



JEFF HUNTER
REAL ESTATE



INFORMATION PACKAGE

1781 COWICHAN BAY RD.

\$1,200,000 | 3 BEDS | 3 BATHS

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



PROPERTY FEATURES

1781 COWICHAN BAY RD.



The Jewel in the Crown of Cowichan Bay, this extraordinary custom designed waterfront residence, The Bell House, showcases timeless West Coast architecture, post & beam design, and spectacular ocean views. Exceptional craftsmanship throughout. Cedar shake siding, metal roof, nautical porthole windows, skylights, edge grain fir trim, white washed pine vaulted ceilings, arbutus hardwood floors, radiant inf loor heating, Italian Travertine tile, imported European front door\$hardware. The main level offers the principal bedroom with ensuite, walk-in closet, waterfront deck access, office/4th bedroom, elevator, and access to self contained studio with private entry. A stunning glass framed staircase leads to the upper level featuring open concept living. Includes dining, kitchen with custom alder cabinets,concrete countertops, pantry, two bedrooms, elevator access, and 3 piece bathroom. Custom metal fencing, stamped concrete driveway, and private 40 foot dock complete this exceptional home.

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1781 COWICHAN BAY 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 24 hours for consideration.
Sellers sign all documents in person.

Inclusions – Fridge, Stove, Dishwasher, Washer, Dryer

Ocean Front Cowichan Bay
Quality Craftsmanship, West/Coast Design, Post and Beam
Known as the Bell house in Cow Bay (Bell not included)
Custom west coast artistic designed metal gates on either side of house
Custom powder coated metal fencing with glass panels, right and left side of house and decks
Home address ceramic tiles are not staying
Black Storage units on left side of house are staying
Stamped concrete driveway at front of house
Two parking spots on driveway, road parking
Roof 2011, metal
Stained Cedar shake siding
40 foot dock
Minutes from boat launch
Faces South west
Electrical 200 amp
Hot Water tank 2025
Second tank - boiler
HVR - heat recovery ventilator unit - located in front left bedroom on second floor, no air-conditioning
Heated with Radiant in-floor heating throughout
Arbutus Floors throughout
Italian Travertine tile (natural stone)
Porthole windows - nautical charm
Custom doors and windows throughout
Custom built in cabinetry in both living room and office is staying



European locks

Blinds and curtain rods stay, curtains will not stay

5 skylights

Main floor

European custom front door

Potential for wheelchair accessibility?

Principal bedroom on the main with large windows, access to deck and views of Cowichan Bay

Ensuite with separate vanity/ shower/ bath/ toilet

Walk in closet

Hot water tanks X2 under stairwell

Office with custom built in cabinetry, can be considered a 4th bedroom

Elevator with access to second floor, last serviced July 2025

Small Workshop with electrical panel

Access to Self-contained suite

Suite

Access to self-contained studio suite from hallway

Private entrance from right side of house, shared deck space, landing has Italian Travertine tile (natural stone)

Kitchen

Custom cabinetry in kitchen suite area

Butcher Block counter tops

Large vinyl windows throughout, beautiful views

Door to deck

No appliances in kitchen of suite

Custom murphy bed in living room area

Closet storage

Bathroom - bathtub with shower, toilet and vanity

Laundry Cupboard for washer/dryer with hook up only, no appliances

Deck - access to deck, partially covered that extends along the whole side of back of house

Second Floor

Stairwell, framed with glass panels, flows into open concept living room, dining room and kitchen

Livingroom

Edge grain fir trim around all windows and doors

Living room ceiling - white washed pine

Multiple Large vinyl windows surround living room and dining areas with fabulous view of Cowichan Bay

Huge double glass French doors with access to covered deck

Large Port whole round window



Double ceiling fans

Huge double glass French doors with access to covered deck

Large Port whole round window

Double ceiling fans

Vaulted ceilings in dining room and living room, asymmetrical,

All attached stain glass and all light fixtures are staying except chandelier above dining room table

Custom built in Cabinetry in living room stays

Dining room over looks Cowichan Bay, surrounded by large windows and double glass doors to deck.

