



JEFF HUNTER  
REAL ESTATE



INFORMATION PACKAGE  
**3775 MOUNTAIN RD.**

\$3,900,000 | 4 BEDS | 2 BATHS

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



INDEPENDENTLY OWNED AND OPERATED

# PROPERTY FEATURES

3775 MOUNTAIN RD.



Spectacular 105-acre oasis is calling you HOME. Come explore this truly loved legacy property that has been brought back to life. The love and attention to the restoration to the land, undeniable. Journey down the tree lined lane past the country fencing, through your private gates to your triple car garage and concrete circular drive. The estate offers a gorgeous, renovated 4bed, 2bath farmhouse with a stunning Kitchen that any chef would love, Heronwood custom cabinetry throughout. The well thought out floor plan creates many private and inclusive areas for today's family, river rock fireplace, vaulted ceilings along with floor to ceiling windows capture the spirit of this home. The separation of the private principal suite, perfect for one level living. Access many of the private outdoor patio areas that capture views and serenity this property provides. Journey across the winding creek in multiple areas that open to vistas that take your breath away. Rare offering in today's market.

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3775 MOUNTAIN RD.



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Contact Me

*It is the Responsibility of anyone receiving this package to check they have received all documents noted above. If you believe there is something missing, please notify me by email immediately identifying what needs to be provided or corrected.*

*I am providing title documents I believe are relevant. Please double check that you have received all the charges important to you as I may not be including charges that I do not deem important.*

*Measurements are approximate and Buyers should verify if they are fundamental to the sale. The information and documentation included in this package was gathered from assumed reliable sources, but should not be relied upon without further independent investigation and verification.*



**Offers will be reviewed as Received.**

**I am providing title documents/Registration I believe are relevant. Please double check that you have received all the charges important to you as I may not be including charges that I do not deem important. Measurements are approximate and Buyers should verify if they are fundamental to the sale.**

**The information and documentation included in the listing package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification.**

**Please Note: A signed copy of the Contract of Purchase and Sale Addendum must accompany all offers. Included in Title Package.**

**Age of home/Building from BC Assessment  
Lot size from BC Assessment**

**Please Review Sellers Instructions with Clients Prior to submitting offer. All offers left open minimum of 24hours for consideration. Sellers sign all documents in person.**

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

**Building Inspection completed prior to listing see link below.**

**Improvements to Home and Property.**

**Home has had Poly B replaced.**

**Attic Remediation work completed. Hydra Industries.**

- **Farm status – 37.5 acres in cultured land in hay, 12 acres in pasture.**
- **Fenced with 5 feet, no climb, black high tensile horse fencing**



- Water rights on Calvin Creek for irrigation
- Third well 100 gallons per minute (no paperwork) waterline and electrical ran to garage but not hooked up
- Solar on garage
- Garage lower area finished with woodstove
- Salt water hot tub 2025
- Cedar decks 2025
- Washer/dryer 2025
- Garden 2025
- Blinds 2024 – 5yr warranty.
- Closets 2024

**Extensive property scaping and restoration work. New secondary drive and gates installed. Easily accessible Fully Fenced and secured area over foot bridge or through pasture. Seeded pastures and water areas. Multiple areas for trailers, boats and toys. Lots of room to park and go for animal loading and unloading. Secured Barn and paddock. The property must be seen and walked to be truly appreciated.**

## **PROPERTY DOCUMENTS (LINKS):**

- Building Inspection Report - ([Click the link for the documents](#))
- Well Records - ([Click the link for the documents](#))
- Covenants - ([Click the link for the documents](#))
- CVRD Building File - ([Click the link for the documents](#))
- Easement - ([Click the link for the documents](#))
- Exceptions And Reservations - ([Click the link for the documents](#))
- Fortis BC - ([Click the link for the documents](#))
- Hot Tub - ([Click the link for the documents](#))
- Propane Tank - Rental - ([Click the link for the documents](#))
- Septic Documents - ([Click the link for the documents](#))
- Supplementary Assessment Notice - ([Click the link for the documents](#))
- Water Analysis - ([Click the link for the documents](#))
- WET Certificate - ([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

3775 MOUNTAIN RD.



PROPERTY ADDRESS: 3775 Mountain Road DATED: 05/24/26

PLEASE NOTE ALL OFFERS SUBMITTED AFTER 8PM WILL BE CONSIDERED RECEIVED AND PRESENTED THE NEXT DAY AT 9AM. PLEASE LEAVE ALL OFFERS OPEN FOR MINIMUM 24 HOURS.

