

Nothing compares
to what's next

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INTERNATIONAL REALTY



43-3205 GIBBINS ROAD, DUNCAN, BC

3 BED 3 BATH 1,707 SQ.FT.

BRIAN DANYLIW

Personal Real Estate Corporation



LIVE BY THE LAKE!

9979 Swordfern Way, Youbou, BC
3 Bed | 2 Bath | 2,421 sq.ft.
luxuryhomesinbc.com

ABOUT THIS PROPERTY

Remarkable log home offering breathtaking lake views! This stunning residence features 3 beds & 2 baths, nestled in the seclusion of beautiful local forests and conveniently situated across from the magnificent Cowichan Lake. The main living area boasts vaulted ceilings, creating an incredibly spacious atmosphere within this 1,800+ SF home. The kitchen is equipped with a convenient island and ample counter space. Large primary ensuite with beautiful clawfoot tub. Additional features include a tankless water heater, a durable metal roof, & a surge protector to ensure the safety of your electrical appliances during power outages. Outside you'll find a 3 pond water feature connected by a babbling creek and an expansive deck that allows you to fully appreciate the sensational views. Walking distance to lake access, a convenience store, & a local restaurant/pub, and just a short five-minute drive to the Town of Lake Cowichan, where you can find all the amenities you need. This is the epitome of Cowichan Valley living!



BRIAN DANYLIW
Personal Real Estate Corporation
c 250.710.6844
brian.danyliw@sothebysrealty.ca
[sothebysrealty.ca](https://www.sothebysrealty.ca)

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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.

9979 Swordfern Way, Youbou BC

Legal:	LOT 36, BLOCK 5, COWICHAN LAKE DISTRICT, PLAN VIP 55729		
PID:	018-058-825		
Price:	\$835,000	Listing No.:	L24-17
Taxes (Year):	\$3,902 (2023)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	LR-1	Zoning Type:	Residential
Lot Size:	0.42 Acres	Year Built:	Unknown
Total Area (finished):	2,421 sq. ft.	Unfinished:	55 sq. ft.
Style:	Log Home	No. of Floors:	2
Bedrooms:	3	Bathrooms:	2
Construction:	Log	Foundation:	Yes
Flooring:	Mixed	Exterior:	Wood
Water:	Municipal	Sewer:	Septic
Wall Insulation:	Yes-log	Ceiling Insulation:	Yes
Heating:	Forced Air	Fuel:	Electric
No. of Fireplaces:	2	Fireplace Fuel Type:	Wood
Roofing Material:	Metal Shingle	Roof Age:	Unknown
Garage:	2 car	Additional Parking:	Yes-lots
Windows:	Wood Frame	In Ground Sprinkler:	No
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:	Lake/Mountain

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



Special Features – 9979 Swordfern Way, Youbou

Property & Miscellaneous

- Well-maintained 0.57 acre lot
- Detached 609 sq. ft. workshop/garage
- Enveloped in privacy
- Sitting directly across from stunning Cowichan Lake
- 3 ponds
- Expansive back deck
- Lovely lake and mountain views
- Short 15-minute drive to the Town of Lake Cowichan
- 35 minute drive to Duncan
- Easy access to Port Renfrew and the west coast of Vancouver Island

Features

- 2,421 sq.ft home
- Extraordinary log home with wood features throughout
- 3 bedrooms
- 2 bathrooms
- Tankless water heater
- Metal roof
- Surge protector to safeguard electrical appliances during power outages
- Walking distance to lake access, convenience store and local restaurant/pub
- Boat launch within 5 minutes' drive

Kitchen

- Large island with wood countertop
- Newer Fridge
- Newer stove
- Ample cupboards and storage space
- Access to the deck

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Special Features – 9979 Swordfern Way, Youbou

Main Floor

- 1,238 sq. ft.
- Vaulted ceilings in main living areas
- Spacious primary bedroom
- Stunning cheater ensuite bath with claw foot tub
- River rock fireplace
- Access to 709 sq. ft. of decks with lake views

Lower Floor

- 1,183 sq. ft.
- Large family room with woodstove
- 2 bedrooms
- 3-piece bath with shower

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MAIN FLOOR
1238 SQ. FT.
 8'-0"-14'-5" CEILING HEIGHT



PROPER MEASURE™
 FROM PRECISION TO PERFECTION

250-415-0041
 karyn@propermeasure.com
 www.propermeasure.com

9979 SWORDFERN WAY
 JUNE 18, 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	UNFINISHED	DET. GARAGE	DECK / PATIO
MAIN	1238	1238	-	609	709
LOWER	1238	1183	55	-	-
TOTAL	2476	2421	55	609	709

