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INTERNATIONAL REALTY



6672 MARTIN ROAD ROAD, MAPLE BAY, BC

4 BED 5 BATH 4,007 SQ.FT.

BRIAN DANYLIW

Personal Real Estate Corporation

Brian Danyliw
REALTOR

Welcome and thank you for taking the time to view this property. This information book is provided to assist you with questions you may have.



Brian Danyliw
REALTOR

brian.danyliw@sothebysrealty.ca

c 250.710.6844

o 250.380.3933

Personal Real Estate Corporation

The enclosed information is from sources deemed reliable, but it should not be relied upon without independent verification by the purchaser and their advisors.



Special Features – 6672 Martin Road, Duncan

Property & Miscellaneous

- 2 Acres – fully fenced
- Remote-controlled power entry gates
- In-ground irrigation
- Deer fencing
- 2-stall barn with hay storage and equipment room
- 2-car carport with workshop and bathroom
- 2021 heat pump with air handler
- Double hot water tanks (separate for in-law suite)
- Central vacuum
- Recessed lighting

Main Floor

- 2,003 sq. ft
- Beautifully updated
- Spacious living room
- Family room with 2021 Pacific Energy woodstove
- Dining room adjacent to the living room
- Large Kitchen
- Large laundry room with built-in storage, sink, front load washing machine with double washer capability.

Kitchen

- Large open kitchen with island
- Gas range
- Wine fridge
- Walk-in pantry
- Granite countertops
- Stainless steel appliances
- Open concept with easy flow to living spaces and outdoors

Suite Wing

- Morning kitchen with built-in antique cabinet and full size fridge
- Living room with electric fireplace
- One bedroom with 2-piece ensuite

Cell: +1 250.710.6844 Email: brian.danyliw@sothebysrealty.ca Web: luxuryhomesinbc.com



Special Features – 6672 Martin Road, Duncan

Upper Floor

- 1,704 sq. ft.
- 2 spacious bedrooms that can accommodate king size beds
- 5-piece bath with dual sinks, huge tub and walk-in shower
- Cozy reading nook
- Fir floors

Primary Bedroom

- Generously sized room with built-in headboard
- Built-in electric fireplace
- Full-sized sliding glass door for fresh air
- Dressing room with built-in clothing cabinets
- Beautiful ensuite with a double sink vanity, heated floors, walk-in shower & pedestal tub
- Lovely west-facing views of the vineyard & mountains

Gardens

- Well-stocked perennial gardens
- Drip irrigation to flower & vegetable beds
- Raised kitchen garden beds
- Soft fruits – raspberries, blueberries, hasps, jostaberries & grape vines
- Espalier apple trees, pear and fig
- Apple, plumb & dwarf cherry trees
- 2 IBC water tanks for rain-water storage

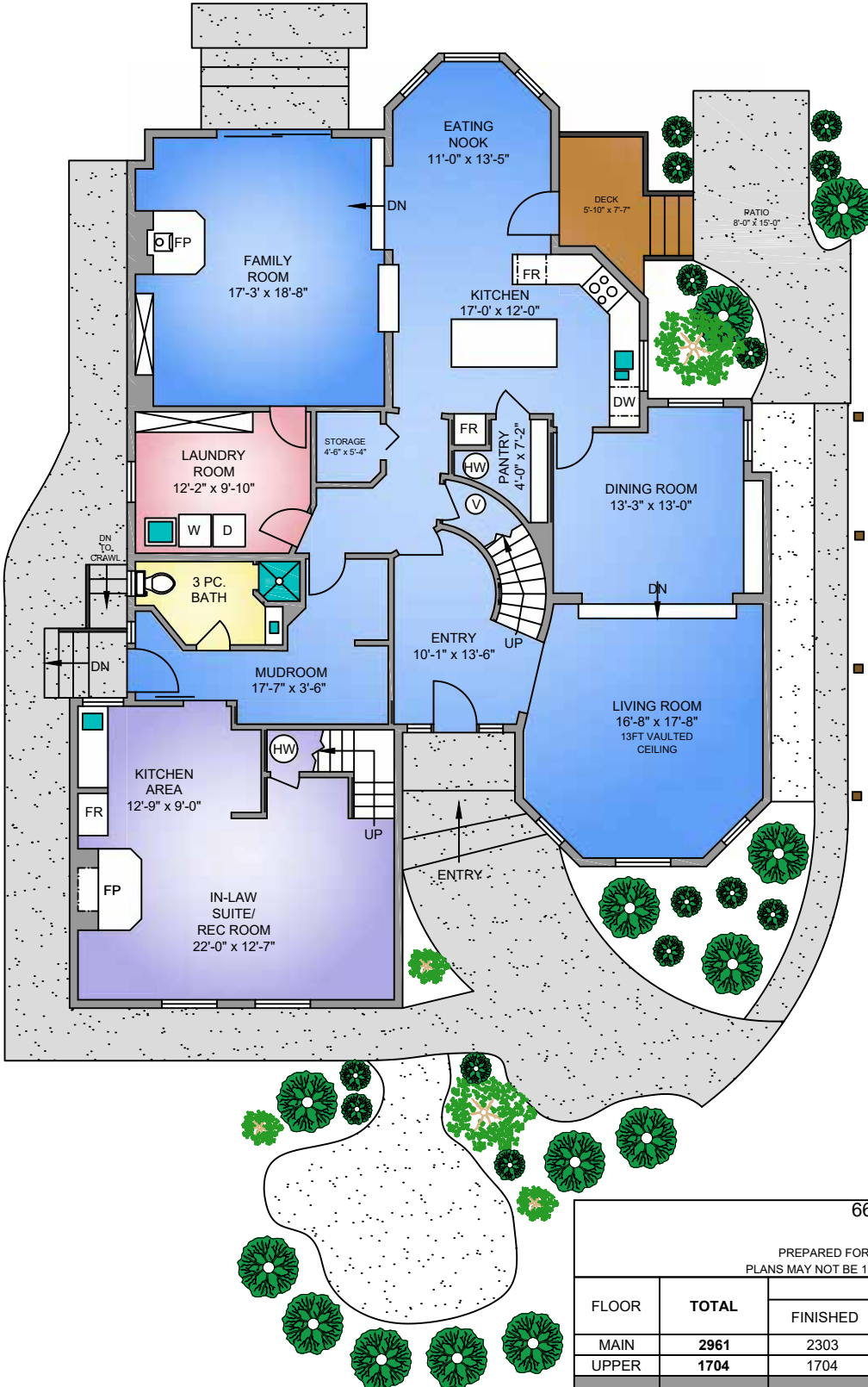
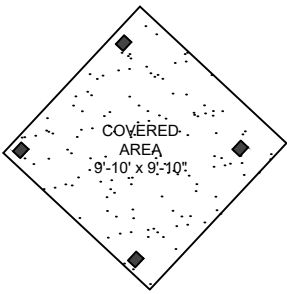
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6672 Martin Road, Duncan

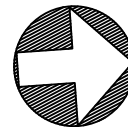
Legal:	LOT G, SECTION 6, RANGE 1, COMIAKEN DISTRICT, PLAN 27072		
PID:	002-547-848		
Price:	\$1,849,000	Listing No.:	L24-11
Taxes (Year):	\$7,840 (2024)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	A-3	Zoning Type:	Rural Restricted
Lot Size:	2 Acres	Year Built:	1990
Total Area (finished):	4,007 sq. ft.	Workshop/barn:	658 sq. ft.
Style:	Craftsman	No. of Floors:	2
Bedrooms:	4	Bathrooms:	5
Construction:	Frame	Foundation:	Poured concrete
Flooring:	Mixed	Exterior:	Wood
Water:	Municipal	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Heat Pump	Fuel:	Electric
No. of Fireplaces:	3	Fireplace Fuel Type:	Wood & Electric
Roofing Material:	Fiberglass Shingle	Roof Age:	Unknown
Garage:	2-Car Carport	Additional Parking:	Yes-lots
Windows:	Aluminum Frame	In Ground Sprinkler:	Yes
RV Parking:	Yes	Outbuildings:	Yes
Pool:	No	Hot Tub:	No
Built In Vacuum:	Yes	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes
Home Warranty:	No	Views:	Vineyard & Mountain

