



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE
15-4544 LANES RD.

\$275,000 | 2 BEDS | 1 BATH

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



PROPERTY FEATURES

15-4544 LANES RD.



Located in the sought after Edgewater Terrace Mobile Home Park, this beautifully updated double wide 2bdr home offers spectacular ocean views and relaxed coastal living in a welcoming 55+ community. The bright Kitchen features white cottage style cabinetry, granite counter tops, and included appliances. An updated bathroom and new laminate flooring create a fresh, inviting interior, while the spacious living and dining areas provide the perfect space for everyday living and entertaining. Extensive upgrades include a metal roof (2023), hot water tank (2023), PEX plumbing, an efficient mini-split heat pump system, new vinyl windows with new trim, new exterior doors, and new double patio doors. Unwind on the covered side deck while taking in unforgettable sunsets, complete with a convenient deck storage unit, garden boxes, and a garden shed. Two parking spaces complete this move-in-ready home, just minutes from the marina, waterfront, shops, restaurants, and the charm of Cowichan Bay.

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15-4544 LANES RD.



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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, Washer, Dryer, Curtains and Blinds.

Projects Completed by Sellers – Extensive Reno

**Two Head – Mini split -2023
Replaced Hot Water Tank – June 2023
Plumbing – All pex – 2023
Metal Roof – 2023
Laminate Flooring -2023
Vinyl Windows, All new windows and Trim – 2023
Double French doors onto deck – 2023
All New Exterior Doors -2023
Storage container on Deck – 2023 – houses hot water tank.
Work done on Shed in yard – 2023**

PROPERTY DOCUMENTS (LINKS):

**Park Documents - ([Click the link for the documents](#))
MHR Package - ([Click the link for the documents](#))
QR Code Sheet - ([Click the link for the documents](#))**

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

15-4544 LANES RD.

PROPERTY ADDRESS: 15 - 4544 Lanes Rd Cowichan Bay DATED: July 6, 2026

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.

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

DM DM The Seller(s) requests any offer(s) be open for Min 24 hours for consideration