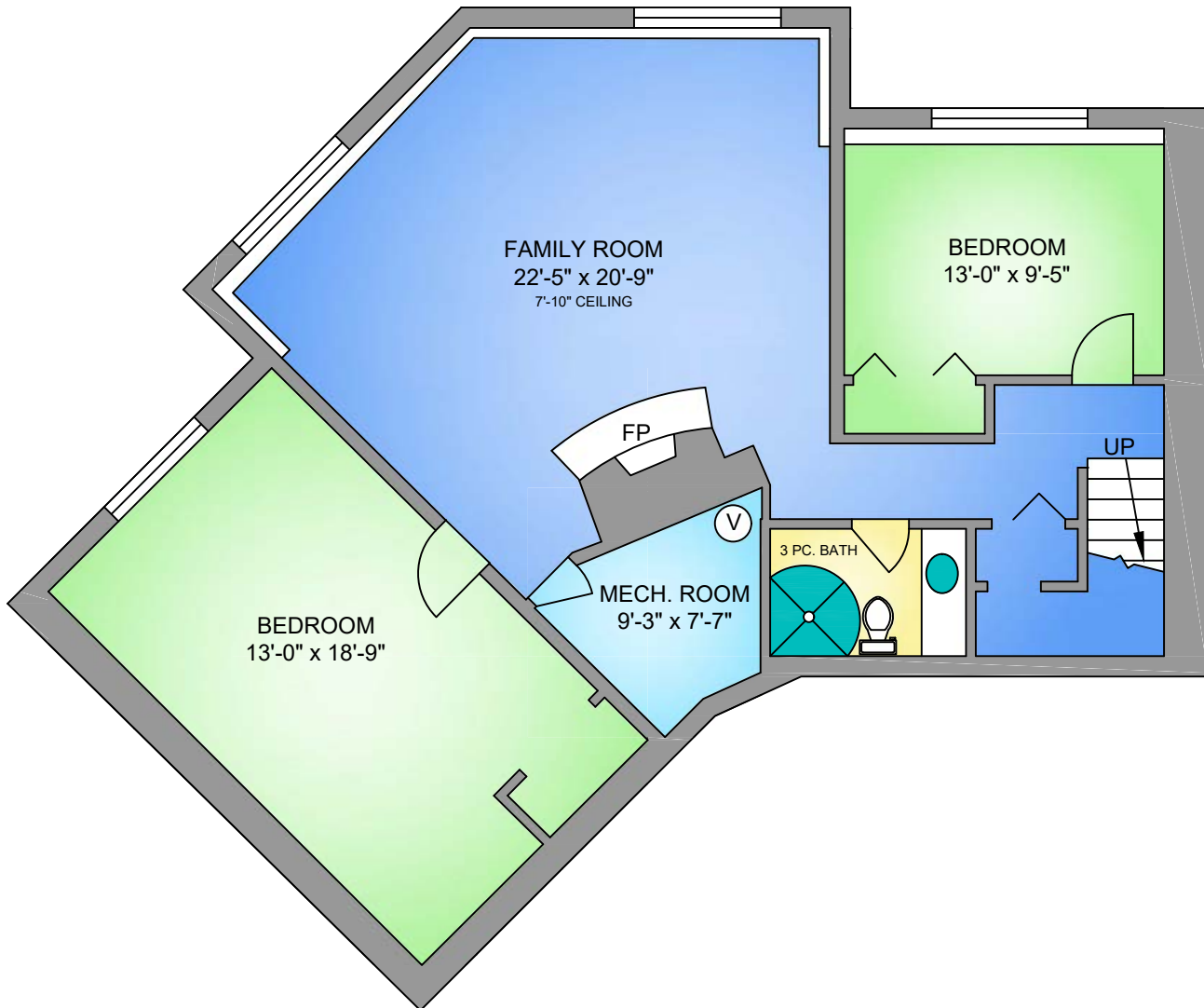
NORTH



LOWER FLOOR

1183 SQ. FT.

7'-10" CEILING HEIGHT



9979 SWORDFERN WAY

JUNE 18, 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	UNFINISHED	DET. GARAGE	DECK / PATIO
MAIN	1238	1238	-	609	709
LOWER	1238	1183	55	-	-
TOTAL	2476	2421	55	609	709

5.3 LR-1 LAKEFRONT RESIDENTIAL 1 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the LR-1 Zone:

1. Permitted Uses

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

- a. Environmental protection and conservation;
- b. Single detached dwelling;

The following accessory uses are permitted in the LR-1 Zone:

- c. Bed and breakfast accommodation;
- d. Buildings and structures accessory to a principal permitted use;
- e. Home occupation;
- f. Detached suite unit or attached suite, provided the unit would not be located closer than 60 metres to the natural boundary of the lake.