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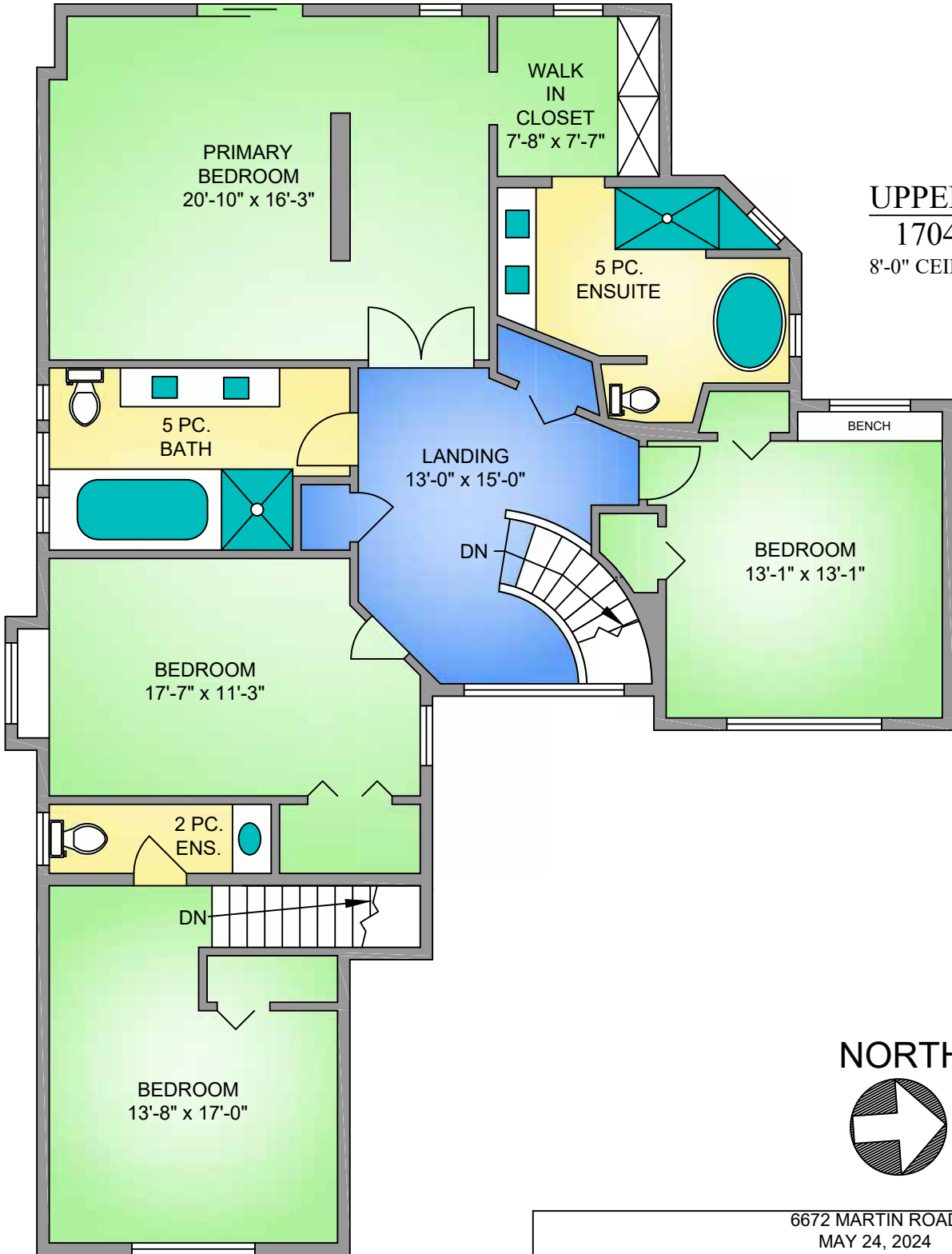


AIN FLOOR
2303 SQ. FT.
8'-0"-13'-0" CEILING HEIGHT

NORTH



6672 MARTIN ROAD MAY 24, 2024 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	DET. WORKSHOP	CARPORT	DECK / PATIO	SHEDS
MAIN	2961	2303	658	674	230	680
UPPER	1704	1704	-	-	-	-
TOTAL	4007	4007	658	674	230	680

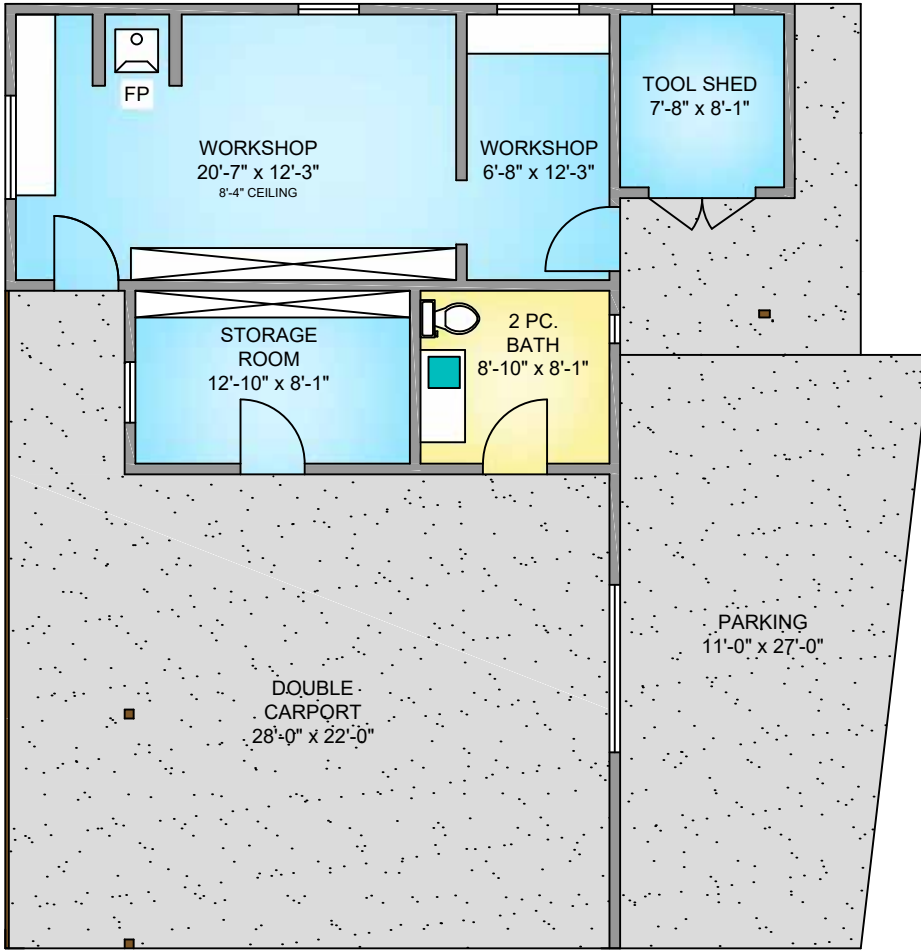


UPPER FLOOR
1704 SQ. FT.
 8'-0" CEILING HEIGHT

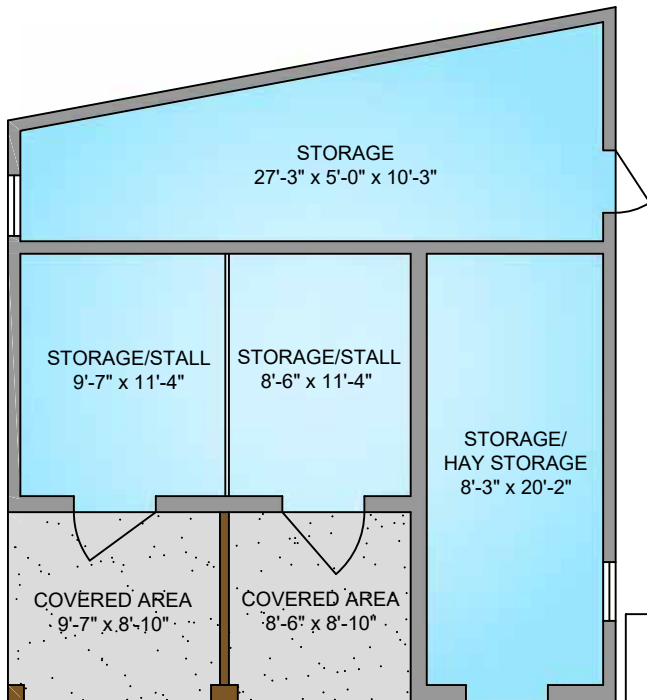


6672 MARTIN ROAD
 MAY 24, 2024
 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)				
		FINISHED	DET. WORKSHOP	CARPORT	DECK / PATIO	SHEDS
MAIN	2961	2303	658	674	230	680
UPPER	1704	1704	-	-	-	-
TOTAL	4007	4007	658	674	230	680