The Seller(s) will be reviewing offer(s) on As Received

The Seller(s) requests any offer(s) be open for 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: \_\_\_\_\_

Seller(s) will allow other REALTORS to present offers

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

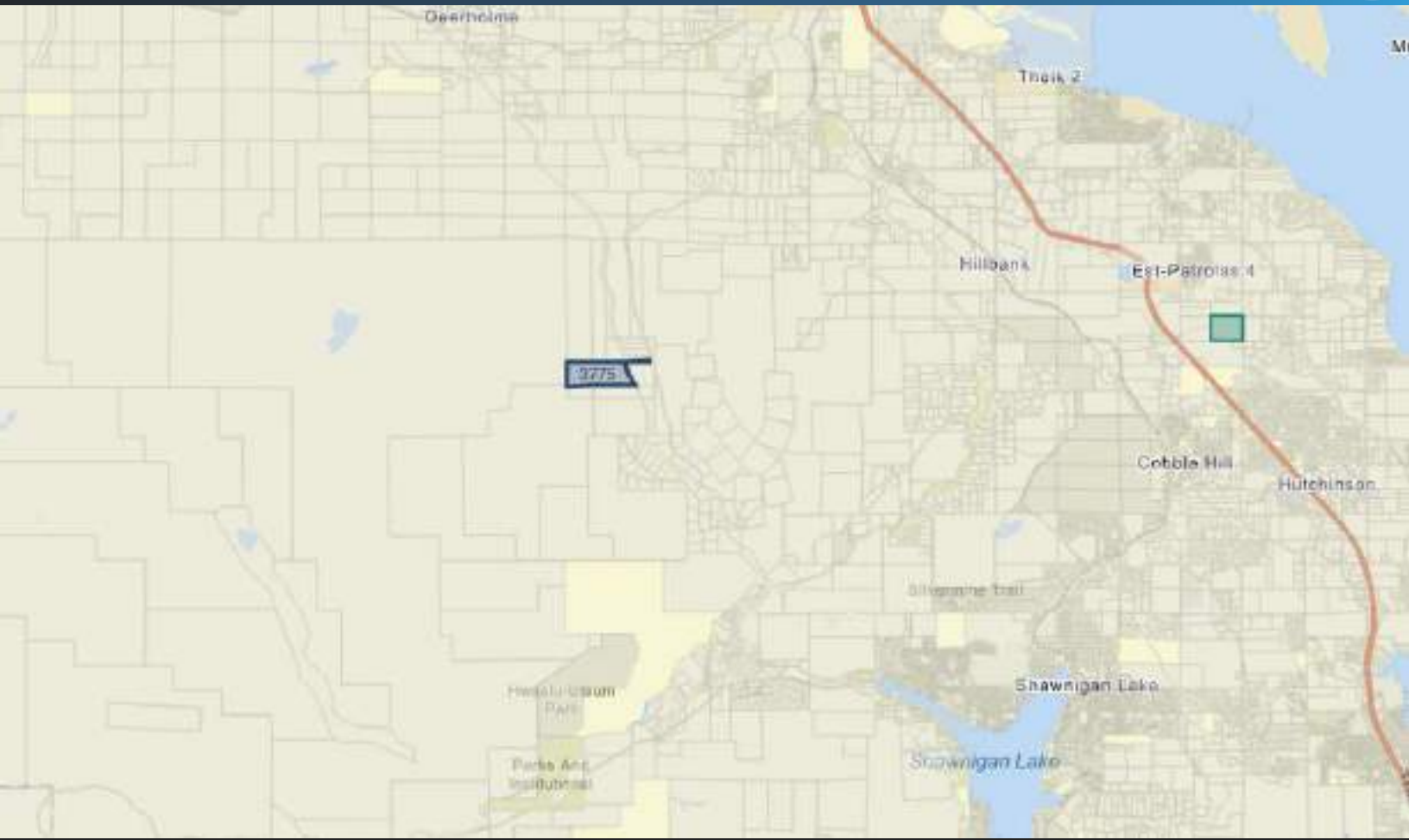
To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised you to obtain independent Legal Advice prior to authorizing these instructions.

In the event the Seller(s) change their mind on the process above, the Seller(s) will immediately notify the Listing Agent providing written instructions regarding the same.