2. Minimum Parcel Size

The minimum parcel size in the LR-1 Zone is 2500 m² if the parcel is connected to a community water system, and 1 hectare where the parcel is not connected to a community water system.

3. Density

Not more than one single detached dwelling plus one attached suite or detached suite is permitted on a parcel that is zoned LR-1.

4. Setbacks

The following minimum setbacks apply in the LR-1 Zone:

Type of Parcel Line	Residential and Accessory Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

5. Height

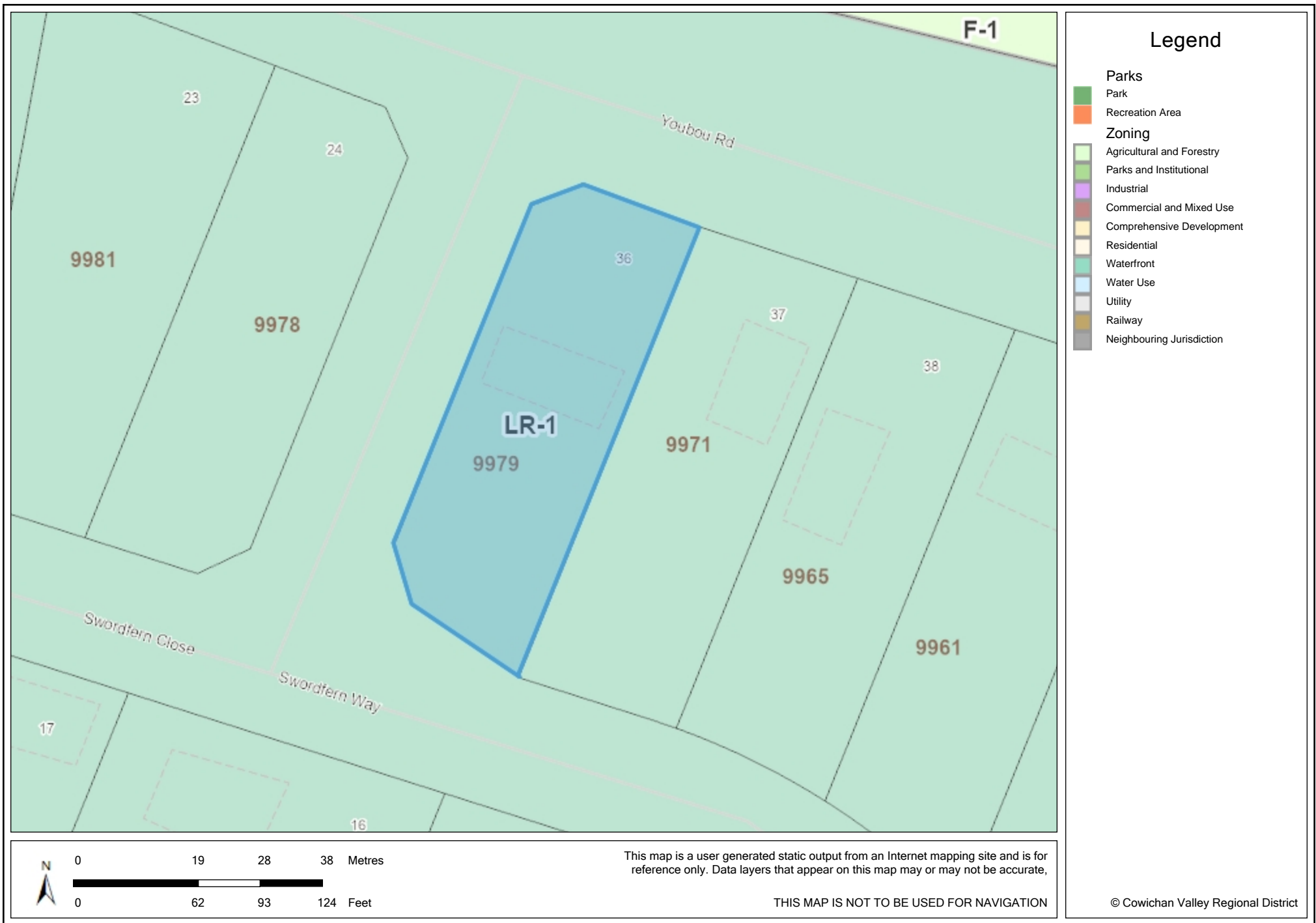
In the LR-1 Zone, the height of all buildings and structures must not exceed 7.5 metres, except in accordance with Section 3.8 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the LR-1 Zone must not exceed 20 percent for all buildings and structures.