DETACHED WORKSHOP
658 SQ. FT.
8'-4" CEILING HEIGHT



DETACHED SHEDS/BARN
680 SQ. FT.

6672 MARTIN ROAD MAY 24, 2024 PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.						
FLOOR	TOTAL	AREA (SQ. FT.)				
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MAIN	2961	2303	658	674	230	680
UPPER	1704	1704	-	-	-	-
TOTAL	4007	4007	658	674	230	680

Rural Restricted Zone (A3)

Permitted Uses

- 53 (1) The permitted uses for the A3 zone are as follows:
- Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Greenhouse
 - Home-based Business
 - Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Mobile Home (subject to the Temporary Mobile Home Permit Bylaw) [BL3754]
 - Two-Family Dwelling [BL3302, BL3367]

Minimum Lot Size

- (2) The minimum permitted lot size for the A3 zone is 8,000 m² (1.98 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A3 zone is 60.0 m (196.85').

Density

- (4) The maximum permitted density for the A3 zone is as follows:
- (a) The number of residential buildings per lot shall not exceed one.
 - (i) Despite the foregoing, where land is two hectares (4.94 acres) or larger in area, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted, where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 90m² of gross floor area.
 - (ii) Despite the gross floor area maximum of 90m² in part (i) above, in the case of replacing a previously-existing dwelling legally authorized by the Municipality prior to September 21, 2022 the smaller residential dwelling may not exceed either 90m² or the gross floor area of the previously-existing dwelling, whichever is the greater.
 - (iii) Despite the foregoing, the placement of a Temporary Mobile Home may also be permitted, subject to the Temporary Mobile Home Permit Bylaw.
 - (b) No accessory dwelling (other than a suite integral to a principal dwelling) nor a two-family dwelling shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the *Land Title Act*: prohibiting registration of a strata plan under the *Strata Property Act*.
 - (c) Despite section 53(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022, or where a building strata already exists.
 - (d) Despite section 53(4)(b) above, a covenant is not required where the accessory dwelling or two-family dwelling were legally authorized by the Municipality prior to September 21, 2022 or where a Temporary Mobile Home is permitted under section 53(4)(a)(ii)
 - (e) Despite section 53(4)(a) above, a total combined maximum of two dwelling units within a

maximum of two residential buildings is permitted on the following properties:

- (i) 5404 Gore Langton Road (PID: 005-177-740)
 - (ii) 3368 Henry Road (PID: 006-660-819)
 - (iii) 3788 Winget Place (PID: 018-498-451)
 - (iv) 5353 Gore Langton Road (PID: 004-756-517)
 - (v) 3248 Gibbins Road (PID: 028-738-071)
 - (vi) 3325 Henry Road (PID: 023-516-305)
 - (vii) 934 Khenipsen Road (PID: 027-581-578)
 - (viii) 7325 Osborne Bay Road (PID: 002-735-300)
- (f) Despite section 53(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted on 4011 Cambrai Road (PID: 016-212-169) provided that one of the residential buildings does not exceed 145 m² (1,560 sq. ft.) in gross floor area.
- (g) Despite section 53(4)(a) above, a total combined maximum of two dwelling units within a maximum of two residential buildings is permitted at 7245 Bell McKinnon Road (PID: 011-879-645), where the smaller residential building shall be accessory to the principal dwelling and contain a dwelling unit not exceeding 92m² of habitable floor area.
[BL3644, BL3680, BL3692, BL3703, BL3754, BL3757, BL3811, BL3798, BL3876, BL3909, BL3912]

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the A3 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A3 zone are as follows:
- (a) Single-Family Dwellings and Two-Family Dwellings
 - Yard, Front, 6.0 m (19.68')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (b) All Other Principal Buildings
 - Yard, Front, 25 m (82.02')
 - Yard, Side, 15 m (49.21')
 - Yard, Rear, 15 m (49.21') [BL3767]
 - (c) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 8.0 m (26.25')
 - Yard, Side, 3.0 m (9.84')
 - Yard, Rear, 8.0 m (26.25')
 - (d) Temporary Mobile Homes
 - To be sited in accordance with the provisions of the Temporary Mobile Home Permit Bylaw. [BL3754]

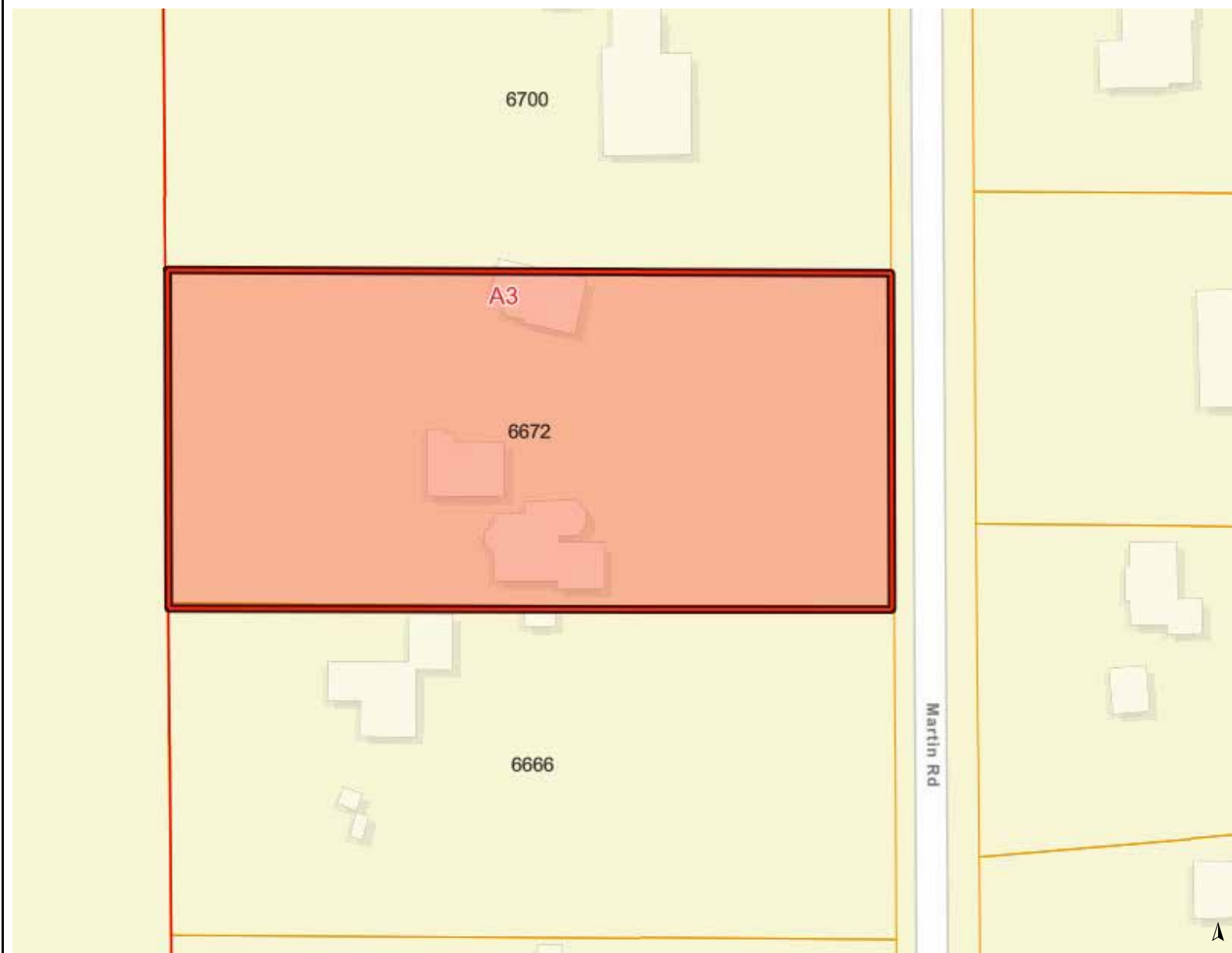
Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A3 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A3 zone are as follows:
- (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than six sleeping units.