Seller: <sup>Authorized</sup> Kimberly Rose McGregor 05/23/26 Date: 05/24/26  
Kimberly Rose McGregor

Seller: <sup>Authorized</sup> Randall Raymond McGregor 05/24/26 Date: 05/24/26  
Randall Raymond McGregor

Listing Realtor: <sup>Authorized</sup> Jeff Hunter 05/23/26 Date: 05/24/26  
Jeff Hunter

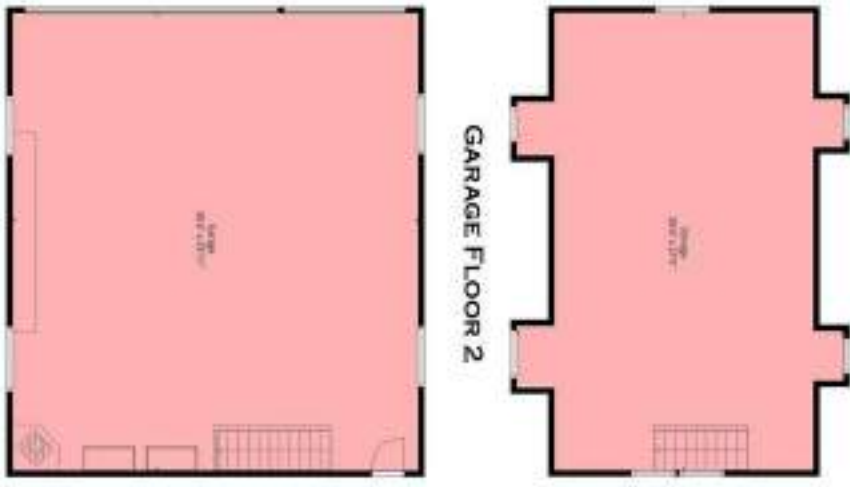




# 3775 MOUNTAIN RD DUNCAN

- 2 FLOORS • 3 BEDROOMS • 2 BATHS • DETACHED GARAGE -

FLOOR	INCLUDED	EXCLUDED	TOTAL
FLOOR 1	2643 SQFT		2643 SQFT
FLOOR 2	514 SQFT		514 SQFT
GARAGE F1		1376 SQFT	1376 SQFT
GARAGE F2		957 SQFT	957 SQFT
	3157 SQFT		5490 SQFT



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

5/25/26, 1:12 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.

## 3775 MOUNTAIN RD DUNCAN V9L 6N4

Area-Jurisdiction-Roll: 04-765-02913.000



04-765-02913000 11/23/2015

**Total value** **\$2,492,620** <sup>(H)</sup>

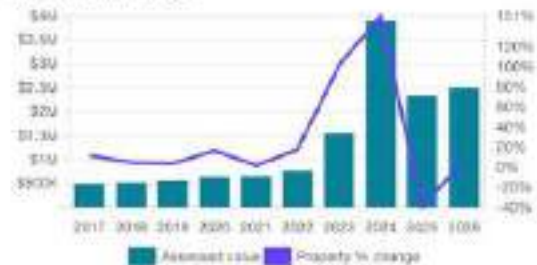
2026 assessment as of July 1, 2025

Land	\$1,579,320
Buildings	\$1,113,300
<b>Previous year value</b>	<b>\$2,328,620</b>
Land	\$1,555,520
Buildings	\$975,300

### Property value history

2026	+7%	\$2,492,620
2025	-40%	\$2,328,620
2024	+151%	\$3,895,000
2023	+102%	\$1,550,000
2022	+18%	\$766,700

### Property value change



### Property information

Year built	1994
Description	2 STY house - Semi-Custom
Bedrooms	4
Baths	2
Carports	
Garages	
Land size	105.41 Acres
First floor area	2,773
Second floor area	435
Basement Finish area	
Stata area	
Building storeys	2
Gross leasable area	
Net leasable area	

### Legal description and parcel ID

PARCEL A, DISTRICT LOT 22, HELMCKEN LAND DISTRICT, EXCEPT PLAN VIP33635, (DO 73077) & OF DL 24 & 27, & EXC PTS IN PL VIP58224  
PID: 003-858-464

