



INFORMATION PACKAGE



The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification



COVID SHOWING PROTOCOLS

HELLO! Thank you for showing our listing. Following are the showing protocols for viewing The Agency's occupied listings. These are for the safety of our clients, tenants, you and your client's, as well as the agents and clients that may follow you to view the property.

PLEASE TAKE THEM SERIOUSLY, WE DO!

If you are not well, have been out of the country in the past 3 weeks, have been in the company of anyone returning from high risk locations or diagnosed with Covid 19 in the past 3 weeks, we would ask that you NOT enter/show this home for the safety of all concerned.

We are all professionals and as such we are confident that you will have initiated your own methods. What follows is what we have told our clients will happen when their house is shown, so we are all relying on you to stick to the plan. You should have your own sanitizing wipes, new unused disposable one-time use surgical gloves (do NOT use reusable gloves like garden gloves etc.). Gloves should be put on immediately prior to entering the home, do not put them on then go and touch your car etc. as it will defeat the purpose of having new gloves on.

Arrival & Viewing

- There will be no feature sheets in the house, please download the electronic version for your clients.
- You and your clients are not to touch ANYTHING in the house. This includes leaning against walls etc. It is straight up, hands in pockets for the clients.
- If anything needs to be opened or touched, it should only be the agent touching it, if you do touch something or your client inadvertently touches anything, ensure it is wiped down with sanitizing wipes.
- Our clients will have sanitized/cleaned the doorknobs and handles for the main entry door, railings and access doors to outside. It is preferred (if possible) if you view the outside by going back out the main entry door and walking around the property as opposed to opening other doors to go outside. Our goal is to have the least amount of contact touch points in the house as possible to reduce risk.
- All of all the necessary doors, cupboards, closets will be open so there will be easy access to view inside. Not all of the kitchen cupboards will be open, but there will be a sufficient number for you to get the idea of what is there.
- The lights will be on, please leave them on to avoid touching the switches.
- Agents and client must stay together at all times.
- Please DO NOT bring any children to the showing. We would prefer that not more than two adults attend the showing.

The Agency

Cowichan Office: +1 (250) 710 8779 Email: brian.danyliw@TheAgencyRE.com Web: TheAgencyRE.com/bc



- Please do not try to operate ANY mechanical devices including fireplaces, garage remotes, climate controls, ceiling fans or anything else. The operational condition will be verified during a building inspection if you make an offer on the property.
- Please do not use the bathrooms. If it is unavoidable, please let us know after the showing so we can advise our clients and they can take the necessary steps they feel are in order.

Departure

- When you have finished viewing the home please do not linger inside for discussions.
- Please use sanitizing wipes on the inside and outside of the doorknob and wipe down the lock box.
- Please take any gloves or sanitizing wipes you have used with you when you leave and dispose of them in a safe manner. Do not leave them in the home.

Thank you for viewing the property and helping us keep our clients, you and your clients safe, and those who follow you safe!

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Special Features – 3605 Spyglass Hill

Location/Property

- Arbutus Ridge gated community
- Panoramic view of mountains and ocean
- 20 minutes to Downtown Duncan
- 10 minutes to Cowichan Bay
- Restaurants, shopping, medical building all minutes away

Main Floor

- 2955 sq. ft. finished.
- Gas fireplace to keep you cozy
- Living room with beautiful mountain and ocean view
- Vaulted ceiling
- 4-piece bathroom
- Large dining room, great for entertaining
- Large deck with mountain and ocean view
- Large primary bedroom
- Elegant ensuite with tub and tiled walk in shower &
- Second bathroom with tiled walk in shower
- Large walk in closet
- Laundry
- Office
- Second bedroom with ensuite

Kitchen

- Custom kitchen
- Granite counters with double sink
- Huge island
- Beautiful views
- Wine Fridge
- Double sink
- Access to deck for outdoor dining



Special Features – 3605 Spyglass Hill

Lower Floor

- 3669 sq. ft
- Large family room with kitchenette
- Built-in desk
- Large bedroom with 4- piece ensuite
- 2- piece bathroom
- Extra Storage
- Second laundry area
- Wine Cellar

Basement

- 1657 sq. ft
- Large storage room unfinished
- Workshop unfinished access to outside

Others

- 2 car garage
- Built in vacuum
- Courtyard Entrance
- 50+ community
- Community dock, gym tennis and outdoor pool
- 24- security