7. Parking

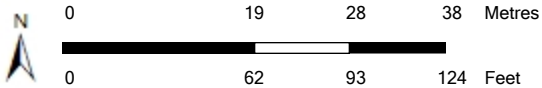
Off-street parking spaces in the LR-1 Zone must be provided in accordance with Section 3.13 of this Bylaw.





Legend

- Parks
- Park
- Recreation Area



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

93 JA-4 11 02 2

EG000136

RECEIVED
LAND TITLE OFFICE
VICTORIA

Plan
VIP 55730
I.A.

LAND TITLE ACT
FORM C
(Section 219.81)
Province of British Columbia
GENERAL INSTRUMENT - PART 1

01/04/93 B9622b CHG FREE .00

(3) / 0

PAGE 1 OF 5 PAGES

Reference No.: 1619disp.cov

1. APPLICATION:

Richard D. Wright, BCLS, CLS, Notary Public
715 Canada Avenue, Duncan, BC V9L 1V1
Phone 748-5883

R. D. Wright
R.D. POLLNER REGISTRY CO. LTD.

Signature of Applicant, Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION OF LANDS:*

~~NO~~ PID NUMBERS LOTS 1 to 19 inclusive, 25, 26, 27, 32, 33, 34, and 36 to 43, inclusive, BLOCK 5, COWICHAN LAKE DISTRICT, PLAN VIP 55729

3. NATURE OF INTEREST:*

Description	Document Reference	Person Entitled to Interest
Covenant	Pages 3 & 4 Paragraphs 3(a), (b) and (c)	Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms D.F. No.
- (b) Express Charge Terms Annexed as Part 2
- (c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

PORT ROYAL DEVELOPMENT LIMITED, (Inc. No. 341718)

6. TRANSFEREE(S):*

→ Her Majesty the Queen, in right of the Province of British Columbia, care of the MINISTER OF HEALTH, having a branch office at 675 Canada Avenue, Duncan, B. C. V9L 1T9

7. ADDITIONAL OR MODIFIED TERMS:*

n/a

EG 75
to ↓
EG 93
EG 99
EG 100
EG 101
EG 107
108
+
EG 110
↓
EG 117

2

2

8. EXECUTIONS(S):**This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.



CLIVE V. NYLANDER
Corporate Solicitor

CATHEDRAL PLACE
925 WEST GEORGIA ST.
VANCOUVER, B.C. V6C 3L2

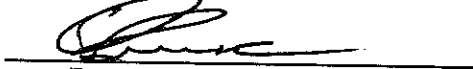
AS TO BOTH SIGNATURES

EXECUTION DATE

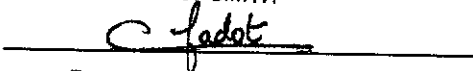
92 11 3

PARTY(IES) SIGNATURE(S)

PORT ROYAL DEVELOPMENT LIMITED
(Inc. No. 341718)
by its authorized signatories:



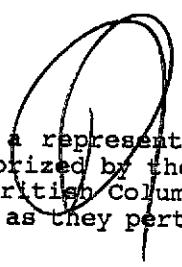
CHARLES S. SMITH



CLAIRE-MARIE JADOT

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.



3

TERMS OF INSTRUMENT - PART 2
COVENANT

1. The Transferor is the registered owner of all and singular that certain piece, parcel or tract of land and premises, situate, lying and being in the Province of British Columbia and being more particularly known and described as:

018-058-477
485
493
507
515
523
531
540
558
566
574
582

~~NO~~ PID NUMBERS

LOTS 1 - 19 inclusive, 25, 26, 27, 32, 33, 34, and 36 to 43 inclusive
BLOCK 5,
COWICHAN LAKE DISTRICT,
PLAN VIP 55729

018-058-591
018-058-604
612
621
639
647
655
018-058-710
~~728~~
736
787
795
809
825
833
841
850

(Hereinafter collectively referred to as "the lands")

2. The Transferor has requested approval to subdivide the Remainder of Block 5, Plan 775 and the Remainder of Block 5, Plan 775, Being the Right of Way of the Canadian Northern Pacific Railway, As Shown Coloured Red On Plan Marked "B" Annexed To DD 25837I, All of Cowichan Lake District, creating Lots 1 to 51 inclusive as shown on a Plan of Subdivision of same, prepared by Richard D. Wright, BCLS, completed and certified correct on the 30th day of October, 1992 a print of which is annexed hereto and as a condition of granting approval to the subdivision the Transferee has requested that the Transferor enter into a covenant pursuant to Section 215 of the Land Title Act in the terms hereinafter set forth.