Port whole round windows (living room and bedroom to the right of stairs)

Kitchen with custom cabinetry - alder

Replacing cook top (crack)

Dishwasher, built in microwave, double door refrigerator

Custom cabinetry

Custom concrete countertop

Pantry, walk in beside kitchen with skylight

Two bedrooms - at front of house

Elevator entrance - door

Laundry room - stackable washer and dryer

Bathroom - bathtub with shower, vanity, toilet, skylight

PROPERTY DOCUMENTS (LINKS):

Lease - ([Click the link for the documents](#))

Assignment Procedures for Clients - ([Click the link for the documents](#))

Crown Land Invoice - ([Click the link for the documents](#))

QR Code Sheet - ([Click the link for the documents](#))

SELLER'S INSTRUCTIONS REGARDING PRESENTATION OF OFFERS

1781 COWICHAN BAY RD.

PROPERTY ADDRESS: 1781 Cowichan Bay Rd **DATED:** July 14, 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.

☒ The Seller(s) will be reviewing offer(s) on As Received
☒ The Seller(s) requests any offer(s) be open for Min 24hrs hours for consideration

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

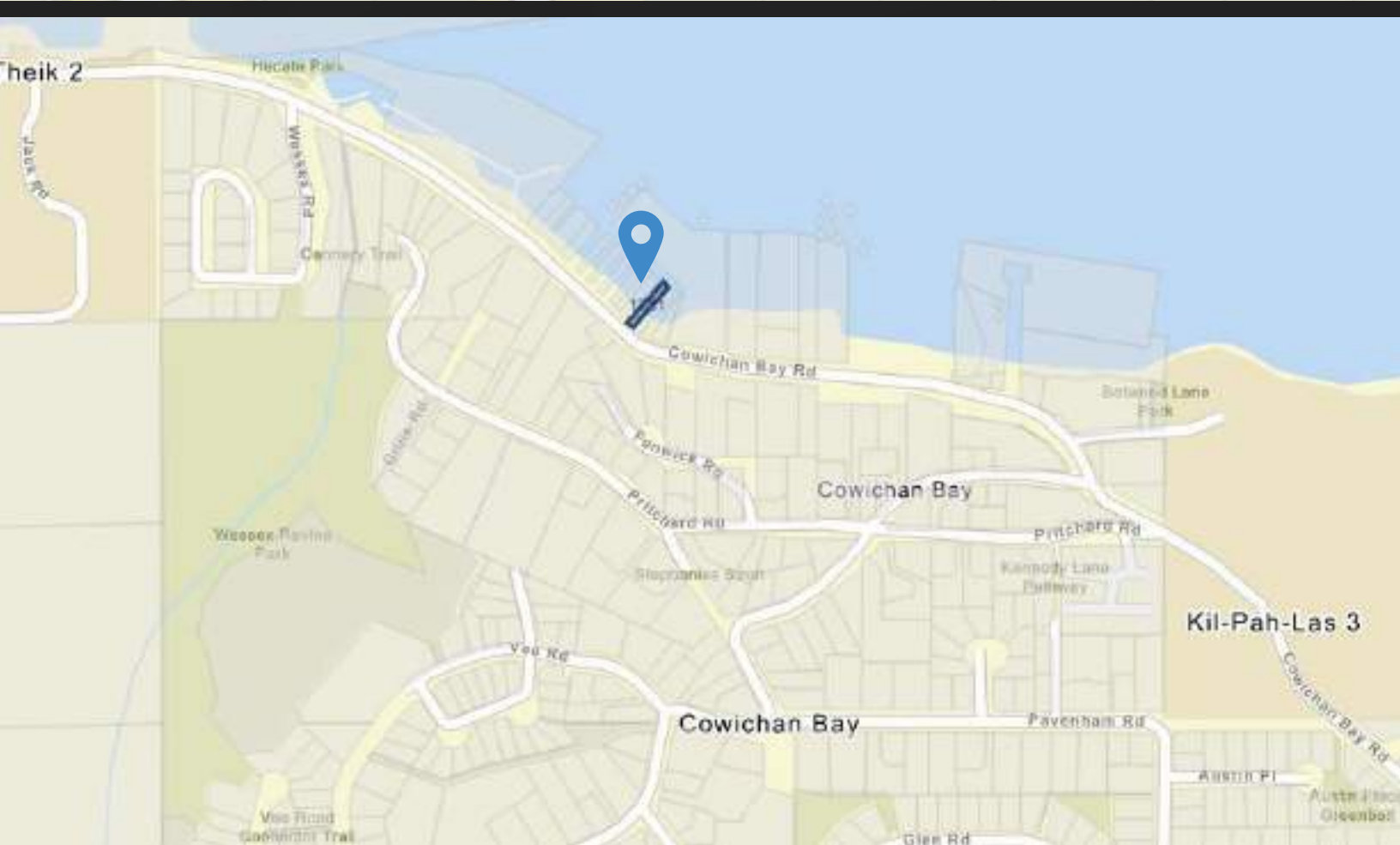
Seller(s) prefer completion date: Close plus 30 days ☒
Seller(s) preferred possession date: Close plus 30 days ☒
Other terms the Seller(s) consider favourable: _____