3605 Spyglass Hill, Cobble Hill

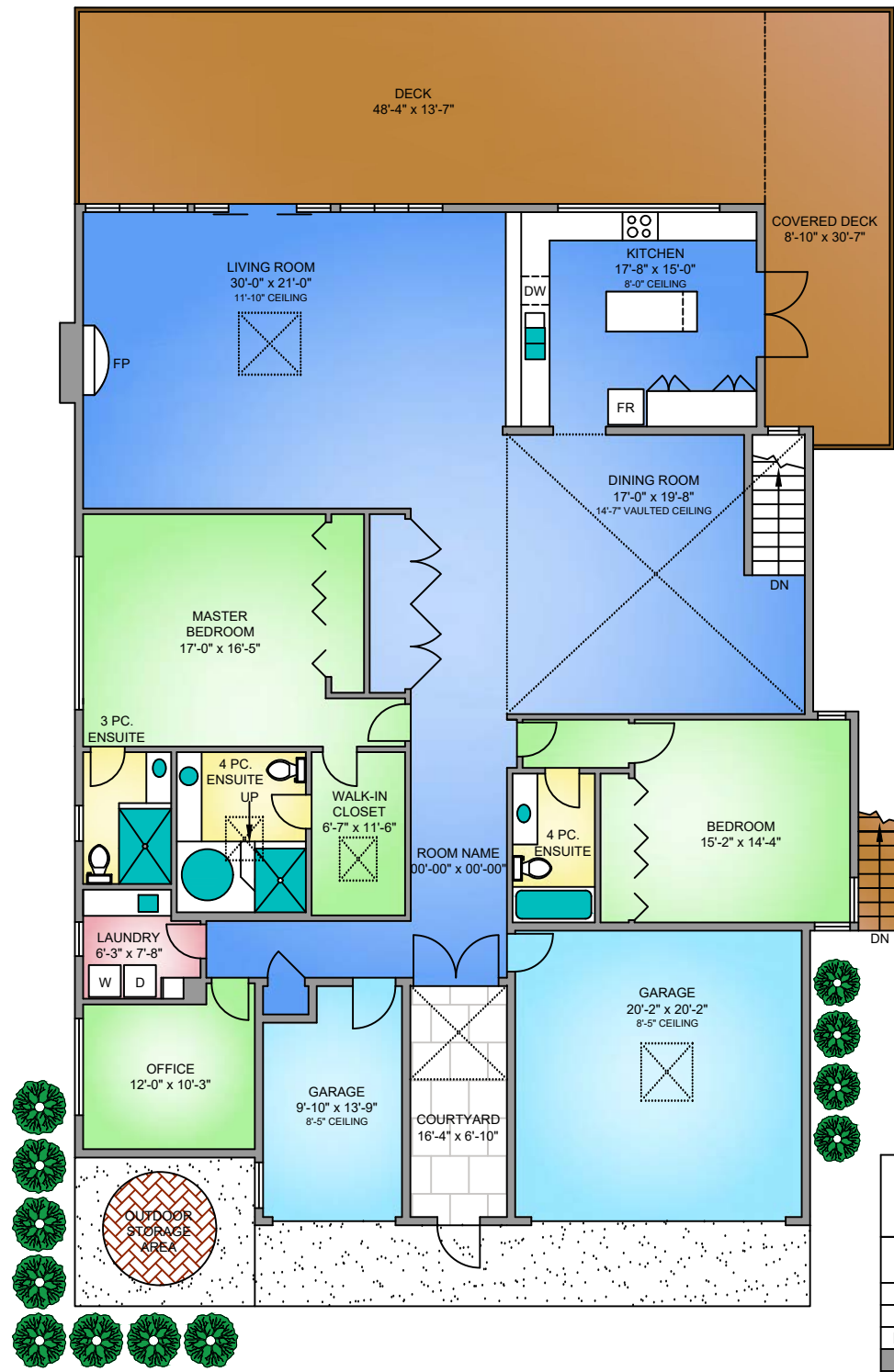
Legal:	Strata Lot 255, Plan VIS1601, Section 13, Range 10, Shawnigan Land District, (PHASE 8), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1		
PID:	014-262-631		
Price:	\$1,950,000	Listing No.:	L21-24
Taxes (Year):	\$6507 (2020)	Title:	Freehold/Strata
Strata Fee:	\$411	Year of fee:	2021
Zoning:	CD-1	Zoning Type:	Residential
Lot Size:	0.23 Acres	Year Built:	1989
Total Area:	8281 sq.ft.	Finished Area:	6624 sq.ft.
Style:	West Coast	No. of Floors:	3
Bedrooms:	3	Bathrooms:	5
Construction:	Wood Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Stucco
Water:	Municipal	Sewer:	Connected
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Hot water	Fuel:	Natural Gas
No. of Fireplaces:	1	Fireplace Fuel Type:	Gas
Roofing Material:	Membrane	Roof Age:	N/A
Garage:	3	Additional Parking:	Yes
Windows:	Thermo	In Ground Sprinkler:	Yes
RV Parking:	N/A	Outbuildings:	N/A
Pool:	N/A	Hot Tub:	N/A
Built In Vacuum:	YES	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes!

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3605 Spyglass Hill, Cobble Hill

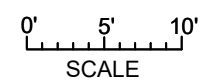
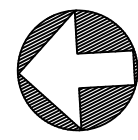
Home Warranty:	N/A	Views:	Ocean/Mountain
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MAIN FLOOR 2955 SQ. FT.