018-058-868
876
884
892

3. WITNESSETH THAT in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada, the receipt and sufficiency whereof is hereby acknowledged, the Transferor COVENANTS AND AGREES to a Covenant in the following terms:

a) Any sewage disposal system constructed, installed or placed on the lands will be situated wholly within the areas designated as "Covenant Area" on a Reference Plan to Accompany Covenant, over Parts of Lots 1 to 19 inclusive, Lots 25, 26, 27, 32, 33, 34 and 36 to 43 inclusive, All of Block 5, Cowichan Lake District, Plan VIP 55729, a copy of which is attached hereto as Schedule "A", unless an alternate area is approved in writing by the Environmental Health Officer.

VIP 55730

Q

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b) The Transferor will not do or permit to be done any act or thing which would interfere with or obstruct the use of the Covenant Area for the purpose of sewage disposal and constructing, installing or placing a sewage disposal system.

c) The Transferor will not do or permit to be done any alteration, removal or disturbance of the soil in the Covenant Area including, without limiting the applicability of the foregoing, the Transferor will not construct, install, place or erect any buildings, structures, fixed equipment, mobile or modular homes, foundations, driveways, roads, parking areas, or will not bury any pipes, conduits or utility service (except a sewage disposal system approved by the Province of British Columbia) in the Covenant Area.

4. The Transferor will indemnify and save harmless the Province of British Columbia and its servants and agents against all losses, damages, costs and expenses, including fees of solicitors and other professional advisors, arising out of any breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement.

5. (a) No term, condition, covenant or other provision of this Agreement will be considered to have been waived by the Province of British Columbia unless the waiver is expressed in writing by the Province.

(b) Any waiver by the Province of British Columbia of any term, condition, covenant or other provision of this Agreement or any waiver by the Province of British Columbia of any breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement does not constitute and will not be construed as a waiver of any further or other term, condition, covenant or other provision of this Agreement or any further or other breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement.

6. The terms, conditions, covenants and other provisions of this Agreement will extend to, be binding upon and enure to the benefit of the parties to this Agreement and their respective successors and assigns.

7. In this Agreement unless the context otherwise requires, the singular includes the plural and vice versa.

8. This Agreement will be interpreted according to the laws of the Province of British Columbia.



5

9. Where there is a reference to an enactment in this Agreement, the reference will include any subsequent enactment of the Province of British Columbia of like effect and all enactments referred to are enactments of the Province of British Columbia.

10. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.

11. This Agreement runs with the lands and will be registered as a charge against the title to the lands under Section 215 of the Land Title Act.

12. Nothing contained or implied in this Agreement will prejudice or affect the right, powers and remedies of the Province of British Columbia in the exercise of the Province's functions under any public or private statutes, regulations, bylaws or orders or in equity, all of which may be fully and effectively exercised by the Province of British Columbia in relation to the Transferee or the lands as if this Agreement had not been made.

13. The Transferor will do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

14. This Agreement will not be modified or discharged except in accordance with the provisions of Section 215(5) of the Land Title Act.

15. THIS IS THE INSTRUMENT creating the condition or covenant entered into under Section 215 of the Land Title Act by the registered owner referred to herein.