☐ 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: ☒ Cheryl Patricia Henry 07/15/26 Date: 07/15/26
Cheryl Patricia Henry
Seller: _____ Date: _____
Listing Realtor: ☒ Jeff Hunter 07/14/26 Date: 07/15/26
Jeff Hunter



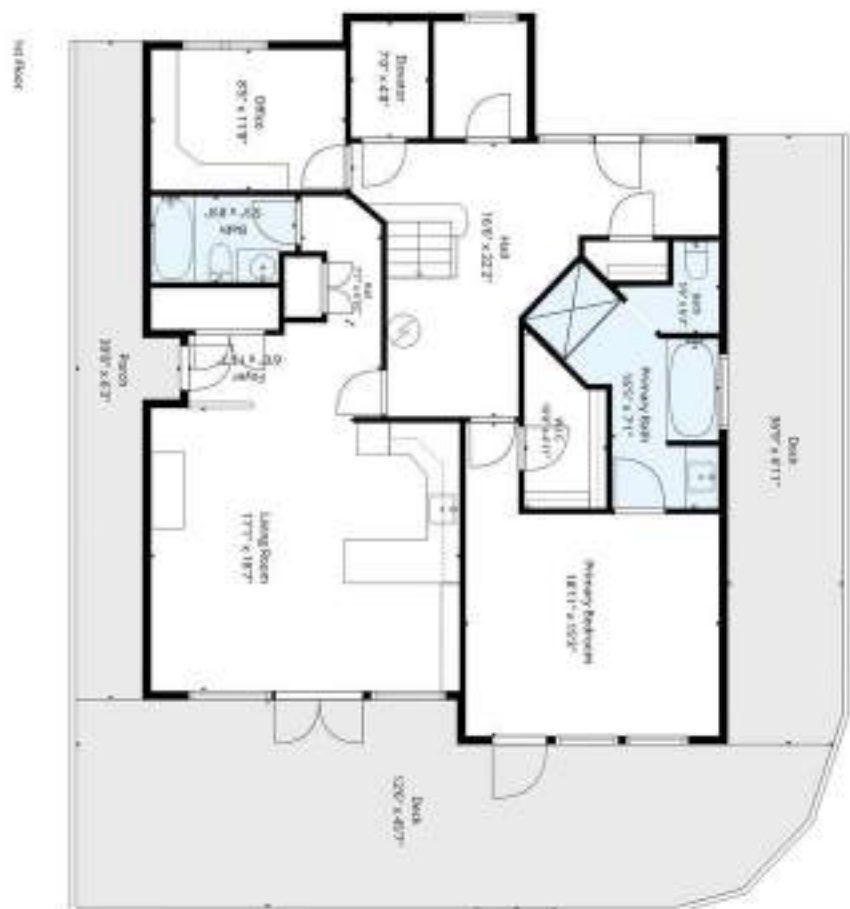


1781
COWICHAN BAY RD
COWICHAN BAY

FLOOR	INCLUDED	EXCLUDED	TOTAL
FLOOR 1	1386 SQFT		1386 SQFT
FLOOR 2	1359 SQFT		1359 SQFT
	2745 SQFT		2745 SQFT



2 FLOORS • 3 BEDROOMS • 3 BATHS • WATERFRONT -



FLOOR PLAN MEASUREMENTS DETICED HIGHLY RELIABLE BUT NOT GUARANTEED

7/15/26, 10:59 AM

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.