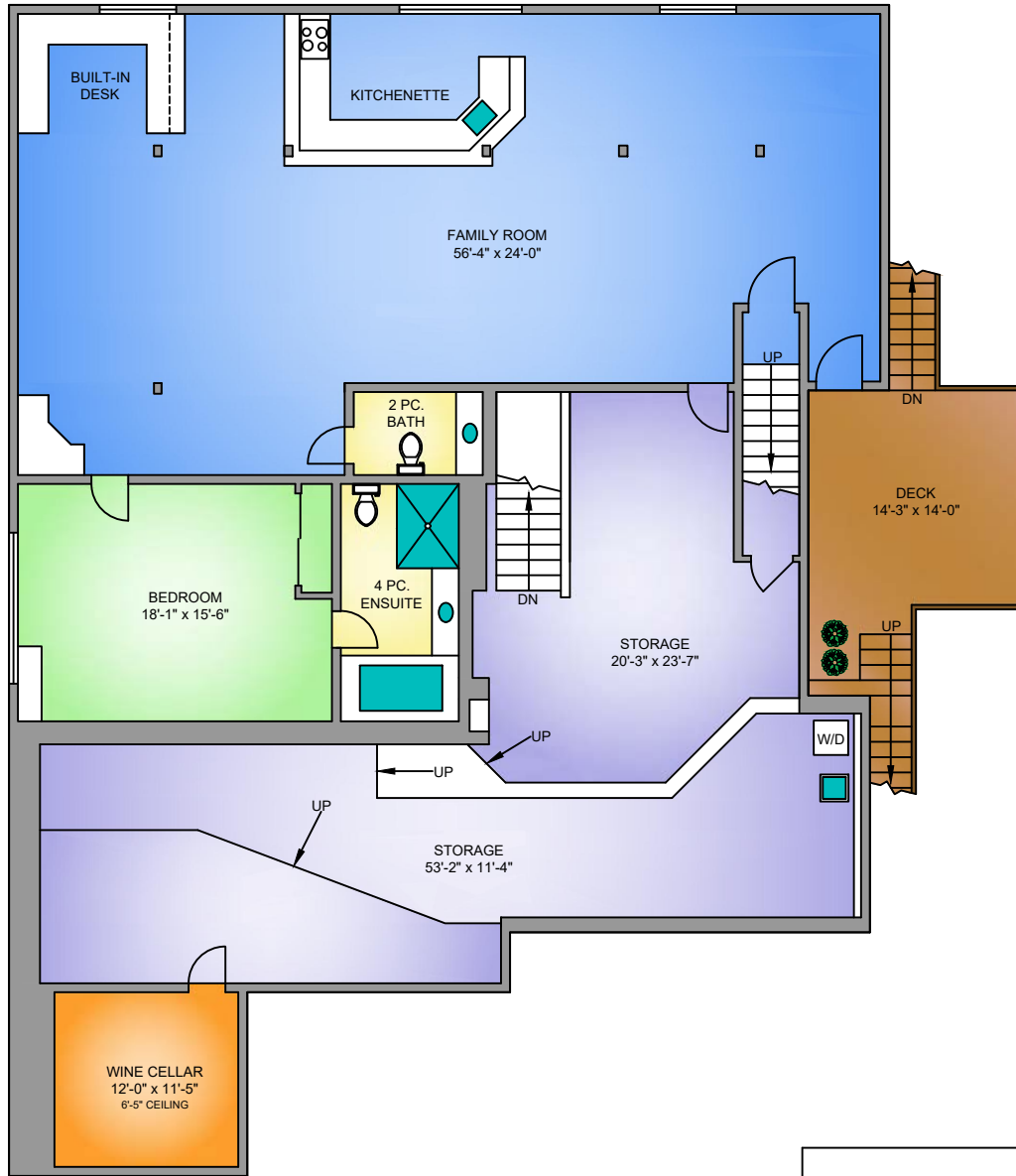
8'-0" - 14'-7" CEILING HEIGHT

NORTH



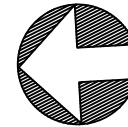
250-217-4095
kobus@propermeasure.com
www.propermeasurecowichan.com

3605 SPYGLASS HILL SEPTEMBER 12, 2019 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.						
FLOOR	TOTAL	AREA (SQ. FT.)				
		FINISHED	UNFINISHED	CRAWLSPACE	GARAGE	DECK / PATIO
MAIN	2955	2955	-	-	609	920
LOWER	3669	3669	-	-	-	192
BASEMENT	1657	-	1657	178	-	-
TOTAL	8281	6624	1657	178	609	1112



LOWER FLOOR
3669 SQ. FT.
 8'-0" CEILING HEIGHT

NORTH



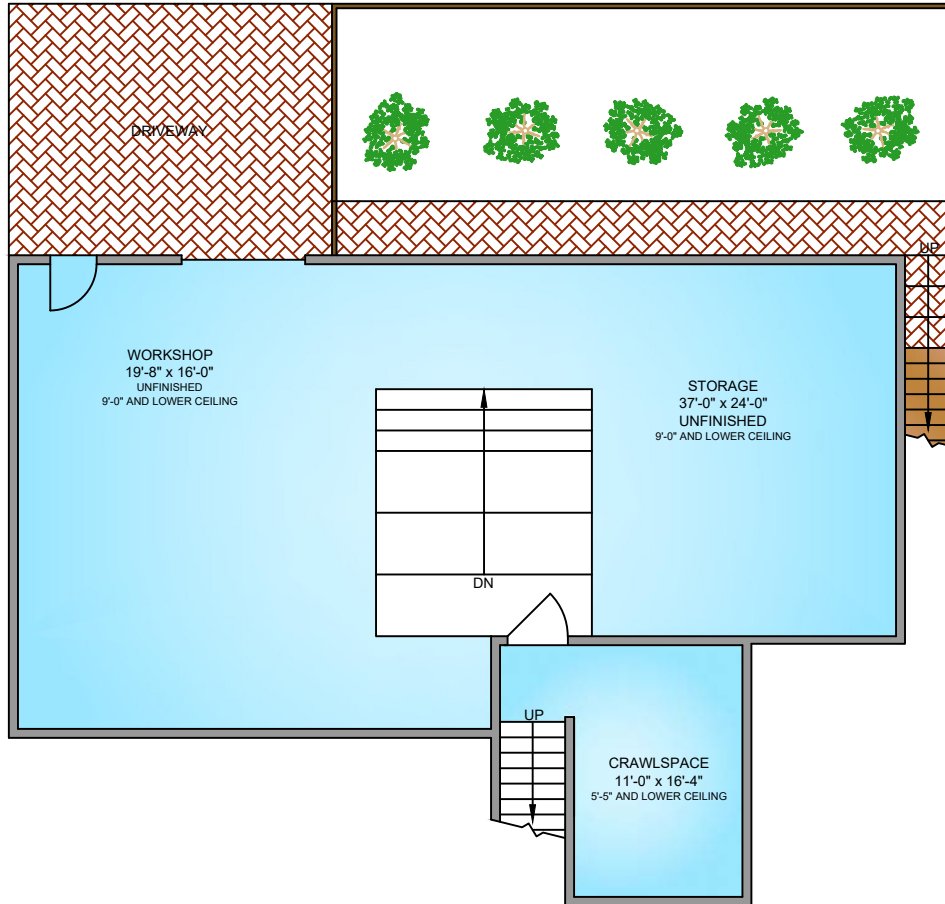
0' 5' 10'
 SCALE



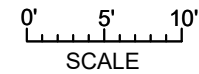
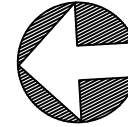
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BASEMENT
1657 UNFIN. SQ. FT.
 9'-0" AND LOWER CEILING HEIGHT