- (e) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
- (f) [Repealed. BL3367]
- (g) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve, and
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained. [BL3302]
- (h) Despite section 53 (1) "accessory dwelling unit, coach house" is a permitted use on 3331 Henry Road. [BL3535]



Legend

Boundaries and Place Names

North Cowichan Boundary



Land Use and Planning

Zoning

Zoning Labels

Zoning Boundaries



Property Information

Foreshore Lots

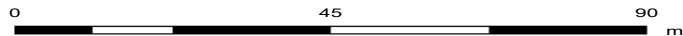


Civic Address Labels

Strata Parcels



Parcels



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Legend

Boundaries and Place Names

North Cowichan Boundary



Property Information

Foreshore Lots

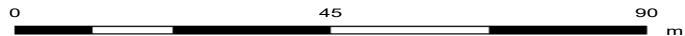


Civic Address Labels

Strata Parcels



Parcels



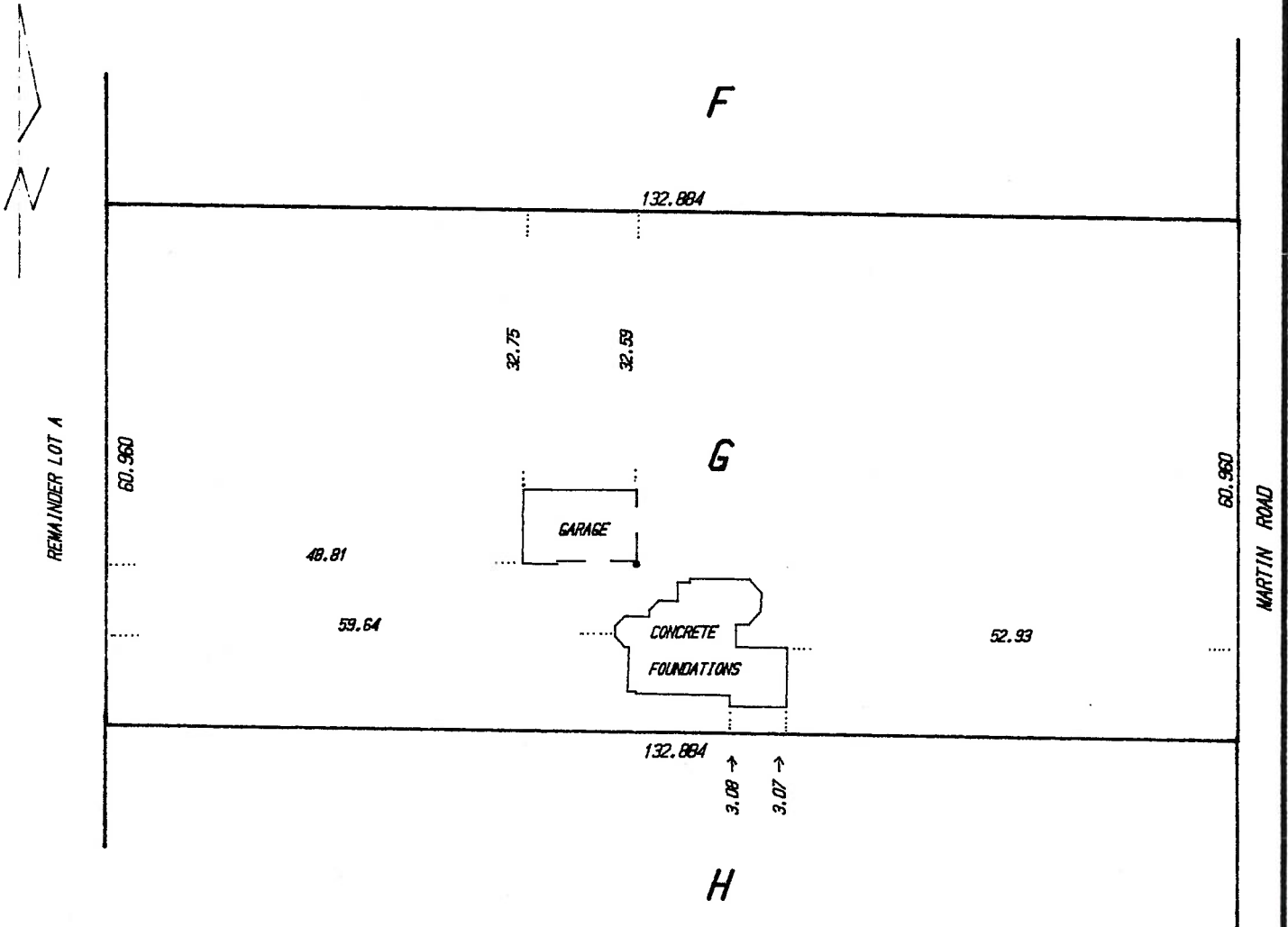
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Notes

SITE-SURVEY SHOWING IMPROVEMENTS ON LOT 'G', SECTION 6, RANGE 1, COMIAKEN DISTRICT, PLAN 27072.

SCALE 1:800 (All dimensions are in metres.)



All clearance distances are shown to an accuracy of plus or minus 0.03 metres.

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 27th day of October, 1988.

Robin LeGerff
B.C. Land Surveyor
2839 Hartl Road,
Shawnigan Lake, B.C.
VOR 2W0 743-4912

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PLAN OF SUBDIVISION
OF PART OF LOT 1, PLAN 13351,
AND PART OF LOT 1, PLAN 16619,
SECTIONS 5 and 6, RANGE 1,
COMIAKEN DISTRICT.

PLAN 27072

Deposited in the Land Registry Office of Victoria B.C. the 12th day of DECEMBER 1973

Registrar

LEGEND
Bearings are grid bearings derived from Control Monument 8052 and 3747.

