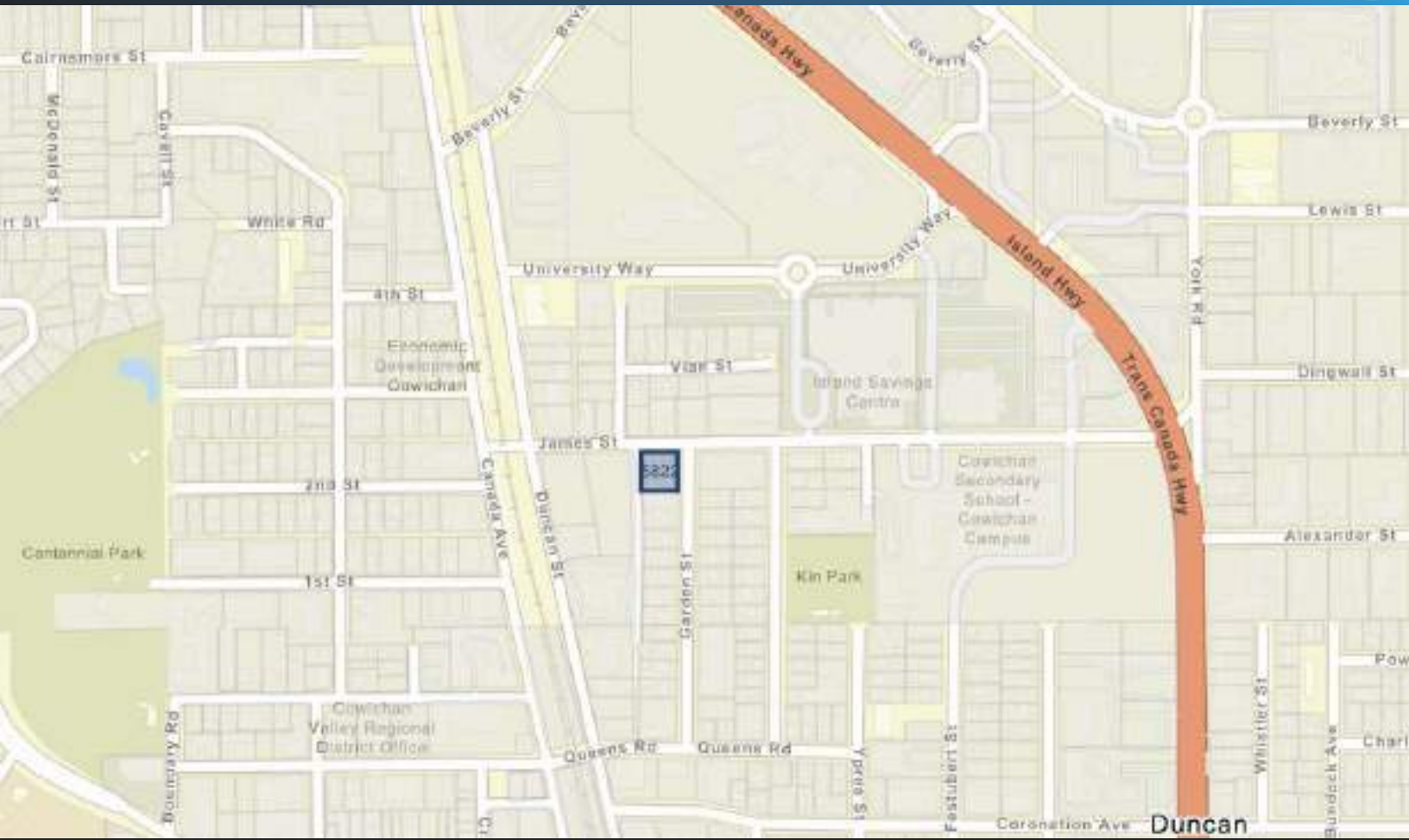
To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised 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: Lora May Richards Date: 05/13/26
-Lora May Richards _____

Seller: _____ Date: _____

Listing Realtor: Jeff Hunter Date: 05/13/26
-Jeff Hunter _____





206-5822 GARDEN ST DUNCAN

- CONDO • 1 BEDROOM • 1 BATH • 102 SQFT BALCONY -

FLOOR	INCLUDED	EXCLUDED	TOTAL
FLOOR 1	900 SQFT		900 SQFT
	900 SQFT		900 SQFT



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

5/30/26, 2:02 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.