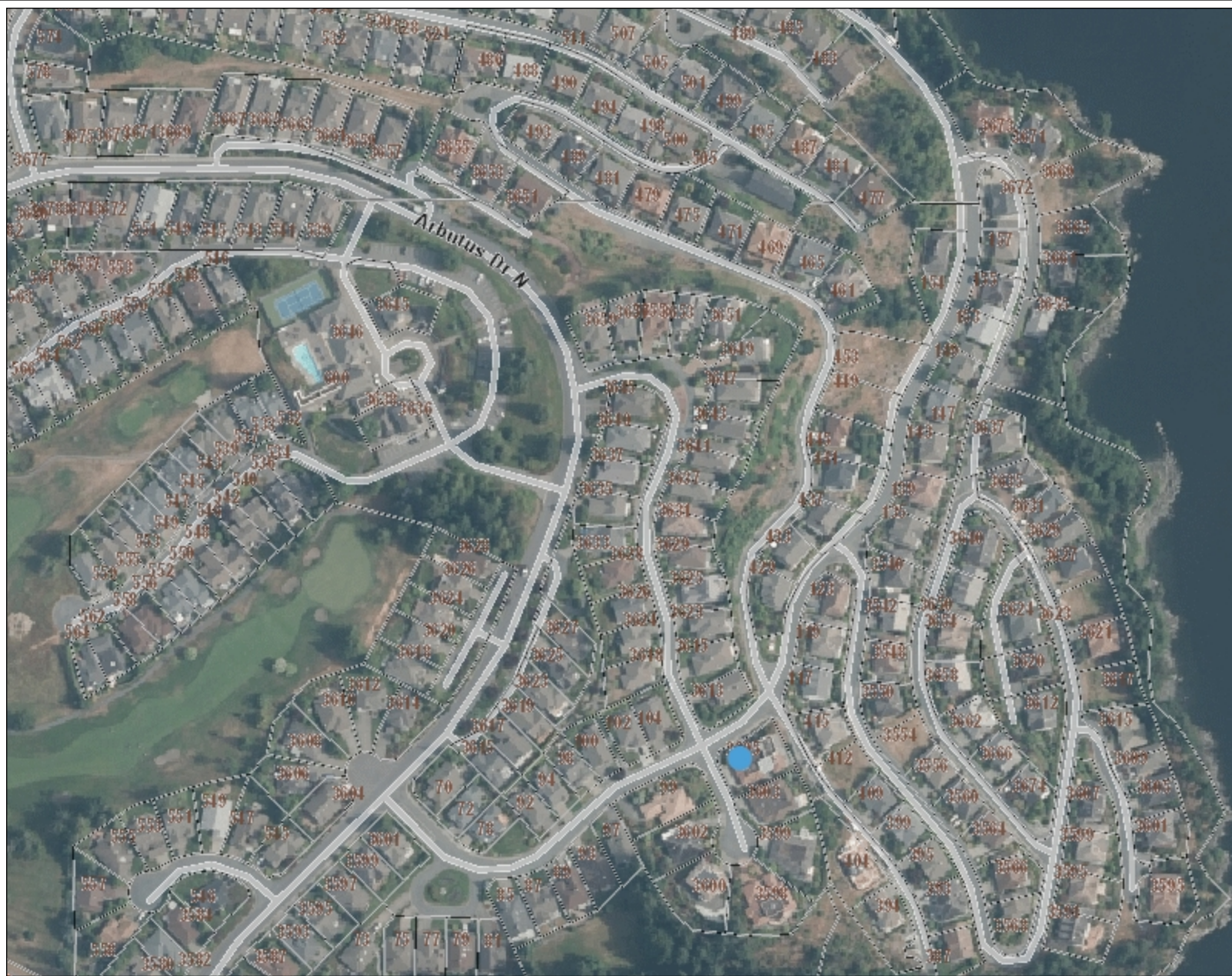


NORTH



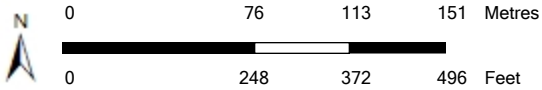
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Legend