- CCM denotes control monument found
- CIP denotes iron post found
- CAP denotes aluminum post found
- SP denotes standard iron post set

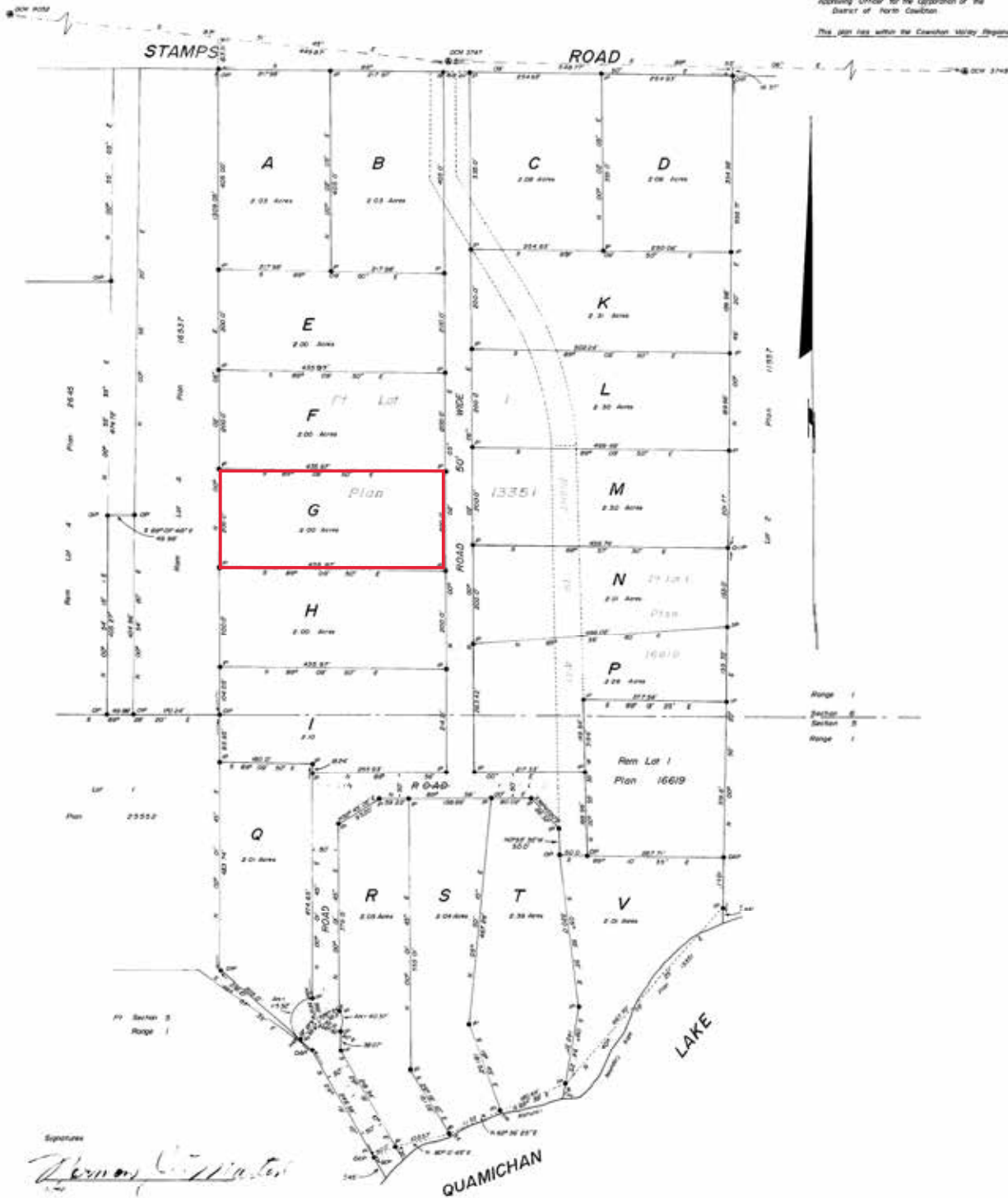
RECORDED IN THE
LAND REGISTRY OFFICE
ON THE 27th day of JUNE 1973

AS APPROVED AND REGISTERED
 27th day of JUNE 1973
Alfred S. Taylor
 Approved under the Land Registry Act No. 29
 day of JUNE 1973

Alfred S. Taylor
 Approving Officer for the Operation of the
 District of North Cowichan

This plan lies within the Cowichan Valley Regional District

Scale 1 inch = 100 feet.



Signatures
Dennis P. Noonan

Alfred S. Taylor

I, Dennis P. Noonan, of the City of Victoria, British Columbia Land Surveyor, make oath and say that I was present at and did personally supervise the survey represented by this plan and that the survey and plan are correct.
 The said survey was completed on the 24th day of June 1973.
 Sworn before me on the 27th day of June 1973.
Dennis P. Noonan
 B.C.L.S.

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 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 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 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: May 23 2024

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

ADDRESS: 6672 MARTIN ROAD DUNCAN BC V9L 5W1 (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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		JT A		
B. Are you aware of any existing tenancies, written or oral?		JT A		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JT A		
D. Is there a survey certificate available?	JT A			
E. Are you aware of any current or pending local improvement levies/charges?		JT A		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		JT A		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the 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?				JT A
(ii) Have you applied for a water licence and are awaiting response?				JT A
C. Are you aware of any problems with the water system?				JT A
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				JT A

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BUYER'S INITIALS

JT A		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 6672 MARTIN ROAD DUNCAN

BC V9L 5W1

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				A JT
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		A JT		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		A JT		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		A JT		

3. BUILDING

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

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BUYER'S INITIALS

JT	A	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 6672 MARTIN ROAD DUNCAN

BC V9L 5W1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		AT JT		
N. Are you aware of any problems with the electrical or gas system?		AT JT		
O. Are you aware of any problems with the plumbing system?		AT JT		
P. Are you aware of any problems with the swimming pool and/or hot tub?				AT JT
Q. Do the Premises contain unauthorized accommodation?		AT JT		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		AT JT		
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.)		AT JT		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		AT JT		
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)		AT JT		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		AT JT		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		AT JT		

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?		AT JT		
B. Are you aware of any latent defect in respect of 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: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		AT JT		

BUYER'S INITIALS

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 6672 MARTIN ROAD DUNCAN

BC V9L 5W1

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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 <i>Heritage Conservation Act</i> or municipal legislation)?		AST		
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)?		AST		

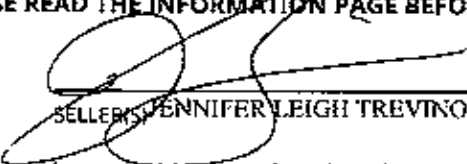
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

3. I OWNER INSTALLED MASTER BEDROOM RECESSED LIGHTS & RELOCATED 2 SWITCHES & 4 RECEPTACLES. OWNER ADDED ONE BASIN IN ENSUITE.

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S) ANDRE BENJAMIN TREVINO


SELLER(S) JENNIFER LEIGH TREVINO

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.

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 or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM

THE APPLICANT LISTED BELOW HEREBY MAKES APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM PURSUANT TO THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS AND AS DESCRIBED IN THE PLAN AND SPECIFICATIONS CONTAINED HEREIN AND/OR ATTACHED HERETO.

PLEASE PRINT OR TYPE

APPLICANT'S FULL NAME		OWNER'S NAME	
LEGAL DESCRIPTION AND STREET ADDRESS 6672 MARTIN RD. LOT G SECT. 6		OWNER'S ADDRESS 6672 MARTIN ROAD DUNCAN B.C.	
POSTAL CODE	APPLICANT'S PHONE	POSTAL CODE	OWNER'S PHONE
TYPE OF PREMISES SERVED RANGE 1 PLAN 27073 V9L-1M3 748-0393		DIST. 63 SIZE & ACRES	
<input checked="" type="checkbox"/> SINGLE FAMILY DWELLING	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> OTHER, SPECIFY:	
ESTIMATED TOTAL DAILY SEWAGE FLOW (REFER TO APPENDIX 1 OF REGULATIONS FOR MINIMUM FLOWS) 300		DIMENSIONS OF LOT 2 ACRES 20064400	
DEPTH OF SOIL TO HARDPAN, BEDROCK OR HIGHEST WATER TABLE 8"		SEPTIC TANK (NAME, IF PREFABRICATED) DAN'S PRE-CAST LTD.	LOT AREA COMPAKED
TYPE OF ULTIMATE DISPOSAL <input type="checkbox"/> CONVENTIONAL SYSTEM <input checked="" type="checkbox"/> ALTERNATE (DESCRIBE) FILL ≈ 400yds		TOTAL LENGTH OF DISPOSAL PIPE 250	MATERIAL CONC
DISTANCES FROM SOURCES OF DOMESTIC WATER FROM OWN MNC WATER		LIQUID CAPACITY 750 GALLONS	
FROM NEIGHBOUR'S		INSIDE DIAMETER OF PIPE 4 INCH	
FROM STREAM OR LAKE		TREATMENT CAPACITY	
IF A PACKAGE TREATMENT PLANT IS PROPOSED MAKE AND MODEL		TREATMENT CAPACITY	

NOTE: A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION (see below) AND PERCOLATION TEST RESULTS MUST ALSO BE PROVIDED. RESULTS SHOULD BE RECORDED ON PLOT PLAN.