206-5822 GARDEN ST NORTH COWICHAN V9L 3V9

Area-Jurisdiction-Roll: 04-315-01081.019



Total value \$385,000

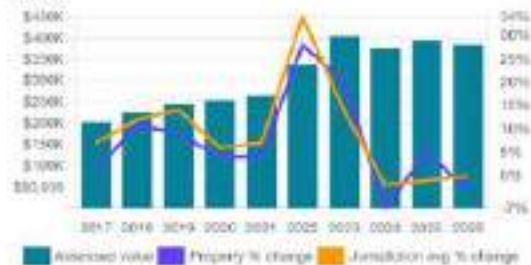
2026 assessment as of July 1, 2025

Previous year value **\$395,000**

Property value history

2026	-3%	\$385,000
2025	+5%	\$405,000
2024	-7%	\$375,000
2023	+20%	\$404,000
2022	+28%	\$338,000

Property value and District of North Cowichan jurisdiction change



Property information

Year built	2016
Description	Strata Apartment - Frame
Bedrooms	1
Baths	1
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	960
Building storeys	3
Gross leasable area	

Legal description and parcel ID

STRATA LOT 9, PLAN EP61832, SECTION 18, RANGE 6, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

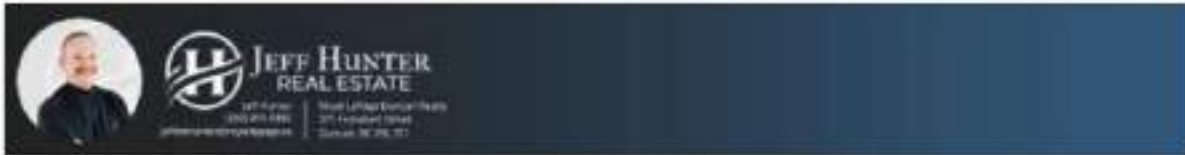
PID: 029-302-803

Sales history (last 5 full calendar years)

Apr 5, 2024 \$377,500

Manufactured home

Width



Public Records Full Property Report

Property Identification & Legal Description

Address: 206 5822 GARDEN ST DUNCAN BC V9L 3V9
Jurisdiction: District of North Cowichan
Roll No: 1081019 **Assessment Area:** 4
PID No: 029-302-803
Neighbourhood: Commercial North of City Boundary **MHR No:**
Legal Unique ID: D000009ZY1
Legal Description: STRATA LOT 9, PLAN EPS1832, SECTION 18, RANGE 6, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

2025 Municipal Taxes

Gross Taxes: \$2,482

2025 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$226,000	\$169,000	\$395,000
	Gross Value:	\$226,000	\$169,000	\$395,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$226,000	\$169,000	\$395,000
SCHOOL:				
	Gross Value:	\$226,000	\$169,000	\$395,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$226,000	\$169,000	\$395,000
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
2024-05-09	\$377,500	CB1305601	Improved Single Property Transaction
2022-02-11	\$376,076	CA9710177	Improved Single Property Transaction
2018-09-14	\$253,500	CA7066636	Improved Single Property Transaction

Other Property Information

Lot SqFt: **Lot Width:**
Lot Acres: **Lot Depth:**
Tenure: Crown-Granted **Actual Use:** Strata-Lot Residence (Condominium)
School District: Cowichan Valley **Manual Class:** Strata Apartment - Frame
Vacant Flag: No **Reg District:** Cowichan Valley
BC Transit Flag: No **Reg Hosp Dist:** Cowichan Valley
Farm No: **Mgd Forest No:**
DB Last Modified: 2025-03-31 **Rec Last Modified:** 2025-03-31

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2024	\$376,000	\$2,242
2023	\$404,000	
2022	\$338,000	\$2,111
2021	\$264,000	\$2,107



2020	\$254,000	\$2,113
2019	\$244,000	\$1,177
2018	\$223,900	\$1,142
2017	\$202,500	\$1,115
2016	\$200,900	\$1,171
2015	\$217,400	
2014	\$0	

jeff@jeffhuntecity.com | 250-815-0882



AuthentSign ID: 8050CEB4-864F-F111-8E73-00503A1E9FED

TITLE SEARCH PRINT

2026-05-13, 12:33:32

File Reference:

Requestor: Jeff Hunter

Declared Value \$377500

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	CB1305601
From Title Number	CA9710177
Application Received	2024-05-09
Application Entered	2024-05-13
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	LORA MAY RICHARDS, DISABILITY 206-5822 GARDEN STREET DUNCAN, BC V9L 3V9
Taxation Authority	North Cowichan, The Corporation of the District of
Description of Land	
Parcel Identifier:	029-302-803
Legal Description:	STRATA LOT 9 DISTRICT LOT 18 RANGE 6 QUAMICHAN DISTRICT STRATA PLAN EPS1832 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	
	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB454766
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	CA2433092
Registration Date and Time:	2012-03-13 10:07
Registered Owner:	THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
Remarks:	INTER ALIA
Duplicate Indefeasible Title	NONE OUTSTANDING





AuthentSign ID: 8850CEB4-864F-F111-8E73-005D3A1E9FED

TITLE SEARCH PRINT

2026-05-13, 12:33:32

File Reference:

Requestor: Jeff Hunter

Declared Value \$377500

Transfers

NONE

Pending Applications

NONE





AuthentSign ID: 8850CEB4-864F-F111-8E73-00503A1E9FED

COMMON PROPERTY SEARCH PRINT

2026-05-13, 12:34:08

File Reference:

Requestor: Jeff Hunter

Land Title District VICTORIA
Land Title Office VICTORIA

Common Property Strata Plan EPS1832

Transfers NONE

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB454766

Charges, Liens and Interests

Nature: COVENANT
Registration Number: CA2433092
Registration Date and Time: 2012-03-13 10:07
Registered Owner: THE CORPORATION OF THE DISTRICT OF NORTH COWICHAN
Remarks: INTER ALIA

Miscellaneous Notes: NONE





Authentign ID: 8850CEB4-864F-F111-8E73-00503A1E5FED

PARCEL INFORMATION & MISCELLANEOUS NOTES PRINT

2026-05-13, 12:37:51

File Reference:

Requestor: Jeff Hunter

PARCEL IDENTIFIER (PID) : 029-302-803

SHORT LEGAL DESCRIPTION:S/EPS1832/////9:

MARG:

TAXATION AUTHORITY:

1 North Cowichan, The Corporation of the District of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 9 DISTRICT LOT 18 RANGE 6 QUAMICHAN DISTRICT STRATA PLAN
EPS1832

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN EPS1832

AFB/IFB: 300: N PE: 0 SL: 1 TI: 1

LMR



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

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 Property 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 Unit and the Development 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 Unit or the Development 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.

SIX 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 Property. 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 on the Property Disclosure Statement if it caused the Buyer to agree to buy the Unit.
2. The Buyer must still make their own inquiries concerning the Unit 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.
5. The Buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. "Unit" is defined as the living space, including limited Common Property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots, and Common Property are constructed. "Development" is defined as the Lands, the Unit, and all other strata lots, and Common Property.

PROPERTY DISCLOSURE STATEMENT

206 -5822 GARDEN ST.



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

PAGE 1 of 6 PAGES



Date of disclosure: May 15 2028

The following is a statement made by the Seller concerning the Property or strata Unit located at:

ADDRESS / STRATA UNIT #: 206 5822 Garden St Duncan BC V9L 3V9 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:			
<input checked="" type="checkbox"/> Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)			
_____ Other Building(s) Please describe _____			
<p>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.</p> <p>*Unit* is defined as the living space, including limited Common Property, being purchased. *Common Property* includes buildings or spaces accessible to all owners. *Lands* is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. *Development* is defined as the Lands, the Unit, and all other strata lots and Common Property.</p>	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.		
	YES	NO	DO NOT KNOW

1. LAND

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		JMR		
B. Are you aware of any existing tenancies, written or oral?		JMR		
C. Are you aware of any current or pending local improvement levies / charges?		JMR		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		JMR		

2. SERVICES

A. Please indicate the water system(s) the Development uses: <input checked="" 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 Development has 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 Development already?				JMR
(ii) Have you applied for a water licence and are awaiting a response?				JMR
				JMR

BUYER'S INITIALS

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

206 -5822 GARDEN ST.