■ Parks

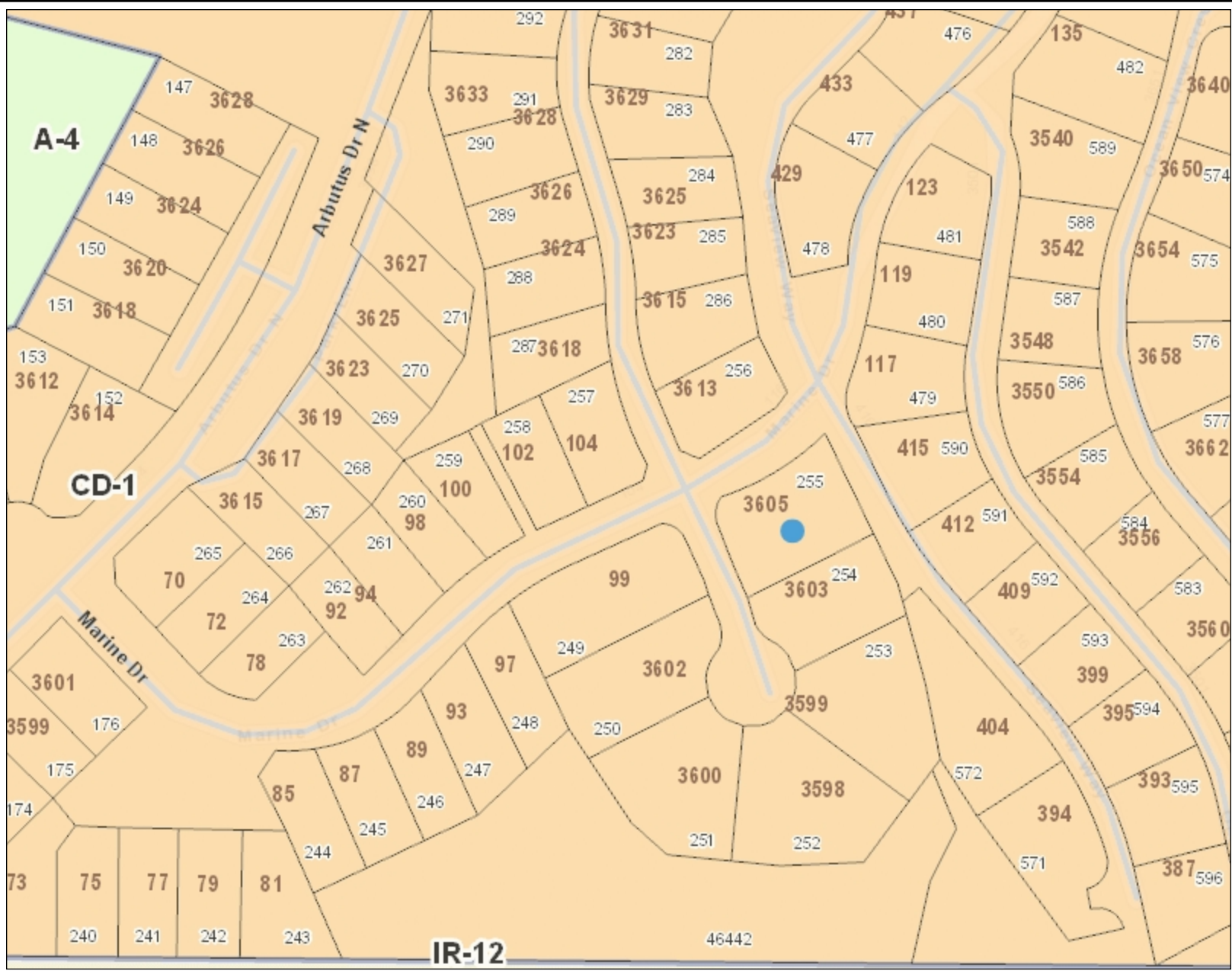


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

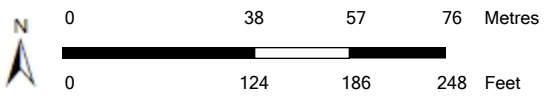
THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Cowichan Valley Regional District





- ### Legend
- Parks
 - Zoning Colour**
 - AGRICULTURAL
 - COMMERCIAL
 - FIRST NATIONS
 - FORESTRY
 - INDUSTRIAL
 - NORTH COWICHAN
 - PARKS AND INSTITUTIONAL
 - ISLAND
 - MIXED USE
 - RESIDENTIAL
 - TRANSPORTATION
 - UTILITY
 - WATER



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11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-1 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the CD-1 Zone:

- a. Single family dwelling;
- b. Community service facilities, limited to a maximum total land area of 2.5 hectares within the CD-1 Zone;
- c. Private utility/property maintenance yard and non-commercial RV/boat storage area.

2. Minimum Areas and Contiguity Required for Certain Uses

In the CD-1 Zone, not less than 2.4 hectares shall be set aside for the permitted use 11.1.1.b, and not less than 0.82 hectares shall be set aside for permitted use 11.1.1.c; and each of uses 11.1.1.b and 11.1.1.c, and not more than one separate contiguous block of land shall be set aside for each.

3. Parcel Coverage Limit

The limit to parcel coverage in the CD-1 Zone is 50 percent for buildings and structures.

4. Building Height

In the CD-1 Zone, the following height regulations apply:

- a. The height of all residential buildings and structures shall not exceed 7.5 metres, and the height of all community service buildings shall not exceed 10 metres.
- b. Where the elevation of the centerline of a road is above the average elevation of the natural grade of the parcel, the building height as specified in Section 11.1.4(a) may be increased by the vertical distance between the natural grade and the street curb level, to a maximum additional height of 3 metres.

5. Setbacks

The following minimum setbacks for buildings and structures apply in the CD-1 Zone:

Type of Parcel Line	Residential Use	Accessory Use
Front parcel line	6 metres	6 metres
Interior side parcel line	2 metres from one side parcel line and 1.4 m from the other	1.5 metres from one side parcel line and 0 m from the other
Exterior side parcel line	4.5 metres	4.5 metres
Exterior side (strata lots only)	3 metres	3 metres
Rear parcel line	4.5 metres	4.5 metres