1781 COWICHAN BAY RD COWICHAN BAY V0R 1N0

Area-Jurisdiction-Roll: 04-765-04513.000



04-765-04513000 11/02/2015

Total value \$1,085,000

2026 assessment as of July 1, 2025

Land \$373,000

Buildings \$712,000

Previous year value \$1,076,000

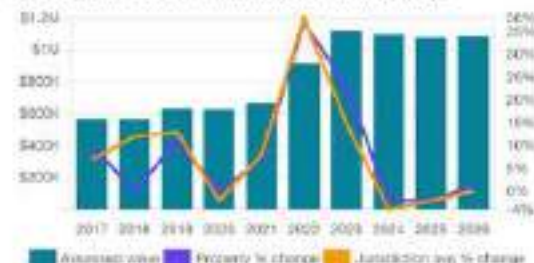
Land \$355,000

Buildings \$721,000

Property value history

2020	+1%	\$1,085,000
2025	-2%	\$1,076,000
2024	-2%	\$1,099,000
2023	+23%	\$1,119,000
2022	+37%	\$911,000

Property value and Duncan Rural Jurisdiction change



Property information

Year built	2010
Description	2 STY house - Semi-Custom
Bedrooms	3
Baths	3
Carports	
Garages	
Land size	4356 Sq Ft
First floor area	1,390
Second floor area	1,413
Basement finish area	
Stata area	
Building storeys	2
Gross leasable area	
Net leasable area	

Legal description and parcel ID

COWICHAN LAND DISTRICT, FORESHORE FRONTING ON COWICHAN BAY - PRIVATE MOORAGE, LEASE/PERMIT/LICENCE # V91925
PID:

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

PROPERTY NO-DISCLOSURE STATEMENT

DATE: July 14 2026

ADDRESS: 1781 Cowichan Bay Road Cowichan Bay BC V0R 1N1 (the "Property")

In lieu of a detailed Property Disclosure Statement, the Seller is not making any representations or warranties about the Property. The Seller is aware of their obligation to disclose any known latent defects.

SELLER'S STRONG UMR

SELLER'S SIGNATURE _____

SELLER'S SIGNATURE _____

Cheryl Patricia Henry
PRINT NAME

PRINT NAME _____

PRINT NAME

WITNESS

WITNESS

WITNESS

REALTORS DISCLOSURE OF MATERIAL LATENT DEFECTS

1781 COWICHAN BAY RD.

AuthentSign ID: 9C3D9F93-887F-F111-8337-00003A1E5FED



PAGE 1 of 2 PAGES

REALTORS® DISCLOSURE OF MATERIAL LATENT DEFECTS

ADDRESS: 1781 Cowichan Bay Road Cowichan Bay BC V0R 1N1 (the "Property")

DESIGNATED AGENT(S): Jeff Hunter

NAME OF BROKERAGE: Royal LePage Duncan Realty

DATE OF DISCLOSURE: July 14 2026

Section 59(2) of the Real Estate Services Rules (the "Rules") requires that a licensee who is providing trading services to a client who is disposing of real estate must disclose to all other parties to the trade promptly, but in any case before an agreement for the acquisition or disposition of the real estate is entered into, any Material Latent Defect in the real estate that is known to the licensee, unless the other parties have already received written disclosure of such Material Latent Defect from such client.

Section 59(3) of the Rules requires that if a client instructs a licensee to withhold disclosure required by section 59(2) of the Rules, the licensee must refuse to provide further trading services to or on behalf of that client in respect of the trade in real estate.

For the purpose of the Rules and this Form, a "Material Latent Defect" is defined as:

a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) *a defect that renders the real estate:*

(i) *dangerous or potentially dangerous to the occupants,*

(ii) *unfit for habitation, or*

(iii) *unfit for the purpose for which a party is acquiring it, if*

(A) *the party has made this purpose known to the licensee, or*

(B) *the licensee has otherwise become aware of this purpose;*

(b) *a defect that would involve great expense to remedy;*

(c) *a circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the client or the licensee, indicating that the circumstance must or should be remedied;*

(d) *a lack of appropriate municipal building and other permits respecting the real estate.*

As of the date hereof, the Designated Agent(s) know of the following Material Latent Defect(s) in respect of the Property:

No Known Material Latent Defects

AuthentSign
Jeff Hunter 07/14/26
REALTOR'S SIGNATURE

USE ADDITIONAL PAGE(S) IF NECESSARY.