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

Seller(s) prefer completion date: Flexible

Seller(s) preferred possession date: Flexible

Other terms the Seller(s) consider favourable: _____

? Seller(s) will allow other REALTORS to present offers

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

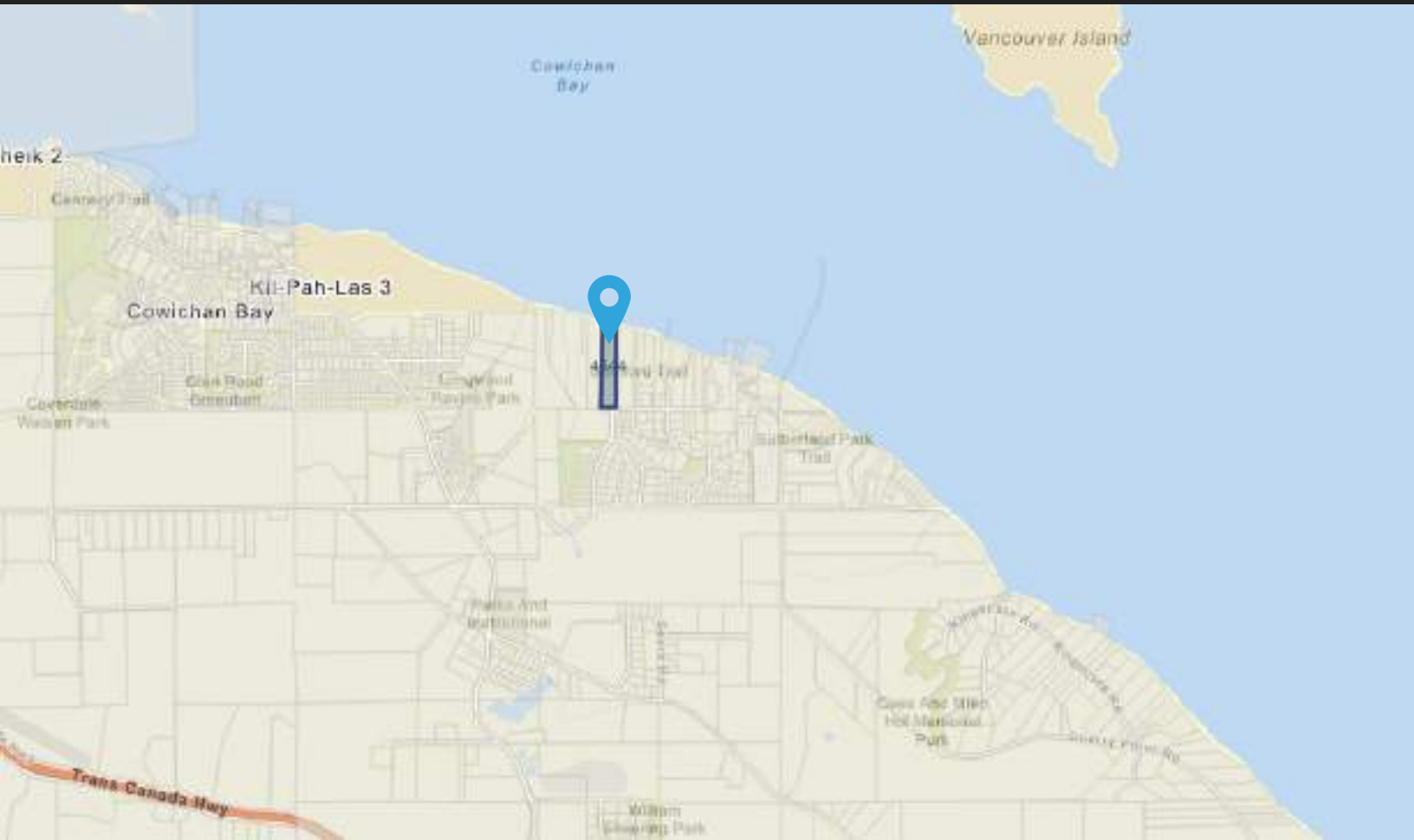
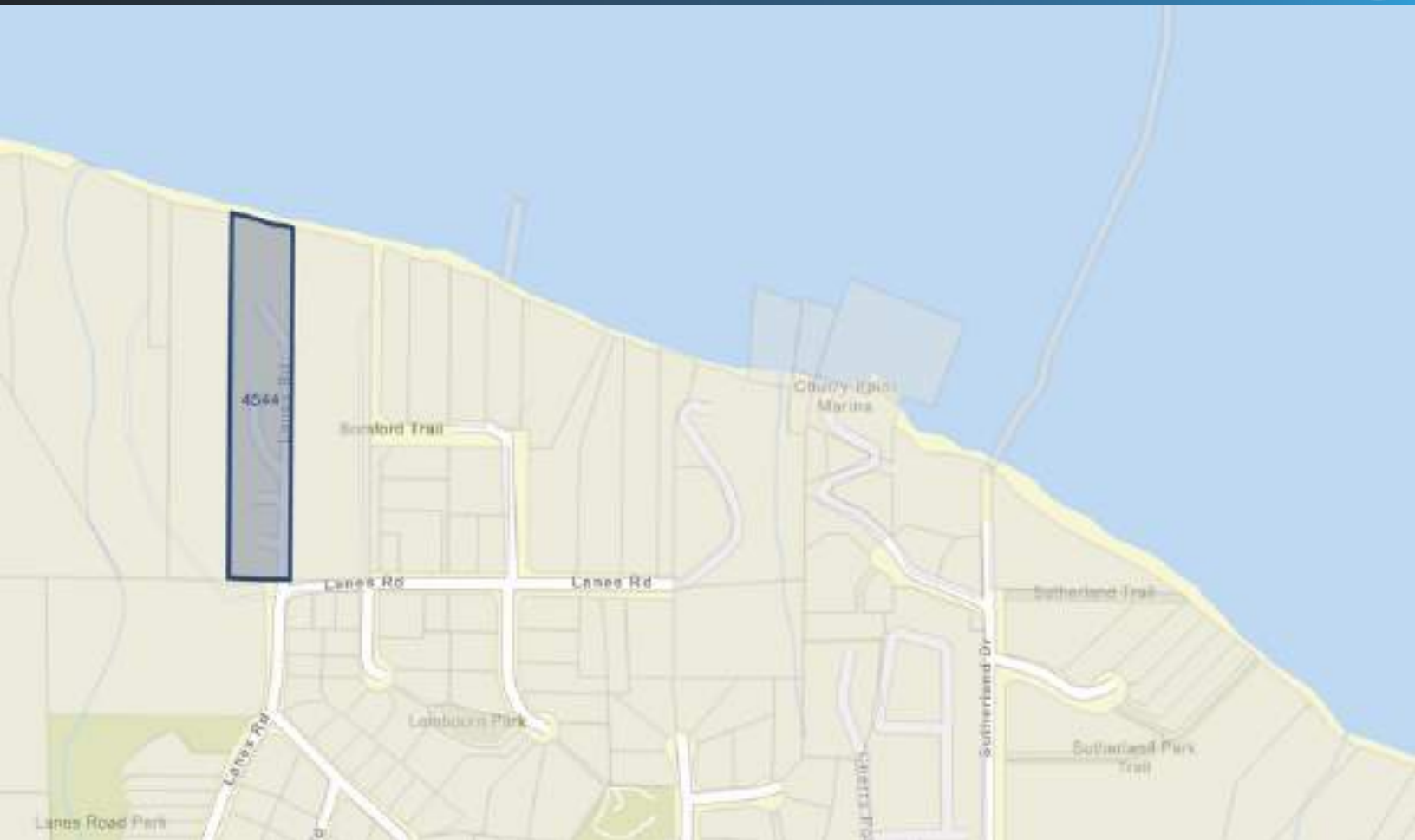
To Seller: This is your written authorization to advise Brokerages/Licensees that unless otherwise instructed by you in writing, offers will only be dealt with as stated above. You acknowledge that the above-named Designated Agent has informed you of the pros and cons of these instructions and has advised 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: Dennis Stuart Mills Date: July 7, 2026