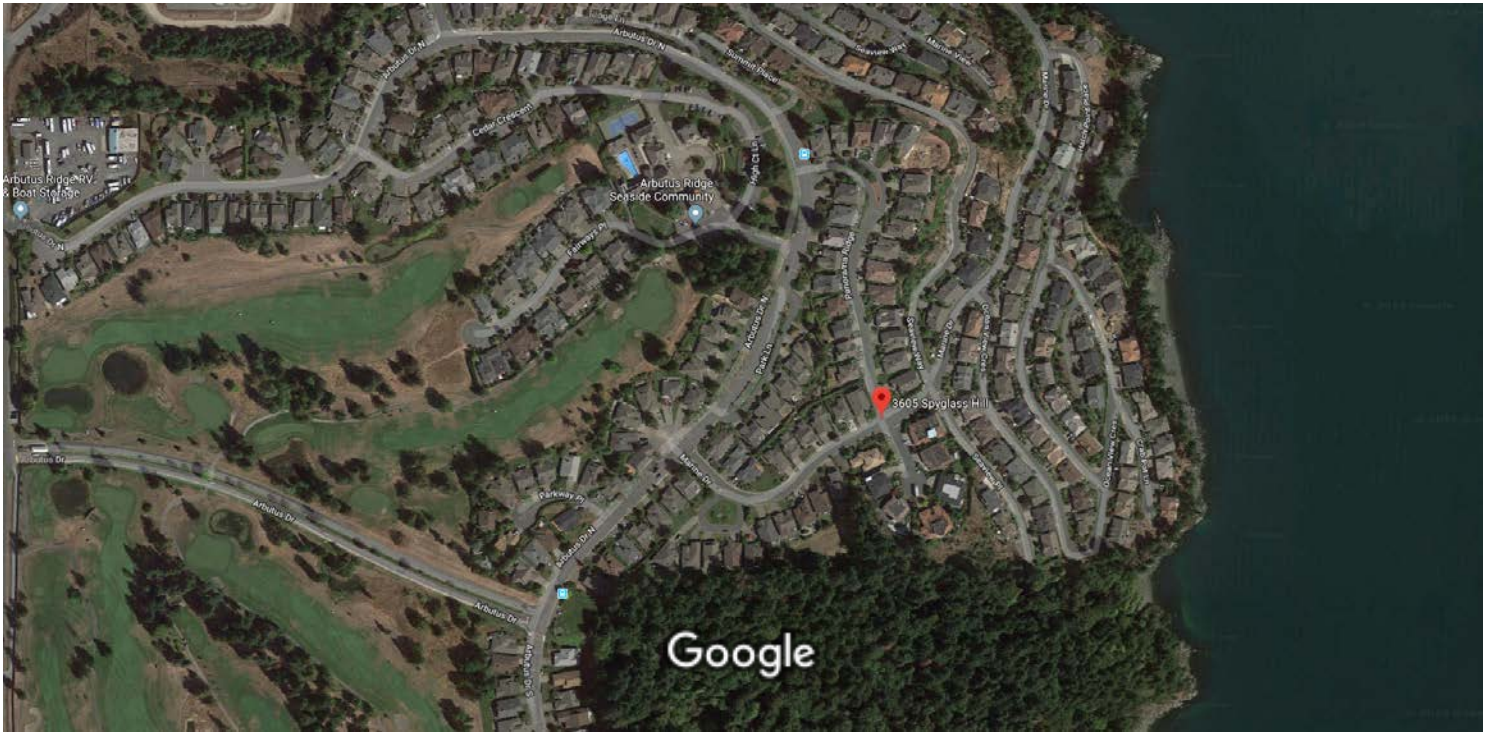
6. Minimum Parcel Size


The minimum parcel size in the CD-1 Zone is 900 m² for residential uses.

7. Residential Density

Notwithstanding the minimum parcel size in Section 11.1.6 above, the total number of single family residential parcels and single family dwelling units in the entire CD-1 Zone shall not be greater than 646.

Google Maps 3605 Spyglass Hill



Imagery ©2019 Google, Imagery ©2019 IMTCAN, Maxar Technologies, USDA Farm Service Agency, Map data ©2019 50 m 



3605 Spyglass Hill

Cobble Hill, BC V0R 1L1



Directions



Save



Nearby



Send to your phone



Share

ARBUTUS RIDGE - Frequently Asked Questions

1. Where is Arbutus Ridge located?

- On the protected east side of southern Vancouver Island, in the Cowichan Valley, overlooking the Salish Sea, Satellite Channel, Salt Spring Island & the Saanich Peninsula.
- Victoria - 45 min. Victoria Airport/Ferries - 1 hr. Nanaimo Airport - 50 min./Ferries - 1 hr.

2. What makes Arbutus Ridge special?

- It is a beautiful seaside community noted as one of Canada's finest for active adults 50+
- You will find a **sense of community** where you will **easily make many friends**
- There is a network of waterfront walking paths, sidewalk trails, parks and ocean views
- The community surrounds the privately owned 18-hole Arbutus Ridge Golf Course
- 24-hour security – no break-in in the history of the community

3. What is the weather like at Arbutus Ridge?

- Climate Warm micro climate enabling palm trees to grow.
- Temperature Canada's warmest year-round temperature
"Cowichan", from a First Nations' word, means "Warm Land"
- Sunshine Victoria has 308 days of sunshine.
- Rain Victoria has 1/3 less rain than Vancouver, Montreal and New York City and Arbutus Ridge gets less rain than that
- Winter Usually above 0 C. (Averages around 6 C.) There may be one or two small snowfalls which usually melt the next day.

4. Where do I find groceries and other services?

Groceries, Gifts, Liquor, Paint, Clothing, Pizza, Gifts, Restaurant etc.	Mill Bay Centre 10 min.; Valleyview Centre 5 min.
Lawyer, Accountant, Banks, Library	Mill Bay Centre 10 min.; Duncan 20 min.
Stores/Services/ Big Box Stores	Duncan 20 min.; Langford 30 min.; Victoria 45 min.
Airports/Ferries/Sea Planes	Victoria 1 hr.; Nanaimo 1 hr.
Bus - BC Transit (local)	Arbutus Ridge to Mill Bay Centre, Valleyview Centre, Shawnigan Lake and Duncan

5. How close are the medical facilities to Arbutus Ridge?

- Ambulances 15 min.
- Hospitals Duncan 20 min.; Victoria 35 min.
- Medical Doctors, Dentists, Physiotherapists, Lab, X-Ray, Audiologists, Optometrists
5-15 min.

Arbutus Ridge – Frequently Asked Questions cont'd.

6. What is a Bare Land Strata?

Residents own their land and home and are responsible for maintaining any structure as well as the property. They have shared ownership and maintenance of common areas such as Roads, Marine Facility, Activity Centre, RV Centre and other facilities such as Pool, Tennis Courts, Parkland, etc.

Arbutus Ridge is a Strata Plan administered by the Strata Property Act of British Columbia.

- Council consists of 7 elected members who are residents who volunteer to serve
- Paid employees consist of a manager as well as office, maintenance and security staff
- Common sense Rules and By-Laws, in no way restrictive, protect the lifestyle and beauty of the community

Fees

\$370.67. per month (\$390.67) per month for 23 homes on the watercourse)

The fee is the same for each strata lot regardless of the size of the home.

Fees cover costs for staff and all services including water, sewer, security, garbage and all the amenities.

A Contingency Reserve Fund, an up-to-date Depreciation Report and a Repair and Replacement Fund are in place as required by the Strata Act. Additional funding for major upgrades is voted on by the residents at an Annual General Meeting.

7. How many people are allowed per home and what age is allowed?

Two people are allowed per home one of whom must be 50 years old.

8. Can I have visitors?

Visitors, including grandchildren, are welcome for up to 30 days per person per calendar year.

9. Can I have pets?

One dog or one cat are allowed. If new residents arrive with two pets they may keep them until one passes away.