Jeff Hunter
REALTOR'S NAME (PRINT)

BC 2009 JUL 2025

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AuthenticSign ID: 06306F93-887F-F111-8337-00003A1E5FED

PAGE 2 of 2 PAGES

REALTORS® DISCLOSURE OF MATERIAL LATENT DEFECTS

Seller Acknowledgement and Authorization:

The Seller acknowledges that they have disclosed to their REALTOR®, or their REALTOR® has identified, the Material Latent Defect(s) described in this Form. The Seller understands that, pursuant to the Rules, a licensee providing trading services to a seller must promptly disclose to all other parties to the trade - before an agreement for the acquisition or disposition is entered into - any Material Latent Defect known to the licensee, unless the other parties have already received written disclosure of the defect from the Seller. By signing below, the Seller authorizes their REALTOR® to disclose the information contained in this Form to prospective buyers and / or their representatives, as required under Section 59(2) of the Rules and, to the extent applicable, for the purpose of satisfying the Seller's legal disclosure obligations. Unless agreed to between the Seller and the Buyer or as otherwise required by law, the Seller does not commit to making any disclosure regarding the Property to the Buyer.

The Seller has been advised that the Designated Agent's obligations under the Rules to disclose Material Latent Defects set out above may differ from the Seller's disclosure obligations. If the Seller is unsure of their disclosure obligations, prior to signing this Form, they should speak with their Designated Agent or obtain independent legal advice.

 SELLER'S SIGNATURE	 SELLER'S SIGNATURE	 SELLER'S SIGNATURE	 SELLER'S SIGNATURE
Cheryl Patricia Henry SELLER'S NAME (PRINT)	SELLER'S NAME (PRINT)	SELLER'S NAME (PRINT)	SELLER'S NAME (PRINT)

THE UNDERSIGNED ACKNOWLEDGES THAT THEY HAVE RECEIVED THE DISCLOSURE SET OUT IN THIS FORM FOR THE PURPOSES SET OUT ABOVE.

 BUYER'S SIGNATURE	 BUYER'S SIGNATURE	 BUYER'S SIGNATURE
BUYER'S NAME (PRINT)	BUYER'S NAME (PRINT)	BUYER'S NAME (PRINT)

*PREC represents Personal Real Estate Corporation

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BC 2009 JUL 2025

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LOCAL REGIONAL AUTHORITIES

MID-ISLAND



FOR YOUR PROTECTION

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

Cowichan Valley Regional District

175 Ingram St. Duncan, BC V9L 1N8

Phone 250-746-2500

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

Email: ds@cvrd.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

Municipality of North Cowichan

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

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

Town of Ladysmith

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

Fax: 250-245-6411

Email: info@ladysmith.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6

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

Phone: (250) 754-4251

LOCAL REGIONAL AUTHORITIES

MID-ISLAND



Town of Lake Cowichan

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

Phone: 250-749-6681

Fax: 250-749-3900

District of Ucuelet

200 Main Street, Ucluelet, BC V0R 3A0

Phone: 250-726-7744

Fax: 250-726-7335

Email: info@ucuelet.ca

Regional District of Nanaimo

6300 Hammond Bay Rd. Nanaimo V9T6N2

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

City of Parksville

100 Jensen Avenue East, Parksville, BC V9P 2H3

Hours: Monday – Friday 8:00 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

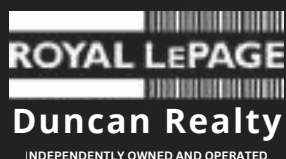
(250) 815-0882

jeff@jeffhunterrealty.com

Royal LePage Duncan Realty

371 Festubert Street

Duncan, BC V9L 3T1



INDEPENDENTLY OWNED AND OPERATED