May 16 2026

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 206 5822 Garden St

Duncan

BC V9L 3V9

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		AMR		
D. Are you aware of any problems with the sanitary sewer system?		AMR		

3. BUILDING Respecting the Unit and Common Property

A. Has a final building inspection been approved, or a final occupancy permit been obtained?	AMR			
B. 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?				AMR
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	AMR			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		AMR		
D. Does the Unit have any equipment leases or service contracts (e.g., security systems, water purification, etc.)?		AMR		
E. Are you aware of any additions or alterations made without a required permit (e.g., building, electrical, gas, etc.)?		AMR		
F. Are you aware of any structural problems with any of the buildings in the Development?		AMR		
G. Are you aware of any problems with the heating and / or central air conditioning system?		AMR		
H. Are you aware of any damage due to wind, fire, or water?		AMR		
I. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		AMR		
J. Are you aware of any leakage or unrepaired damage?		AMR		
K. Are you aware of any problems with the electrical or gas system?		AMR		
L. Are you aware of any problems with the plumbing system?		AMR		
M. Are you aware of any pet restrictions?		AMR		
N. Are you aware of any rental restrictions?		AMR		
O. Are you aware of any age restrictions?		AMR		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS		AMR		

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BUYER'S INITIALS

AMR		
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SELLER'S INITIALS

BC1099 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

206 -5822 GARDEN ST.



May 15 2026

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 206 5822 Garden St

Duncan

BC VBL 3V9

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?		AMR		
R. Have you paid any special assessment(s) in the past five years?		AMR		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		AMR		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		AMR		
U. Are you aware of any problems with the swimming pool and / or hot tub?				AMR
V. Are you aware of any additions, alterations, or upgrades made to the Unit that were not installed by the original developer?		AMR		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and / or maintenance of alterations to the Unit or Common Property?		AMR		
X. Was this Unit 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.			AMR	
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?			AMR	
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____		AMR		

AA. Nature of Interest / Ownership: Freehold Time Share Leasehold
 Undivided Cooperative

BB. Management Company Ardent Properties INC
 Name of Manager Rob Kelly Telephone 250 763 0881
 Address 371 Franklyn Street Nanaimo BC V9R2X5

CC. If self-managed:
 Strata Council President's Name _____ Telephone _____
 Strata Council Secretary Treasurer's Name _____ Telephone _____

BUYER'S INITIALS

SELLER'S INITIALS

BC1009 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

206 -5822 GARDEN ST.



May 15 2028

PAGE 4 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 206 5822 Garden St Duncan BC V9L 3V9

3. BUILDING Respecting the Unit and Common Property (continued)

	YES	NO	CAN BE OBTAINED FROM:	
DD. Are the following documents available?				
Bylaws	X			
Rules / Regulations	X			
Year-to-date Financial Statements	X			
Current Year's Operating Budget	X			
All Minutes of Last 24 Months, Including Council, Special, and Annual General Meeting Minutes	X			
Engineer's Report and / or Building Envelope Assessment	X			
Strata Plan	X			
Depreciation Report	X			
Reserve Fund Study	X			
Summary of Insurance Coverages (including premium)	X			

EE. What is the monthly strata fee? \$ _____

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	AMR				Recreation?	AMR			
Heat?		AMR			Cable?		AMR		
Hot Water?		AMR			Gardening?	AMR			
Gas Fireplace?				AMR	Caretaker?	AMR			
Garbage?	AMR				Water?		AMR		
Sewer?	AMR				Other?				AMR

FF. (i) Number of Unit parking stalls included 1 and specific numbers _____
 (ii) Are these: (a) Limited Common Property? (b) Common Property? (c) Rented?
 (d) Long Term Lease? (e) Other?

GG. (i) Storage Locker? Yes No Number(s) _____
 (ii) Are these: (a) Limited Common Property? (b) Common Property? (c) Rented?
 (d) Long Term Lease? (e) Other?

BUYER'S INITIALS

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

206 -5822 GARDEN ST.



May 15 2026

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 206 5822 Garden St Duncan BC V9L 9V9

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) Lora May Richards

SELLER(S)

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

The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

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 strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

206 -5822 GARDEN ST.