10. Is High Speed Internet available?

Yes. Shaw, Telus and Bell have high speed internet and cable/satellite services available. Free Wi-Fi Service is available at the Security Gates, Cafe and in the Village Centre.

11. What are the demographics of Arbutus Ridge?

40% of the residents are between 50-60 years. Many are still working.

Arbutus Ridge – Frequently Asked Questions cont’d.

12. What are the amenities?

- Seasonal pool
- Year-round hot tub
- Tennis court
- Fitness centre
- Marine facility - moor for 6 days on/3 days off -after 6 days \$.75 /foot/day
- RV and boat storage - \$.48/foot/month
- Multi-purpose centre with Games Room, Craft Room with kiln, Library, Woodworking Shop, Meeting Rooms, Hairdresser, Café
- 40 clubs and activities – some have small fees of \$10 - \$20/year

13. What are the Clubs and Activities at Arbutus Ridge?

Onsite

Art	Kayaking
Ballroom Dancing	Knitting
Bible Babes	Library
Billiards/Pea Pool	Mah Jongg
Bingo	Motor Biking - informal groups
Boating	Music - choir
Book Clubs	Performing Arts
Bridge – Duplicate, Ladies, Mixed	Poker
Carpet Bowling	Quilting
Ceramics	Sewing
Crafts	Snooker - Ladies
Cribbage	Swimming
Cycling - informal groups	Table Tennis
Dog Club	Tennis - Outdoors
Fishing - Salmon, Ling Cod, Chum, Prawns, Crabs	Wine Club
Fitness	Women’s Circle Discussion Group
Glassworks	Woodcarving
Hiking - Ramblers	Woodworking

Offsite

Curling
Golf
Pickleball
Tennis - indoors and outdoors

Arbutus Ridge – Frequently Asked Questions cont’d.

14. What attractions and activities are close to Arbutus Ridge?

Attractions	15 Wineries, Kinsol Trestle, Trans Canada Trail etc.
Parks	Manley Park, Ocean trail in front of Arbutus Ridge
Wildlife	
Whale Watching	Sometimes in front of Arbutus Ridge or by taking a tour at Cowichan Bay
Seals, Sea Lions, Bald Eagles	Arbutus Ridge
Cultural	
Performing Arts Theatres	Duncan, Chemainus and Victoria
Symphony	Victoria
Opera	Metropolitan Opera Live on screen in Duncan
Art Galleries, Historic Sites	Nearby
Sports	
Golf (Year-Round)	Arbutus Ridge Golf Course
Tennis	Indoors at Bubble at Arbutus Ridge Golf Course Outdoors - Kerry Park Recreation Centre - 5 min.
Pickleball	Kerry Park Curling Rink- 5 min., Duncan Recreation Centre- 20 min., Chemainus outdoor courts - 30 min.
Curling	Kerry Park Recreation Centre – 5 min. Duncan - 20 min
Fitness	Fitness Centre at Valleyview Centre - 5 min.
Swimming	Duncan Recreation Centre - 20 min.
Skating	Duncan Recreation Centre - 20 min.
Skiing	Mount Washington 2.5 hrs.
Hiking	Everywhere
Kayaking/Canoeing	Cowichan Bay
Boating/Marinas	Mill Bay, Genoa Bay, Maple Bay
Fishing	Salmon, Ling Cod, Chum, Crabs, and Prawns

15. Is the Arbutus Ridge Golf Course part of the Arbutus Ridge Community?

While the golf course winds through part of our community, it is a separate legal entity.

For golf information go to: http://www.golfbc.com/courses/arbutus_ridge

16. Does an Arbutus Ridge resident get a discount rate to golf at the Arbutus Ridge Golf Course?

No. But there are numerous discount packages available, depending on the frequency and time when you wish to play.

Arbutus Ridge – Frequently Asked Questions cont’d.

17. What type of homes can I find at Arbutus Ridge?

Total: 646 homes/lots (1060 residents) - 148 acres of waterfront landscape and forested areas

Size: 1,000 to 6,500 sq. ft.

Style: One-level patio homes to multi-level homes – from \$400,000 to over \$1,000,000

Lots: Check for availability

18. Can I rent a home at Arbutus Ridge?

Yes. Owners can rent for a minimum of 1 month and a maximum of 6 months.

One renter must be over 50 years. Renters may use all of the Arbutus Ridge facilities

19. How do I view homes/lots for sale or for rent in Arbutus Ridge?

Go to the Arbutus Ridge website at www.arbutusridge.ca and click on “Real Estate”.

Since this is a gated community, it is recommended that you call the realtor of your choice to make an appointment prior to arriving.

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

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
_____ yr. _____ 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 all relevant 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. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's 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 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 on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on 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 on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's 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 the seller's 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 RESIDENTIAL



Date of disclosure: September 3, 2019

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 3605 SPYGLASS HILL
COBBLE HILL, BC VOR1L1 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on 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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		SL		
B. Are you aware of any existing tenancies, written or oral?		SL		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		SL		
D. Is there a survey certificate available?			SL	
E. Are you aware of any current or pending local improvement levies/charges?		SL		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		SL		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	SL			
B. Are you aware of any problems with the water system?				SL
C. Are records available regarding the quantity of the water available?				SL
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	SL			
E. Are you aware of any problems with the sanitary sewer system?				SL
F. Are there any current service contracts; (i.e., septic removal or maintenance)?				SL
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				SL
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	SL			
B. To the best of your knowledge, is the ceiling insulated?	SL			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		SL		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			SL	
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>			SL	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		SL		
G. Are you aware of any structural problems with any of the buildings?		SL		
H. Are you aware of any additions or alterations made in the last sixty days?		SL		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		SL		

SL

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3605 SPYGLASS HILL

COBBLE HILL, BC V0R1L1

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		SC		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		SC		
L. Are you aware of any damage due to wind, fire or water?		SC		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		SC		
N. Are you aware of any problems with the electrical or gas system?		SC		
O. Are you aware of any problems with the plumbing system?		SC		
P. Are you aware of any problems with the swimming pool and/or hot tub?				SC
Q. Do the Premises contain unauthorized accommodation?		SC		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	SC			
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		SC		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lims.bchousing.org/LIMSPortal/registry/Newhomes/)		SC		
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? _____		SC		
4. GENERAL				
A. Are you aware if the Premises has been used to grow marijuana (other than as permitted by law) or to manufacture illegal substances?		SC		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		SC		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		SC		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means 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