### Sales history (last 5 full calendar years)

Apr 5, 2024	\$2,225,000
-------------	-------------

### Manufactured home

Width  
Length



**Public Records Full Property Report**

**Property Identification & Legal Description**

**Address:** 3775 MOUNTAIN RD DUNCAN BC V9L 6N4  
**Jurisdiction:** Duncan Rural (765)  
**Roll No:** 2913000 **Assessment Area:** 4  
**PID No:** 003-858-464  
**Neighbourhood:** Helmcken **MHR No:**  
**Legal Unique ID:** A00000R941  
**Legal Description:** PARCEL A, DISTRICT LOT 22, HELMCKEN LAND DISTRICT, EXCEPT PLAN VIP3363S, (DD 73077I) & OF DL 24 & 27, & EXC PTS IN PL VIP58224

**2025 Municipal Taxes**

**Gross Taxes:** \$9,810

**2026 Assessed Values**

**VALUATION:**

	<b>Value:</b>	<b>Land</b>	<b>Improve</b>	<b>Total</b>
		\$1,379,320	\$1,113,300	\$2,492,620

**GENERAL:**

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
<b>Gross Value:</b>		\$1,379,320	\$1,113,300	\$2,492,620
<b>Exempt Value:</b>		\$0	\$1,113,300	\$1,113,300
<b>Net Value:</b>		\$1,379,320	\$0	\$1,379,320

**SCHOOL:**

		<b>Land</b>	<b>Improve</b>	<b>Total</b>
<b>Gross Value:</b>		\$1,379,320	\$1,113,300	\$2,492,620
<b>Exempt Value:</b>		\$8,160	\$1,300	\$9,460
<b>Net Value:</b>		\$1,371,160	\$1,112,000	\$2,483,160

**BC TRANSIT:**

		<b>Land</b>	<b>Improve</b>	<b>Total</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
2024-04-29	\$2,119,047	CB1284860	Improved Single Property Transaction
2021-12-14	\$2,500,000	CA9579313	Improved Single Property Transaction
2004-06-04	\$750,000	EW69848	Improved Single Property Transaction

**Other Property Information**

<b>Lot SqFt:</b> 4,591,660	<b>Lot Width:</b>
<b>Lot Acres:</b> 105.41	<b>Lot Depth:</b>
<b>Tenure:</b> Crown-Granted	<b>Actual Use:</b> Grain & Forage
<b>School District:</b> Cowichan Valley	<b>Manual Class:</b> 2 STY SFD - After 1990 Semi-Custom
<b>Vacant Flag:</b> No	<b>Reg District:</b> Cowichan Valley
<b>BC Transit Flag:</b> No	<b>Reg Hosp Dist:</b> Cowichan Valley
<b>Farm No:</b> FM99920275	<b>Mgd Forest No:</b>
<b>DB Last Modified:</b> 2026-01-01	<b>Rec Last Modified:</b> 2026-01-01

**Assessment & Tax History**

Year	Assessed Value	Gross Taxes
2025	\$2,328,620	\$9,810
2024	\$3,895,000	\$31,290
2023	\$1,550,000	\$6,646
2022	\$768,700	\$4,075
2021	\$653,600	\$4,546



2020	\$642,100	\$4,406
2019	\$547,300	\$4,168
2018	\$525,200	\$4,189
2017	\$499,100	\$4,195
2016	\$446,700	\$3,987
2015	\$425,700	\$3,717
2014	\$0	\$3,629
2013	\$0	\$3,500
2012	\$449,200	\$3,428
2011	\$463,200	\$3,437
2010	\$490,200	\$3,544
2009	\$469,200	\$3,178
2008	\$391,200	\$2,543
2007	\$346,500	\$2,504
2006	\$321,400	\$2,554
2005	\$581,000	\$4,069
2004	\$169,800	\$1,349
2003	\$128,800	\$1,096
2002	\$121,800	\$1,017
2001	\$127,800	\$1,049

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jeff@jeffersvillecity.com | 250-815-0882

**TITLE SEARCH PRINT**

2026-05-20, 14:57:32

File Reference:

Requestor: Jeff Hunter

Declared Value \$2119047

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

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	CB1284860
From Title Number	CA9579313
<b>Application Received</b>	2024-04-29
<b>Application Entered</b>	2024-05-01
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	RANDALL RAYMOND MCGREGOR, BUSINESSMAN KIMBERLEY ROSE MCGREGOR, SAFETY MANAGER 3775 MOUNTAIN ROAD DUNCAN, BC V9L 6N4 AS JOINT TENANTS
<b>Taxation Authority</b>	Nanaimo/Cowichan Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	003-858-464
Legal Description:	PARCEL A (DD 73077I) OF LOTS 22, 24, AND 27, HELMCKEN DISTRICT, EXCEPT PARTS IN PLANS 33635 AND VIP58224
<b>Legal Notations</b>	
	HERETO IS ANNEXED EASEMENT EN81862 OVER PART OF DISTRICT LOT 22, HELMCKEN DISTRICT, EXCEPT PARCEL *A*(73077I) AND EXCEPT PARTS IN PLANS 162RW, 33635, 37174, 39995 AND 44004, AS SHOWN ON PLAN VIP69601
<b>Charges, Liens and Interests</b>	
Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA A.F.B. 9.693.7434A; SECTION 172(3); MODIFIED BY L27623 22.04.1982; FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

**TITLE SEARCH PRINT**

2026-05-20, 14:57:32

File Reference:

Requestor: Jeff Hunter

Declared Value \$2119047

Nature: EXCEPTIONS AND RESERVATIONS  
 Registration Number: L27623  
 Registration Date and Time: 1982-04-22 13:58  
 Remarks: INTER ALIA  
 MODIFICATION OF M76300

Nature: COVENANT  
 Registration Number: EH16643  
 Registration Date and Time: 1994-02-10 13:45  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
 BRITISH COLUMBIA  
 Remarks: INTER ALIA  
 SECTION 215 L.T.A.,

Nature: COVENANT  
 Registration Number: EH16646  
 Registration Date and Time: 1994-02-10 13:45  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
 BRITISH COLUMBIA  
 Remarks: COWICHAN VALLEY REGIONAL DISTRICT  
 INTER ALIA  
 SECTION 215 L.T.A., INCLUDES INDEMNITY UNDER  
 SECTION 215 (2)(A) L.T.A.,

Nature: COVENANT  
 Registration Number: EH16659  
 Registration Date and Time: 1994-02-10 13:48  
 Registered Owner: COWICHAN VALLEY REGIONAL DISTRICT  
 Remarks: SECTION 215 L.T.A.,

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: EH137275  
 Registration Date and Time: 1994-10-17 14:17  
 Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: EH137276  
 Registration Date and Time: 1994-10-17 14:17  
 Registered Owner: BC TEL

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



PARCEL IDENTIFIER (PID): 003-858-464

SHORT LEGAL DESCRIPTION:U/HELMCKEN/////22/////A  
MARG:REM\*

TAXATION AUTHORITY:

1 Nanaimo/Cowichan Assessment Area

FULL LEGAL DESCRIPTION: CURRENT

PARCEL A (DD 730771) OF LOTS 22, 24, AND 27, HELMCKEN DISTRICT, EXCEPT  
PARTS IN PLANS 33635 AND VIP58224

MISCELLANEOUS NOTES:

E & N RLY CO. GRANT DD 29252, DD29248, AND DD29249  
MP 433

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN VIP33635

AFS/IFS: MN: Y PE: 0 SL: 1 TI: 1



Authentign ID: 3FASADFC-E956-F111-BFCA-00208329474

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



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

THIS FORM IS INTENDED TO BE USED FOR ADDITIONAL BUILDINGS ON RURAL PROPERTY. NOTE: USE ONE FORM FOR EACH ADDITIONAL BUILDING IF WARRANTED.

### EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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

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

### ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain information concerning the Premises has been provided to the Buyer. It is important that the Seller not answer "do not know" or "does not apply" if, in fact, the Seller knows the answer. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

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

The Buyer must still make their own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the Seller's knowledge of the Premises may be incomplete. Additional information can be requested from the Seller or from an independent source such as the municipality or regional district. The Buyer can hire an independent, licensed inspector or other professional to examine the Premises and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

### FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The Buyer will rely on this information when the Buyer contracts to purchase the Premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the Seller will still be responsible for the accuracy of the information in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their own inquiries concerning the Premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the Seller if the Seller cannot be found or is insolvent.
3. Anyone who is assisting the Seller to complete a Property Disclosure Statement should take care to see that the Seller understands each question and that the Seller's answer is complete. It is recommended that the Seller complete the Property Disclosure Statement in their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

BC1099 REV. JUL 2025

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# PROPERTY DISCLOSURE STATEMENT

3775 MOUNTAIN RD.



Authentign ID: 3FASADFC-E956-F111-BFCA-0020832947A

May 21 2026

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3775 Mountain Rd Duncan BC V9L 6N4