Approving Officer
Ministry of Transportation and Highways

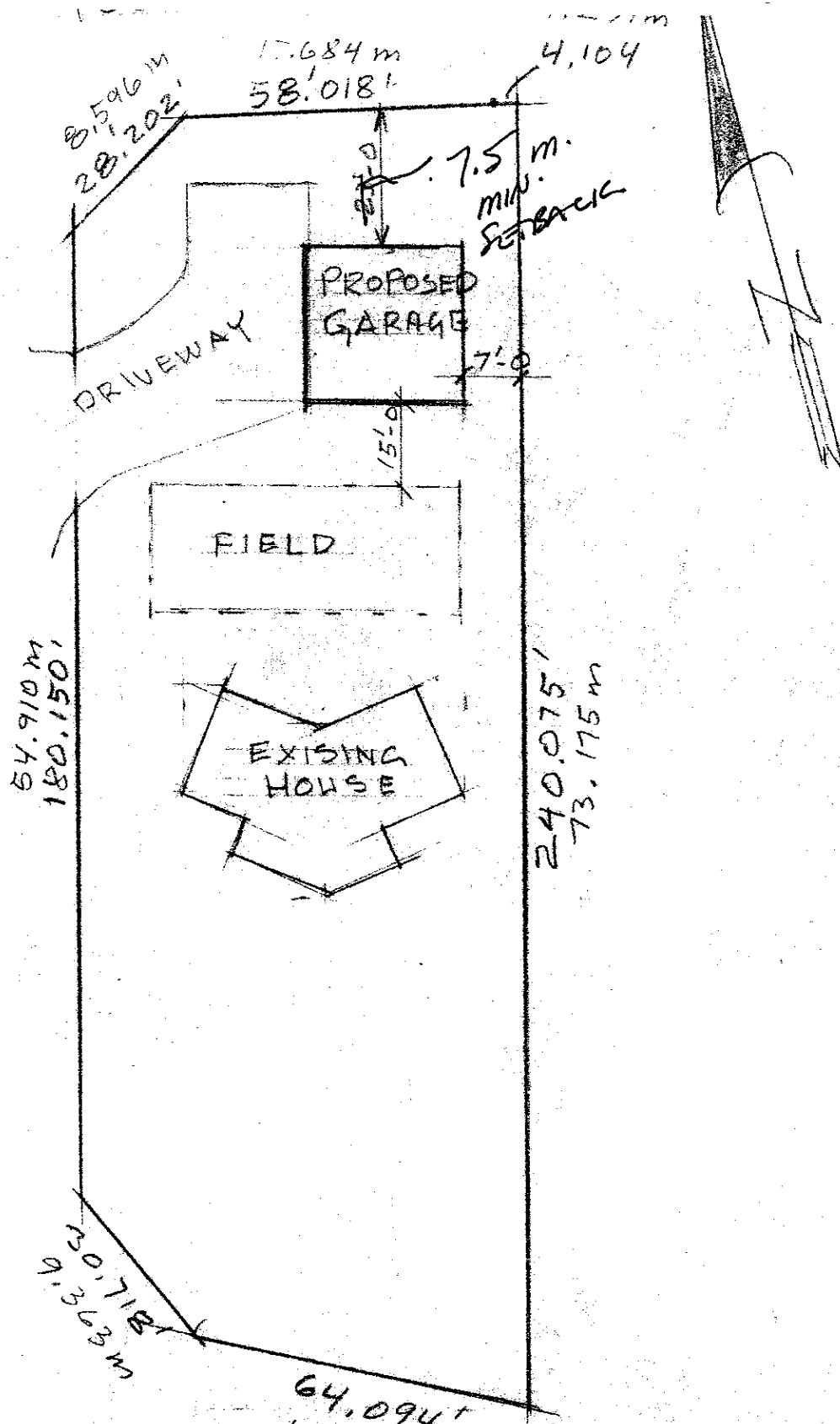
END OF DOCUMENT

EG 136

NOTE:

THE PLAN WHICH WAS REFERRED TO
IN, AND ATTACHED TO THIS
DOCUMENT WAS AN EXACT COPY OF
THE DEPOSITED PLAN WHICH IS
FILED UNDER NUMBER VIP 55729 (SUBDIVISION)

VIP 55730 (COVENANT
PLAN)



LEGAL DESC
 LOT 31
 PLAN VIF
 SECTION B
 DISTRICT

SWORDFERN WAY
 SITE PLAN
 SCALE 1" = 30'-0"

C.V.R.
 July
 1999

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: June 10 2024

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

ADDRESS: 9979 SWORDFERN WAY YOUBOU BC V0R3E1 (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?		JK	
B. Are you aware of any existing tenancies, written or oral?		JK	
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JK	
D. Is there a survey certificate available?			JK
E. Are you aware of any current or pending local improvement levies/charges?		JK	
F. Have you received any other notice or claim affecting the Premises from any person or public body?		JK	

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?			JK
(ii) Have you applied for a water licence and are awaiting response?			JK
C. Are you aware of any problems with the water system?			JK
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			JK

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BUYER'S INITIALS

JK		
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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 9979 SWORDFERN WAY YOUBOU

BC V0R3E1

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)?				
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?		<i>JK</i>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>JK</i>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<i>JK</i>		

3. BUILDING

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

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BUYER'S INITIALS

<i>JK</i>		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 9979 SWORDFERN WAY YOUBOU

BC V0R3E1

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)		JK		
N. Are you aware of any problems with the electrical or gas system?		JK		
O. Are you aware of any problems with the plumbing system?		JK		
P. Are you aware of any problems with the swimming pool and/or hot tub?				JK
Q. Do the Premises contain unauthorized accommodation?		JK		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		JK		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		JK		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		JK		
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)		JK		
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)		JK		
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?		JK		

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?		JK		
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>		JK		

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BUYER'S INITIALS

JK	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 9979 SWORDFERN WAY YOUBOU

BC V0R3E1

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)?				
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)?				