THE SEWAGE DISPOSAL SYSTEM DESCRIBED ABOVE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS. THE MEDICAL HEALTH OFFICER OR HIS DELEGATE MUST BE NOTIFIED WHEN THE INSTALLATION IS READY FOR USE AND BEFORE COVERING.

AUGUST 8, 1988

DATE OF APPLICATION

SIGNATURE OF OWNER OR AGENT

PERMIT TO CONSTRUCT - PURSUANT TO THIS APPLICATION AND THE SEWAGE DISPOSAL REGULATIONS, PERMISSION IS HEREBY GRANTED FOR THE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM.

CONDITIONS OF PERMIT 3 1/2' OF SUITABLE FILL MATERIAL TO BE ADDED TO ENTIRE DRAINAGE AREA TO YIELD A DEPTH OF 4' OF POROUS SOIL ABOVE HARDPAN OR WATER TABLE.

AUG 9/88

DATE OF ISSUANCE

SIGNATURE OF MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR

NOTE: CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR. AUTHORIZATION TO USE THE SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BY-LAWS. THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM DATE OF ISSUE.

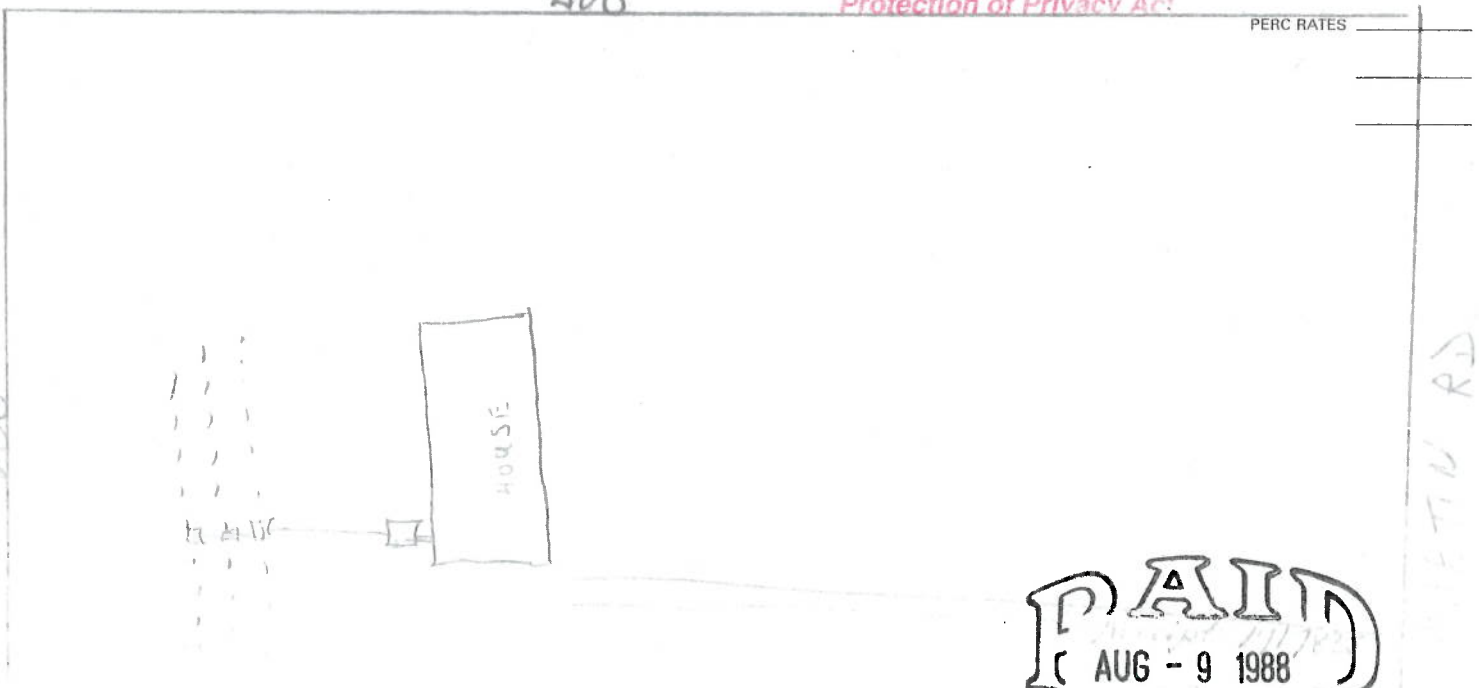
COMMENTS

BACKFILLING AND USE AUTHORIZED	<input type="checkbox"/> YES <input type="checkbox"/> NO	DATE
MEDICAL HEALTH OFFICER OR PUBLIC HEALTH INSPECTOR		

A PLOT PLAN SHOWING LOCATIONS OF BUILDINGS, SEPTIC TANKS, DISPOSAL FIELDS (YOURS AND YOUR NEIGHBOURS), ALL DRINKING WATER SOURCES, WATER LINES, PERCOLATION HOLES AND RESULTS, 4 FOOT TEST HOLES AND SURFACE WATERS MUST BE PROVIDED WITH THIS APPLICATION.



subject to the federal Copyright Act and in accordance with the provincial Freedom of Information and Protection of Privacy Act!



PAID
AUG - 9 1988



WETT RECOMMENDED INSPECTION CHECKLIST

H&B CHIMNEY SWEEP
& GUTTER CLEANING
7353 Bell McKinnon Rd.
Duncan BC V9L 6A9
250-748-4984



Inspection location: Same as requested or:

Address:

City:

Province:

Postal Code:

Phone No.:

Inspector's name: BRIAN CYR WETT No.: 7499

Reason(s) for inspection:
New Installation / Insurance.

Level of inspection requested: Level 1 Level 2 Level 3

Date of request: _____ Date of inspection: Dec 10/2021

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.



WETT RECOMMENDED INSPECTION CHECKLIST

WOOD STOVE AND FLUE PIPE

Certification Standard: ULC S627 EPA CSA B415 Uncertified Unknown

Listing Agency: ULC CSA WH/ETL OTL Other: Dom 11/2021

Make: Pacific Energy Model: Vista LE Serial #: 4130003220

Installation manual available: Yes No Flue Collar Size: 6"