May 15 2025

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 206 5822 Garden St

Duncan

BC V9L3V9

3. BUILDING Respecting the Unit and Common Property (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. To the best of your knowledge, has the Unit 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)		AMR		
II. Is there a radon mitigation system in the Unit? (i) if Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		AMR		
JJ. To the best of your knowledge, has the Common Property 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)		AMR		
KK. Is there a radon mitigation system for the Common Property? (i) if Yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?		AMR		

4. GENERAL

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

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BUYER'S INITIALS

AMR		
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SELLER'S INITIALS

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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

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2

Hours: Monday – Friday 8:30 am - 4:30 pm Phone: (250) 390-4111

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3

Hours: Monday – Friday 8:0 am - 4:00 pm Phone: 250 248-6144

Fax: 250 248-6650

City of Campbell River

301 St. Ann's Rd., Campbell River BC, V9W 4C7

Hours: Monday – Friday 8:30 am - 4:30 pm Phone: (250) 286-5700

Fax: (250) 286-5760

Town of Qualicum Beach

#201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7

Hours: Monday – Friday 8:0 am - 4:00 pm

Phone: 250.752.6921

Fax: 250.752.1243

Email: qbtown@qualicumbeach.com

Vancouver Island Health Authority

1952 Bay Street, Victoria, BC V8R 1J8

Phone: 250.370.8699

Toll-free: 1-877-370-8699

Fax: 250.370.8750 Email: info@viha.ca



PROPERTY APPRAISERS

Cunningham Rivard Appraisers

Nanaimo Office

Phone: 250.753.3428

70 Prideaux Street, Nanaimo, BC V9R 2M5

Duncan Office

Phone: 250.737.1777

300 - 394 Duncan Street, Duncan, BC V9L 3W4

Benson Appraisals

Jim Saunders, BA, CRA

Phone: 250-753-9995

Toll Free: 1-866-753-9995

Ladysmith: 245-7502

Email: info@bensonappraisals.ca

Address: #107-30 Cavan Street Nanaimo, BC, V9R 6K3

Home Inspectors

Barnes & Co.

Home Inspection Services Inc. Phone: 250-881-1086

Fax: 250-483-6494

E-mail: admin@inspectionsvictoria.ca

Web: www.inspectionsvictoria.ca

Falcon Home Inspections

Residential & Commercial Inspections Piece Bowie

Phone: 778-708-5085

Email: info@falconhomeinspections.ca

Web: www.falconhomeinspections.ca

Neil Pickard

Phone: 1-800-550-1533

Email: contact@canadianresidential.com

Web: www.canadianresidential.com/inspector/Neil_Pickard/



DEMOLITION & HAZMAT

Rockridge Inc. Demolition

Andrew Hall

Cell: (250) 883-2436

Office: (250) 658-1001

Email: marooned@island.net Web: www.rockridgeinc.com

Demxx - Demolition

1688 Alberni Hwy.

P.O. Box 764 Coombs, B.C. V0R 1M0 Phone - 250-954-0296

Email: alan@demxx.com

Web: www.demxx.com

Lewkowich Engineering - Hazmat Testing

Suite A-2569 Kenworth Road Nanaimo, BC V9T 3M4

Tel: 250-756-0355

Fax: 250-756-3831

SEPTIC INSPECTORS & SEPTIC PUMPING

Ace Bobcat Septic Inspections

6149 Scott Road, Duncan BC

(250) 709-9643

Save-On Septic – Inspections & Pumping

Phone: (250) 748-5676

Cowichan Septic – Pumping Only

Dale - Phone: (250) 246-7519



WATER TESTING

BC Aquifer

Phone : (250) 748-4041

Fax: (250) 748-5775

Address: 5295 Trans Canada Hwy Duncan, BC, V9L5J2

Caledonian Water Company

Ed Henderson

Phone: (250) 746-3975

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



JEFF HUNTER

REAL ESTATE

Please contact me with any questions or requests for further information on this property.



Jeff Hunter

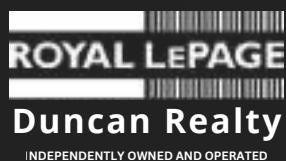
(250) 815-0882

jeff@jeffhunterrealty.com

Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1



INDEPENDENTLY OWNED AND OPERATED