Seller: Dallas Mae Mills Date: July 7, 2026

Listing Realtor: Jeff Hunter 07/06/26 Date: 07/06/26
Jeff Hunter



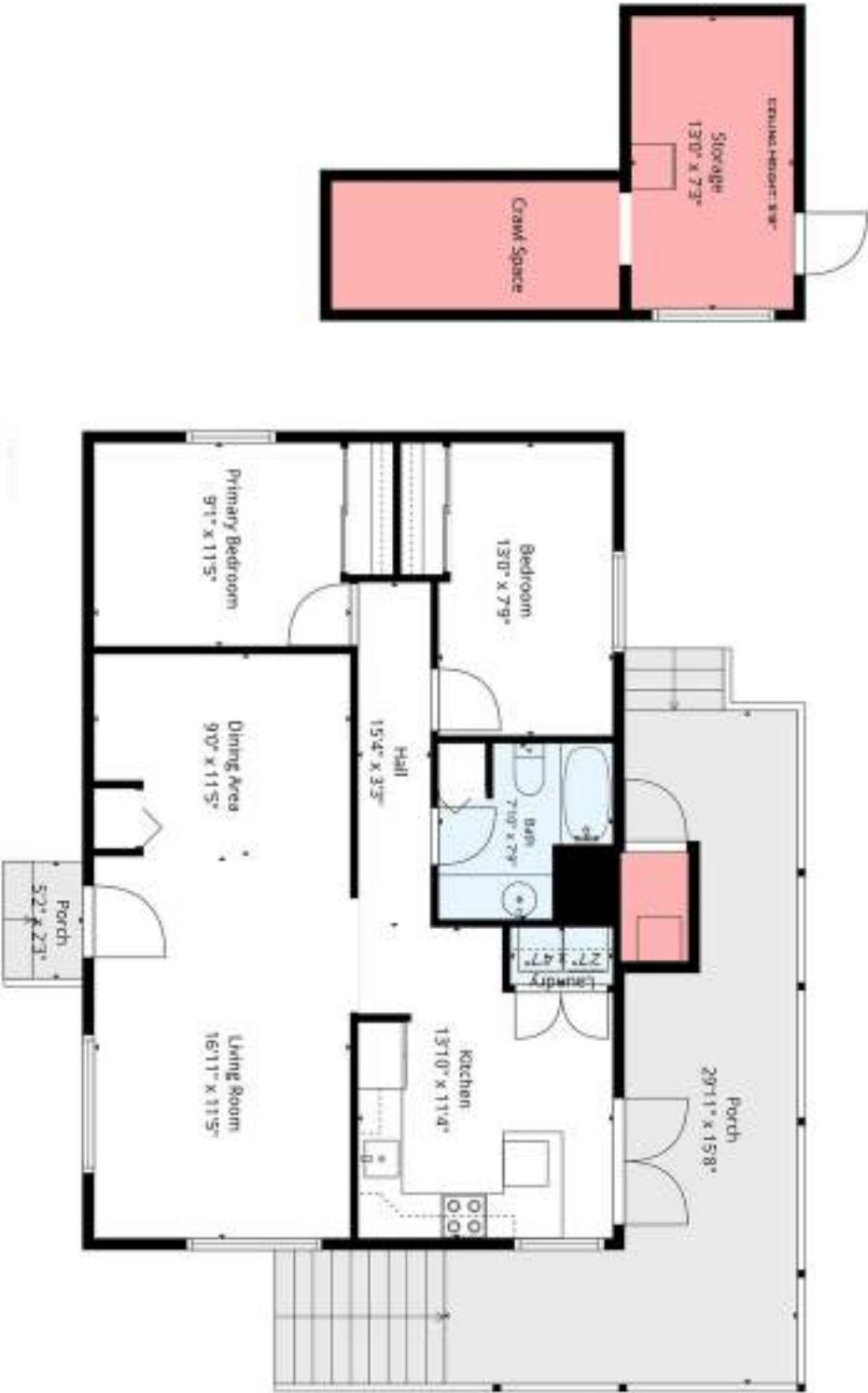


15-4546
LANES RD
COWICHAN BAY

FLOOR	INCLUDED	EXCLUDED	TOTAL
FLOOR 1	875 sqft	204 sqft	204 sqft
FLOOR 2		21 sqft	896 sqft
	875 sqft		1100 sqft



- 2 BEDROOMS • 1 BATHS • 316 SQFT PORCH -



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



7/10/26, 9:21 PM

BC Assessment - Independent, uniform and efficient property assessment



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

15-4544 LANES RD COWICHAN BAY VOR 1N2

Area-Jurisdiction-Roll: 04-765-70012.150



Total value \$131,000

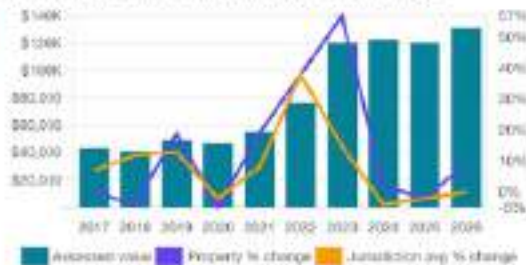
2026 assessment as of July 1, 2025

Land	\$0
Buildings	\$131,000
Previous year value	\$120,000
Land	\$0
Buildings	\$120,000

Property value history

2026	+9%	\$131,000
2025	-2%	\$120,000
2024	+2%	\$123,000
2023	+57%	\$120,000
2022	+38%	\$76,600

Property value and Duncan Rural Jurisdiction change



Property information

Year built	1974
Description	MH - Double Wide
Bedrooms	
Baths	
Carports	
Garages	
Land size	
First floor area	902
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	

Legal description and parcel ID

COWICHAN LAND DISTRICT, MANUFACTURED HOME
REG. # 2193, BAY # 15, 04765 EDGEWATER TERRACE
MANUFACTURED HOME PARK, MHP ROLL # 04-765-
00549.000
PID:

Sales history (last 3 full calendar years)

May 31, 2023 \$125,000

Manufactured home

Width	24 Ft
Length	38 Ft



Public Records Full Property Report

Property Identification & Legal Description

Address: 15 4544 LANES RD COWICHAN BAY BC V0R 1N2
Jurisdiction: Duncan Rural (765)
Roll No: 70012150 **Assessment Area:** 4
PID No:
Neighbourhood: Cowichan Bay to Waterfront **MHR No:** 2193
Legal Unique ID: D00000CZND
Legal Description: COWICHAN LAND DISTRICT, MANUFACTURED HOME REG.# 2193, BAY # 15, 04765 EDGEWATER TERRACE
 MANUFACTURED HOME PARK, MHP ROLL # 04-765-00549.000

2025 Municipal Taxes

Gross Taxes: \$608

2026 Assessed Values

VALUATION:

Value:	Land	Improve	Total
	\$0	\$131,000	\$131,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$0	\$131,000	\$131,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$131,000	\$131,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$0	\$131,000	\$131,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$0	\$131,000	\$131,000

BC TRANSIT:

	Land	Improve	Total
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
2023-05-31	\$125,000	479726	Improved Single Property Transaction
2022-03-10	\$55,600	465988	Reject - Not Suitable for Sales Analysis
1994-09-01	\$45,000	D28119	Improved Single Property Transaction