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

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. 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) LINDA KEMP

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.

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®).

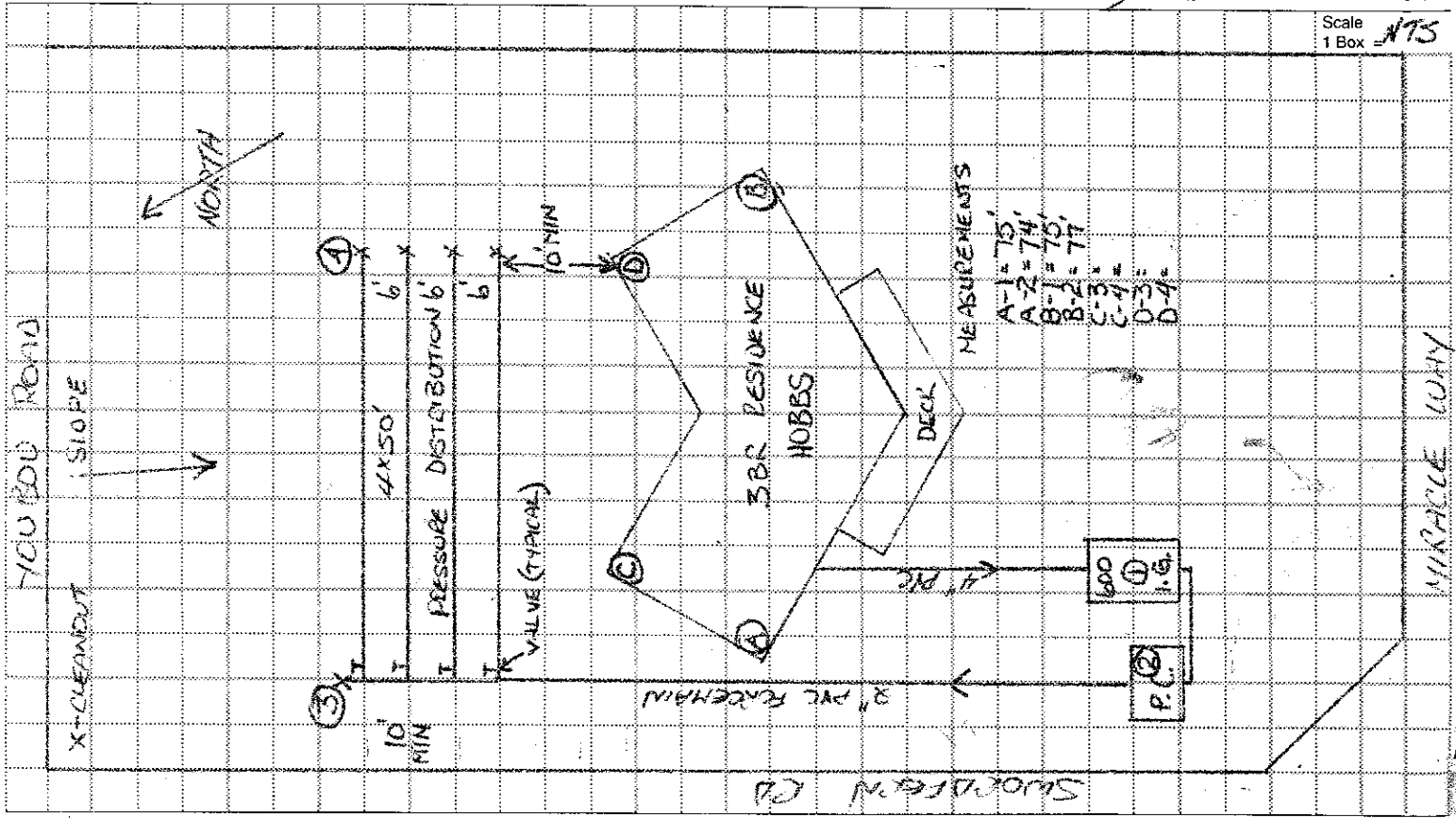


1-409-90

766-01532.046
AUTHORIZATION TO OPERATE
A SEWAGE DISPOSAL SYSTEM

FOLIO NUMBER 766-01532.046	DATE OF APPLICATION (Y/M/D) OCT 31/94	NAME OF OWNER RUSS HOBBS	NAME OF CONTRACTOR AARDVARK
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LEGAL DESCRIPTION OF LOT Lot 36, Block 5, Plan V1P55729, Cowichan Lake District	STREET ADDRESS / GENERAL LOCATION SWORDFERN RD.
AS BUILT DIAGRAM : to be completed by the contractor or applicant	INSTALLED AS PER REGULATIONS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	SIGNATURE OF OWNER / APPLICANT <i>Russ Hobbs</i>



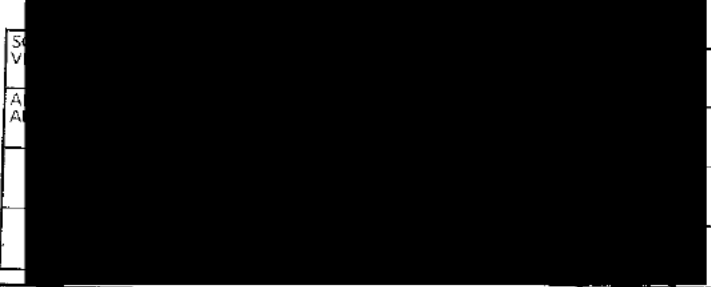
The Ministry of Health does not guarantee the useable life of the sewage disposal system. The life of the system is affected by the use and maintenance it receives. Pump out the septic tank every 2-3 years. For servicing of package treatment plants, consult your local service agent. For service guarantees, consult your local sewage disposal contractor. If the system needs repair or modification, a new permit is required.
If the system is not authorized for backfilling and if corrections are required, a re-inspection fee of \$100 must be paid for each time the Public Health Inspector checks to see that the faults have been corrected.

DATE BACKFILL / USE AUTHORIZED 01/05/94	SUBJECT TO THE FOLLOWING CONDITIONS: Authorization inspection does not cover electrical work. heavy nature soil underneath between house and house - (red) surface with drainage away from house.
SIGNATURE PUBLIC HEALTH INSPECTOR / EHO:	<i>[Signature]</i>

	APPROVED	REJECTED	NOT APPLICABLE		APPROVED	REJECTED	NOT APPLICABLE