Alcove approved: N/A Yes No UTI

Mobile home approved: N/A Yes No UTI

Installed by: H+B Chimney/Sweep Date: 10-12-2021 Unknown: New

Installed in: Residence Mobile Home Combustible Alcove

Garage Other: _____

Appliance location: Basement Main Floor Other (specify): _____

Connected to: Masonry chimney Masonry chimney with stainless steel liner

Factory-built chimney Other (specify): _____

Does the unit share a venting system with another appliance: Yes No

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

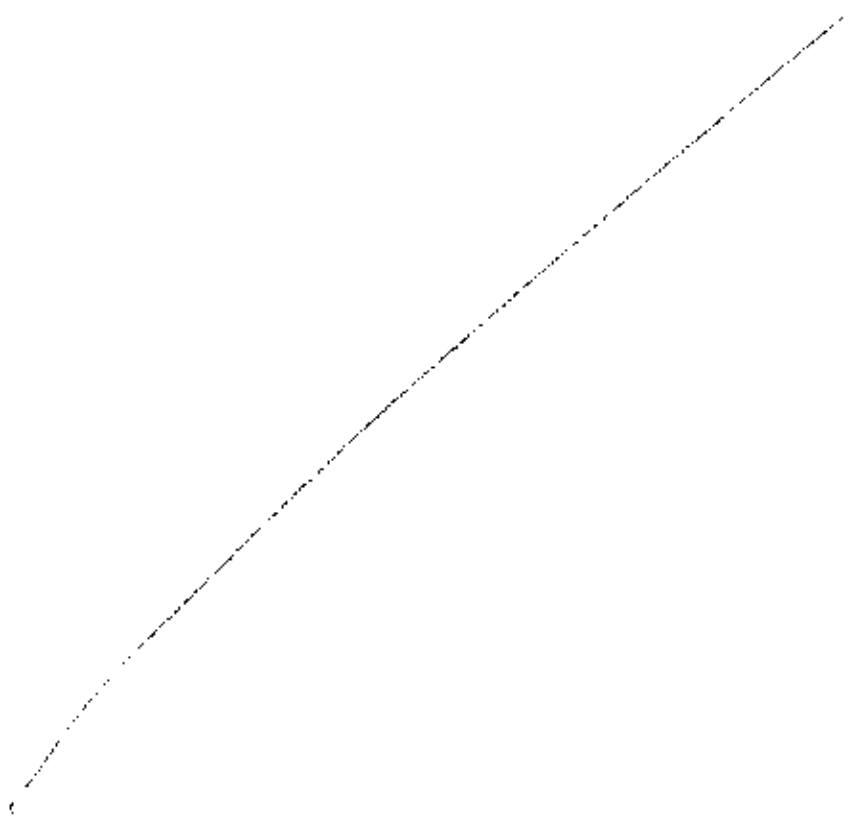
An inspection at any level can be expected to include some components marked UTI.

CLEARANCES	REQUIRED	ACTUAL(S)	CODE COMPLIANCE
1. Combustible side wall	10"	93"	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
2. Combustible rear wall	10"	14" ^{New} combustible	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
3. Combustible corner	7"	N/A	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
4. Top / ceiling	58"	61"	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
5. Shielding rear	No	Masonry Brick	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI
6. Shielding right side	No	None	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> UTI

7. Shielding left side	NO	NONE	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
8. Shielding corner	N.A	NA	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
9. Ember pad / material	Ceramic	Tiled	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
10. Ember pad / front	18"	35 1/2"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
11. Ember pad / rear	8"	6" Non Combustible	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
12. Ember pad / right side	8"	22"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
13. Ember pad / left side	8"	23"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
14. Ember pad / corner	NA	NA	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
15. Radiant heat protection / material	N.A	N.A	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
16.	—	—	
17.	—	—	
Flue Pipe Type: <input checked="" type="radio"/> Single-wall <input type="radio"/> Double-wall <input type="radio"/> ULCS641 Diameter: 6"			
18. Clearances	18"	24"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
19. Total length	42"	42"	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
20. Elbows	1	1	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
21. Fastening	Screws	Screws	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
22. Allowance for expansion	N.A	NA	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
23. Flue pipe orientation	Correct		<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
24. Flue pipe slope	Correct		<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
25. Material	NA	NA	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
26. Pipe shielding	NO	NONE	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
27. Support	NA	NA	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
28.	—	—	
29.	—	—	
30.	—	—	
31. Connection to masonry chimney	Screws	Screws	<input type="radio"/> N/A <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI
32. Connection to factory-built chimney	NA	NA	<input checked="" type="radio"/> N/A <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> UTI

OTHER CONSIDERATIONS	COMMENTS
33. Outdoor air connection	NO - Code Compliant
34. Carbon monoxide alarm	YES
35. Smoke alarm	YES.

Additional information:



Date: Dec 10/2021

File Reference #: AT 10-12-2021

File reference No.: AT 10-12-2021

Photos taken: Yes No

2 photo's

This checklist contains 3 pages in total. This report contains 5 pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

Code Compliant Installation of
wood stove + pipes

Please attach additional page(s) for this section.

Inspector Signature:

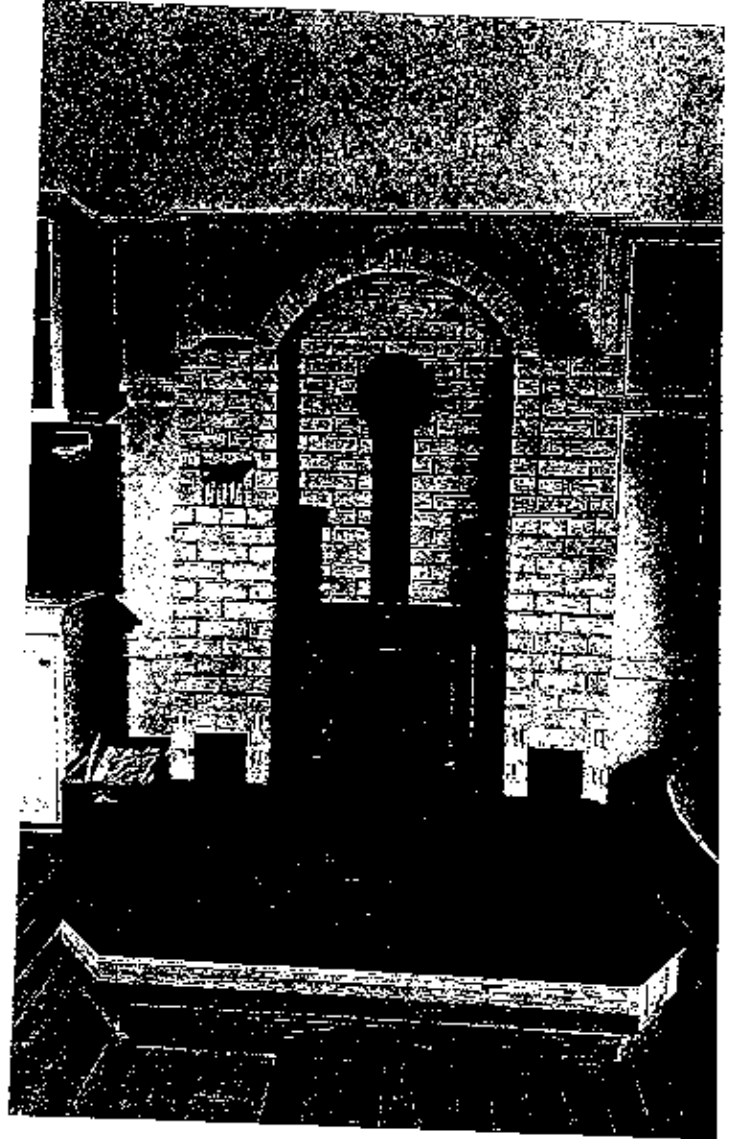
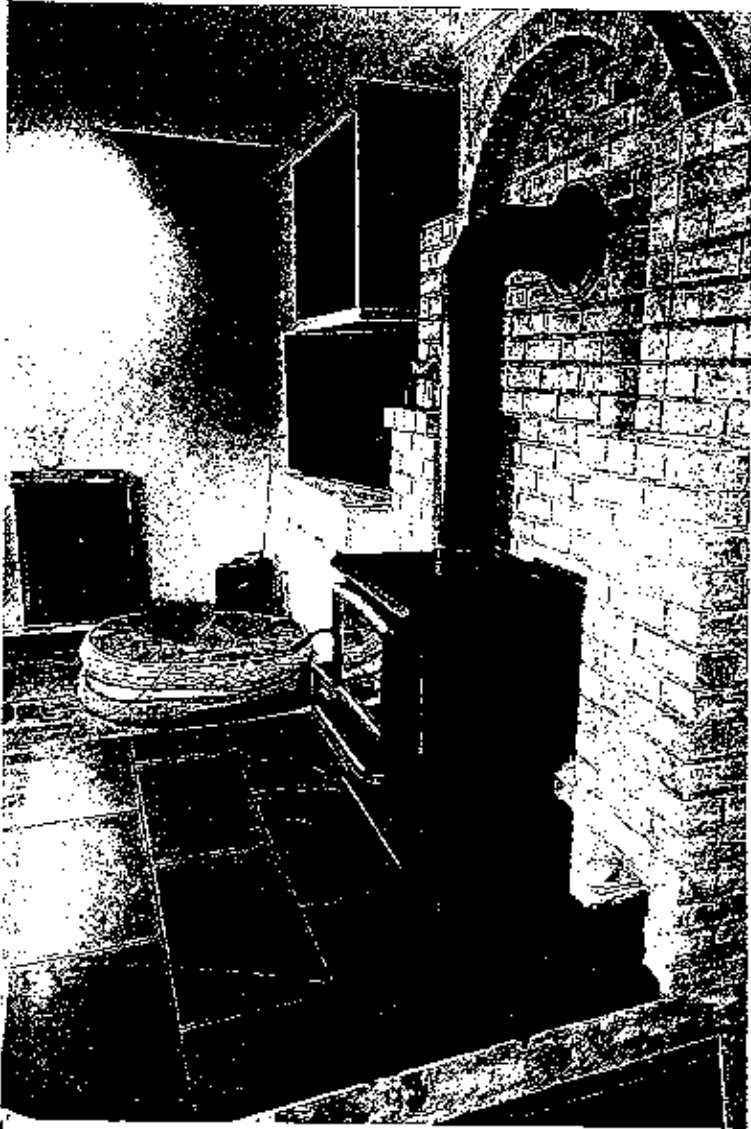
Brian Cyr #7499