SC

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 3605 SPYGLASS HILL

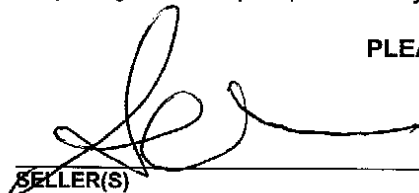
COBBLE HILL, BC V0R1L1

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

3 R. ALARM MONITORED BY PRUD'S.

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



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 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.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

STRATA TITLE PROPERTIES

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
_____ yr. _____ 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 all relevant 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. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the Unit.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES:

The buyer must still make the buyer’s 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 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 on the disclosure statement or on an inspection report.

SIX IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on 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 the buyer’s 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 the seller’s 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

STRATA TITLE PROPERTIES



Date of disclosure: September 3, 2019

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 3605 SPYGLASS HILL COBBLE HILL, BC V0R1L1 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) Barn(s) Shed(s)
 Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on 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. "Unit" is defined as the living space, including related 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.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		SL		
B. Are you aware of any existing tenancies, written or oral?		SL		
C. Are you aware of any current or pending local improvement levies/charges?		SL		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		SL		
2. SERVICES				
A. Are you aware of any problems with the water system?		SL		
B. Are you aware of any problems with the sanitary sewer system?		SL		
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?			SL	
B. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>			SL	
C. (i) Has this Unit been previously occupied?	SL			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		SL		
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?	SL			
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		SL		
F. Are you aware of any structural problems with any of the buildings in the Development?		SL		
G. Are you aware of any problems with the heating and/or central air conditioning system?		SL		
H. Are you aware of any damage due to wind, fire or water?		SL		
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		SL		
J. Are you aware of any leakage or unrepaired damage?		SL		
K. Are you aware of any problems with the electrical or gas system?		SL		
L. Are you aware of any problems with the plumbing system?		SL		
M. Are you aware of any pet restrictions? <u>SEE BYLAWS.</u>	SL			

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INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3605 SPYGLASS HILL

COBBLE HILL, BC

VOR1L1

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions? <i>SEE BYLAWS</i>	<i>SL</i>			
O. Are you aware of any age restrictions?	<i>SL</i>			
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments. <i>SEE BYLAWS</i>	<i>SL</i>			
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____		<i>SL</i>		
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____		<i>SL</i>		
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?		<i>SL</i>		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		<i>SL</i>		
U. Are you aware of any problems with the swimming pool and/or hot tub?				<i>SL</i>
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		<i>SL</i>		
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?			<i>SL</i>	
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<i>SL</i>		
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lms.bchousing.org/LIMSPortal/registry/Newhomes/)		<i>SL</i>		
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? _____		<i>SL</i>		
AA. Nature of Interest/Ownership: Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed, Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws	<input checked="" type="checkbox"/>			
Rules/Regulations	<input checked="" type="checkbox"/>			
Year-to-date Financial Statements	<input checked="" type="checkbox"/>			
Current Year's Operating Budget	<input checked="" type="checkbox"/>			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	<input checked="" type="checkbox"/>			
Engineer's Report and/or Building Envelope Assessment		<input checked="" type="checkbox"/>		
Strata Plan	<input checked="" type="checkbox"/>			
Depreciation Report	<input checked="" type="checkbox"/>			
Reserve Fund Study	<input checked="" type="checkbox"/>			
EE. What is the monthly strata fee? \$ 371.00				

SL [] [] [] []

INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3605 SPYGLASS HILL

COBBLE HILL, BC

V0R1L1

3. BUILDING Respecting the Unit and Common Property. (continued)									
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	SL				Recreation?		SL		
Heat?		SL			Cable?		SL		
Hot Water?		SL			Gardening?		SL		
Gas Fireplace?		SL			Caretaker		SL		
Garbage?	SL				Water?	SL			
Sewer?	SL				Other?				

FF. (i) Number of Unit parking stalls _____ included 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?

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used to grow marijuana (other than as permitted by law) or to manufacture illegal substances?		SL		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		SL		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		SL		

For the purposes of Clause 4. B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means 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

SL

INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3605 SPYGLASS HILL

COBBLE HILL, BC

V0R1L1

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

3 D. ALARM SYSTEM BY PRICE'S ALARMS.

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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 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)

The seller and the buyer understand that neither the listing nor selling brokerages or 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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Local & Regional Authorities

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

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 Ucluelet

200 Main Street, Ucluelet, BC V0R 3A0
Phone: 250-726-7744
Fax: 250-726-7335
Email: info@ucuelet.ca

City of Nanaimo

455 Wallace Street, Nanaimo, BC V9R 5J6
Hours Monday – Friday 8:30 am - 4:30 pm
Phone: (250) 754-4251

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



Appraisers & Home Inspectors

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: 250.245.7502
Email: info@bensonappraisals.ca
Address: #107-30 Cavan Street Nanaimo, BC, V9R 6K3

Home Inspectors

Falcon Home Inspections
Pierce Bowie
Phone: 778.708.5085
Address: 6348 Herons Pl Duncan, BC,
Canada V9L 6Z3 Email:
info@falconhomeinspections.ca
Web: <http://www.falconhomeinspections.ca>

Canadian Residential Inspection
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
marooned@island.net
www.rockridgeinc.com

Lewkowich Engineering - Hazmat Testing
Suite A-2569 Kenworth Road
Nanaimo, BC V9T 3M4
Tel: 250.756.0355
Fax: 250.756.3831

Demxx - Demolition

1688 Alberni Hwy.
P.O. Box 764 Coombs, B.C. V0R
1M0 Phone - 250.954.0296
alan@demxx.com

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