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
H. Are there any current service contracts (e.g., septic removal or maintenance)?		KRM RRM		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	KRM RRM			

### 3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	KRM RRM			
B. To the best of your knowledge, is the ceiling insulated?	KRM RRM			
C. To the best of your knowledge, has the Building ever contained any asbestos products?		KRM RRM		
D. Has a final building inspection been approved, or a final occupancy permit been obtained?	KRM RRM			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT-certified inspector?	KRM RRM			
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		KRM RRM		
G. Are you aware of any structural problems with the Building?		KRM RRM		
H. Are you aware of any additions or alterations made in the last 60 days?		KRM RRM		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		KRM RRM		
J. Are you aware of any problems with the heating and/or central air conditioning system?		KRM RRM		
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		KRM RRM		
L. Are you aware of any damage due to wind, fire or water?		KRM RRM		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		KRM RRM		
N. Are you aware of any problems with the electrical or gas system?		KRM RRM		
O. Are you aware of any problems with the plumbing system?		KRM RRM		
P. Are you aware of any problems with the swimming pool and / or hot tub?		KRM RRM		

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BUYER'S INITIALS

KRM	RRM	
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SELLER'S INITIALS

BC1088REV JUL 2023

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# PROPERTY DISCLOSURE STATEMENT

3775 MOUNTAIN RD.



Authorization ID: SFASADFC-E066-F111-BFCA-00208329474

May 21 2026

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3775 Mountain Rd Duncan BC V9L 6N4

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Does the Building contain unauthorized accommodation?		KRM RBM		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?	KRM RBM			
S. Was the Building constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last ten years? If Yes, attach required the Owner Builder Disclosure Notice.		KRM RBM		
T. Is the Building covered by home warranty insurance under the Homeowner Protection Act?		KRM RBM		
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)		KRM RBM		
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)		KRM RBM		
W. Is there a radon mitigation system in the Building? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?		KRM RBM		

### 4. GENERAL

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

BUYER'S INITIALS

SELLER'S INITIALS

BC1028 REV. JUL. 2023

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# PROPERTY DISCLOSURE STATEMENT

3775 MOUNTAIN RD.



Authenticity ID: 3FASADFC-E956-F111-BFCA-00208329474

May 21 2026

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3775 Mountain Rd Duncan BC V9L 6N4

## 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) Kimberly Rose McGregor

  
SELLER(S) Randall Raymond McGregor

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

BUYER(S)

BUYER(S)

BUYER(S)

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

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BC1028 REV. JUL 2023

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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@cvrld.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

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

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

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

#### **City Of Duncan**

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

#### **Town of Ladysmith**

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

Fax: 250-245-6411

Email: info@ladysmith.ca

#### **City of Nanaimo**

455 Wallace Street, Nanaimo, BC V9R 5J6

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

Phone: (250) 754-4251



### **Town of Lake Cowichan**

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

Phone: 250-749-6681

Fax: 250-749-3900

District of Ucuelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

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

### **Regional District of Nanaimo**

6300 Hammond Bay Rd. Nanaimo V9T6N2

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

### **City of Parksville**

100 Jensen Avenue East, Parksville, BC V9P 2H3

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

Fax: 250 248-6650

### **City of Campbell River**

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

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

Fax: (250) 286-5760

### **Town of Qualicum Beach**

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

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

Phone: 250.752.6921

Fax: 250.752.1243

Email: [qbtown@qualicumbeach.com](mailto:qbtown@qualicumbeach.com)

### **Vancouver Island Health Authority**

1952 Bay Street, Victoria, BC V8R 1J8

Phone: 250.370.8699

Toll-free: 1-877-370-8699

Fax: 250.370.8750 Email: [info@viha.ca](mailto:info@viha.ca)



## PROPERTY APPRAISERS

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### **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

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### **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

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### **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

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### **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

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### **BC Aquifer**

Phone : (250) 748-4041

Fax: (250) 748-5775

Address: 5295 Trans Canada Hwy Duncan, BC, V9L5J2

### **Caledonian Water Company**

Ed Henderson

Phone: (250) 746-3975

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



# JEFF HUNTER

## REAL ESTATE

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



### Jeff Hunter

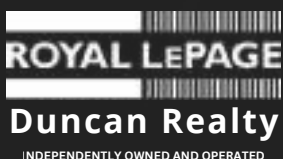
(250) 815-0882

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

### Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1



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