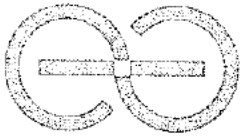
Digital Signature:

Customer Signature:

Date:

Date: Dec 10/2021





exchangenergy

Exchangenergy Van Isle

101-6193 Scott Road | Duncan, BC | V9L 6Y8
(250)746-9850 | info@exchangenergy.ca | www.exchangenergy.ca

RECIPIENT:



Invoice #30693	
Issued	04/12/2020
Due	04/12/2020
Total	\$13,079.85

SERVICE ADDRESS:

6672 Martin Road
Duncan, British Columbia V9L 5W1

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
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04/12/2020

This Quotation Includes:

- Removal of old equipment and unusable ductwork
- Installation a Daikin FIT Heating/Cooling system
- Custom fabrication of sheet metal required to accommodate the new system.
- Addition of sheet metal to properly size system
- Line set flush to accommodate new refrigerant
- New Premium Daikin ONE+ Communicating thermostat to be installed
- 5" Thick Pleated filter to be installed for superior air quality
- Refrigerant lines pressure tested and evacuated to less than 500 microns before filling with refrigerant
- System supplied, installed, and commissioned before handing over to homeowner
- 2 Year labour warranty (additional labour warranties available upon request)

1 \$0.00 \$0.00

Daikin ONE+ Smart Thermostat

The Daikin One+ smart thermostat is an intelligent home air controller from one of the world's leading heating, ventilating, and air conditioning (HVAC) manufacturers. It is the cloud-connected hub of a sophisticated, integrated solution for controlling temperature, humidity, and air quality.

1 \$0.00 \$0.00

<https://daikincomfort.com/products/thermostats-controls/daikin-one>



exchangenergy

Exchangenergy Van Isle

101-6193 Scott Road | Duncan, BC | V9L 6Y8
(250)746-9850 | info@exchangenergy.ca | www.exchangenergy.ca

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
DV60FECD14 Air Handler	<ul style="list-style-type: none"> - ECM indoor blower motor allows for a soft start and stop, offering a quiet, efficient operation. - Thermostat provides adjustable low CFM for efficient fan-only operation - Compatible with Daikin One+ smart thermostat and other Daikin communicating equipment - Electronic Expansion Valve (EEV) <p>https://daikincomfort.com/products/heating-cooling/whole-house/air-handlers-coils/dvfec</p>	1	\$0.00	\$0.00
DZ17VSA601AA Heat Pump	<ul style="list-style-type: none"> - 16 SEER/ 8.7 HSPF/ 8.3 EER - Daikin variable-speed swing compressor - Efficient & Quiet - Intelligent Defrost Mode - Quiet DC outdoor fan motor - High-density foam compressor sound blanket - Self-diagnostic control board monitors system for reliable operation <p>https://daikincomfort.com/products/heating-cooling/whole-house/heat-pump/daikin-fit-heat-pump</p>	1	\$12,975.00	\$12,975.00

Thank you for choosing Exchangenergy, we enjoyed working with you! Please contact us with any questions regarding this invoice.

GST 805196421RT0001

Subtotal	\$12,975.00
Discount	- \$518.00
GST (5.0%) (5.0%)	\$622.85
Total	\$13,079.85

PROPERTY INFORMATION

General Property Information

Civic Address: 6672 MARTIN RD
Folio: 09293-000
LTO Number: CA8223293
PID: 002-547-848
MHR Number:
Status: Active
Property No: 108247
Legal: LOT G SECTION 6 RANGE 1 COMIAKEN PLAN VIP27072

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	0152	2 STY SFD-AFTER 1930-S. CUSTOM
ACTUAL USE	060	2 ACRES OR MORE (SFD, DUPLEX)
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BLUE B	BLUE B SCHEDULE
ZONING	A3	RURAL RESTRICTED ZONE

Property Tax Levies and Assessments Summary

Notice Year Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2024 May 15, 2024	Reg	7,840.81	1	657,000	920,000	1,577,000	1,577,000
2023 May 10, 2023	Reg	6,891.65	1	565,000	932,000	1,497,000	1,497,000
2022 May 05, 2022	Reg	7,203.80	1	542,000	862,000	1,404,000	1,404,000

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.



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@cvrld.bc.ca

Phone: 250.746.2620

Toll Free: 800.665.3955

Fax: 250.746.2621

Municipality of North Cowichan

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

Phone: (250) 746-3100

Fax: (250) 746-3133

Email: feedback@northcowichan.bc.ca

MNC Planning Dept. (250) 746-3105

City Of Duncan

200 Craig Street

Phone: 250.746.6126

Fax: 250.746.6129

E-mail: duncan@duncan.ca

Town of Ladysmith

410 Esplanade, Ladysmith BC V9G 1A2

Phone: 250-245-6400

Fax: 250-245-6411

Email: info@ladysmith.ca

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

Phone: 250-737-1777
Email: office@crisland.com
Web: crisland.com
300 - 394 Duncan Street, Duncan, BC V9L 3W4

Astro Appraisals

Phone: 250-748-3159
Email: appraisals@astroappraisals.ca
Web: astroappraisals.ca
105C-394 Duncan Street, Duncan BC, V9L 3W4

Home Inspectors

Falcon Home Inspections

Pierce Bowie
Phone: 778-708-5085
Email: info@falconhomeinspections.ca
Web: falconhomeinspections.ca

Stellar Home Inspections

Matt Kuzma
Phone: 250-514-3252
Email: matt@stellarinspections.ca
Web: stellarinspections.ca

Above The Barr

Steven Barr
Phone: 778-288-4857
Email: abovethebarrinspections@gmail.com
Web: abovethebarrinspections.ca

Engineering, Survey, Demolition & Hazmat

Rockridge Inc. Demolition

Phone: 250-658-1001
rockridgeinc.com

Lewkowich Engineering & Hazmat Testing

Tel: 250-756-0355
Suite A-2569 Kenworth Road
Nanaimo, BC V9T 3M4

Demxx - Demolition

Phone: 250-954-0296
Email: info@demxx.com
1688 Alberni Hwy.
P.O. Box 764 Coombs, B.C. V0R 1M0

Kenyon Wilson Surveyors

Phone: 250-746-4745
Email: office@kenyonwilson.ca
Web: kenyonwilson.ca
221 Coronation Ave. Duncan BC V9L 2T1

Septic Inspectors & Septic Pumping

Ace Bobcat Septic Inspections

Phone: 250-709-9643
Web: acebobcat.com
6149 Scott Road, Duncan BC

Save-On Septic – Inspections & Pumping

Phone: 250-748-5676
Web: saveonspetic.com

Water Testing

BC Aquifer

Phone : (250) 748-4041
Fax: (250) 748-5775
Address: 5420 Trans Canada Hwy Duncan, BC,
V9L6W4

Caledonian Water Company

Ed Henderson
Phone: 250-746-3975
Address: 1059A Canada Ave, Duncan BC, V9L 1V2