Other Property Information

Lot SqFt:	Lot Width:	Actual Use:	Manufactured Home (Within Manufactured Home Park)
Lot Acres:	Lot Depth:	Manual Class:	MH - Double Wide - Fair Q
Tenure:	Continuous Structures And/Or Improvements Only	Reg District:	Cowichan Valley
School District:	Cowichan Valley	Reg Hosp Dist:	Cowichan Valley
Vacant Flag:	No	Mgd Forest No:	
BC Transit Flag:	No		
Farm No:			
DB Last Modified:	2026-01-01	Rec Last Modified:	2026-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2025	\$120,000	\$608
2024	\$123,000	\$600
2023	\$120,000	\$538
2022	\$76,600	\$341



2021	\$55,600	\$316
2020	\$46,700	\$279
2019	\$49,100	\$293
2018	\$41,400	\$264
2017	\$43,300	\$293
2016	\$43,300	\$317
2015	\$61,200	\$458
2014	\$61,200	\$445
2013	\$0	\$497
2012	\$84,600	\$560
2011	\$88,400	\$565
2010	\$101,000	\$642
2009	\$87,900	\$534
2008	\$87,900	\$524
2007	\$84,400	\$549
2006	\$37,500	\$277
2005	\$36,800	\$289
2004	\$34,500	\$306
2003	\$32,900	\$300
2002	\$31,200	\$288

jeff@jeffhuntearealty.com | 250-815-0882



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

15-4544 LANES RD.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 5 PAGES

Date of disclosure: July 07 2026



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

ADDRESS: 15 4544 Lanes Rd Cowichan Bay BC V9R 1N1 (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?		DM X DM		
B. Are you aware of any existing tenancies, written or oral?		DM X DM		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DM X DM		
D. Is there a survey certificate available?			DM X DM	
E. Are you aware of any current or pending local improvement levies / charges?		DM X DM		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		DM X DM		

2. SERVICES

A. Please indicate the water system(s) the Premises uses: ☐ A water provider supplies my water (e.g., local government or private utility). ☒ I have a private groundwater system (e.g., a well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ 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?				DM DM

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BUYER'S INITIALS

DM	DM	
----	----	--

SELLER'S INITIALS

BC1002 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

15-4544 LANES RD.

July 07 2026

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 15 4544 Lanes Rd

Cowichan Bay

BC V0R 1N1

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)?			DM x DM	
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?				DM x DM
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		DM x DM		
H. Are there any current service contracts (e.g., septic removal or maintenance)?			DM x DM	
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			DM x DM	

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	DM x DM			
B. To the best of your knowledge, is the ceiling insulated?	DM x DM			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		DM x DM		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?				DM x DM
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT-certified inspector?				DM x DM
F. Are you aware of any infestation or unrepaid damage by insects, rodents, or bats?		DM x DM		
G. Are you aware of any structural problems with any of the buildings?		DM x DM		
H. Are you aware of any additions or alterations made in the last 60 days?		DM x DM		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		DM x DM		
J. Are you aware of any problems with the heating and / or central air conditioning system?		DM x DM		

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BUYER'S INITIALS

DM	DM
----	----

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

15-4544 LANES RD.

July 07 2026

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DATE OF DISCLOSURE

ADDRESS: 15 4544 Lanes Rd

Cowichan Bay

BC VOR 1N1

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?		DM X DM		
L. Are you aware of any damage due to wind, fire or water?		DM X DM		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>3</u> years)		DM X DM		
N. Are you aware of any problems with the electrical or gas system?		DM X DM		
O. Are you aware of any problems with the plumbing system?		DM X DM		
P. Are you aware of any problems with the swimming pool and / or hot tub?				DM X DM
Q. Do the Premises contain unauthorized accommodation?		DM X DM		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		DM X DM		
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.)		DM DM X		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?				DM X DM
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)		DM DM X		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ (date of test (DD/MM/YYYY))		DM X DM		
W. Is there a radon mitigation system on the Premises?			DM X DM	
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?			DM X DM	

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?		DM X DM	
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BUYER'S INITIALS

DM	DM	
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

15-4544 LANES RD.

July 07 2026

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DATE OF DISCLOSURE

ADDRESS: 15 4544 Lanes Rd

Cowichan Bay

BC VOF 111

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> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.		DM X DM		
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)?		DM X DM		
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)?		DM X DM		

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

2A- Park has a Well.

2F- Park has a Septic System.

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

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BUYER'S INITIALS

DM	DM
----	----

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

15-4544 LANES RD.

July 07 2028

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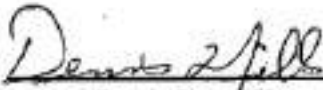
DATE OF DISCLOSURE

ADDRESS: 15 4544 Lanes Rd

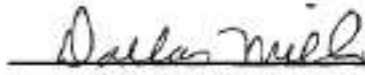
Cowichan Bay

BC V0R 1N1

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



SELLER(S) Dennis Stuart Mills



SELLER(S) Dallas Mao Mills

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.

PRBC represents Personal Real Estate Corporation

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MANUFACTURED HOME REGISTRY SEARCH RESULT
BC Registries and Online Services

Manufactured Home Registration Number - "002193"

Search Date and Time: July 6, 2026 at 2:53:28 pm Pacific time
Account Name: ROYAL LEPAGE DUNCAN REALTY
Folio Number: N/A

TABLE OF CONTENTS

Matches in Report: 1 Registrations in Report: 1 Total Search Report Pages: 4

Registration Number	Registration Status	Owner Name	Owner Status	Year	Make/Model	Home Location	Page
1. 002193	ACTIVE	MILLS, DALLAS MAE	ACTIVE	1974	MONARCH	COBBLE HILL	2

Darf
Dm



MANUFACTURED HOME REGISTRY SEARCH RESULT
BC Registries and Online Services

Manufactured Home Registration Number: 002193

Document Type:	Manufactured Home Act
Document Registration Date and Time:	November 14, 1995 at 12:00:01 am Pacific time
Home Registration Status:	Active
Declared Value:	\$125,000.00 as of May 31, 2023

CURRENT REGISTRATION INFORMATION
(as of July 6, 2026 at 2:53:28 pm Pacific time)

Registered Owner(s) Information

Home Tenancy Type: Joint Tenants

MILLS, DENNIS STUART	Address
	15 - 4544 LANES ROAD COWICHAN BAY BC V0R 1N2 CANADA

MILLS, DALLAS MAE	Address
	15 - 4544 LANES ROAD COWICHAN BAY BC V0R 1N2 CANADA

Registered Location

Park Name	Address	Pad
EDGEWATER TERRACE MANUFACTURED HOME PARK	4544 LANES ROAD, RR 3 COBBLE HILL BC CANADA	15

DM
DM



MANUFACTURED HOME REGISTRY SEARCH RESULT
BC Registries and Online Services

Description of Manufactured Home

Year: 1974
Manufacturer: MODULINE IND. LTD. PENTICTON, BC
Make/Model: MONARCH
CSA Number: N/A
CSA Standard: N/A
Engineer's Name: N/A
Date of Engineer's Report: N/A

Number of Home Sections: 2

Section	Serial Number	Length	Width
1.	3E4538	40 feet 0 inches	24 feet 0 inches

Rebuilt Status

N/A

Other Information

N/A

SPECIAL TRANSPORT RESTRICTIONS APPLY TO THIS HOME DUE TO THE WIDTH. PLEASE CONTACT PROVINCIAL PERMIT CENTRE 1-800-559-9688 FOR FURTHER DETAILS.

PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "002193" as of July 6, 2026 at 2:53:28 pm Pacific time

D2f
Dm



MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

NIL RESULT

Exact Matches: 0

The Personal Property Registry search for MHR Number "002193" returned a NIL result.
0 registrations were found.

No registered liens or encumbrances have been found on file that match to the search criteria listed above.

Some, but not all, tax liens and other Crown claims are registered at the Personal Property Registry (PPR) and if registered, will be displayed on this search result. HOWEVER, it is possible that a particular chattel is subject to a Crown claim that is not registered at the PPR. Please consult the Miscellaneous Registrations Act, 1992, for more details. If you are concerned that a particular chattel may be subject to a Crown claim not registered at the PPR, please consult the agency administering the type of Crown claim.

END OF PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "002193"

DM
DM



LOCAL REGIONAL AUTHORITIES

MID-ISLAND



FOR YOUR PROTECTION

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

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8

Phone 250-746-2500

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

Email: ds@cvrd.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

Municipality of North Cowichan

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

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

Town of Ladysmith

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

Fax: 250-245-6411

Email: info@ladysmith.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6

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

Phone: (250) 754-4251

LOCAL REGIONAL AUTHORITIES

MID-ISLAND



Town of Lake Cowichan

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

Phone: 250-749-6681

Fax: 250-749-3900

District of Ucuelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: info@ucuelet.ca

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2

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

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3

Hours: Monday – Friday 8:00 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 8:00 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

APPRAISERS AND HOME INSPECTORS MID-ISLAND



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/

APPRAISERS AND HOME INSPECTORS MID-ISLAND



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