septic tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	curtain drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
package treatment plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	interceptor drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
other (e.g. lagoon, holding tank) specify:				pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
field laterals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	drain rock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
distribution box	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	set back distances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
siphon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	fill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

020698

DATE	Mar 21 2021
TAX REG. NO. N° DE TAXE	R 871412508



SHIP TO EXPÉDIER A	CoVal Plumbing
ADDRESS ADRESSE	Box 1722 Late Cowichan BC 709-5103

CUSTOMER'S ORDER COMMANDE DU CLIENT	SOLD BY VENDU PAR	FOB FAB	TERMS CONDITIONS	VIA
			Lsahulkacovalplbg@gmail.com	

QUANTITY QUANTITE	DESCRIPTION	PRICE PRIX	UNIT UNITÉ	AMOUNT MONTANT
Re	sewage pump			
-	supply sewage pump			447 -
	discount			21 29
				485 11
				21 29
				PST/TVP
				TOTAL 447 -

INVOICE
FACTURE

STAPLES 81B

SAVE-ON-SEPTIC SERVICES INC

Invoice

4665 Trans Canada Hwy
Duncan, BC V9L 6L2

Phone: 250-748-5676 Sooke: 250-642-7283

Langford/ Westshore area: 250-474-7867

FAX: 250-748-5073

Date

Invoice #

2/24/2021

21-0263

Invoice To:



PAID
03/01/2021

Service At:

P.O. No.

Terms

Rep

Project

Due on rec...

NH

Description	Qty	Rate	Amount
Pump Septic Tank at 9979 Swordfern Way.	1	197.00	197.00
Effluent Disposal at the Langford SPL facility (gallons)	600	0.39	234.00
Subtotal Before Taxes			431.00
GST On Sales		5.00%	21.55

Total \$452.55

Payments/Credits -\$452.55

Balance Due \$0.00

Modes of Payment:

1. VISA or Mastercard
2. Cash or Cheque
3. Email Transfer to saveonseptic@shaw.ca

Interest charged out at 2% per month (24% per annum). Charged out on all overdue accounts. NSF charge \$ 25.

GST/HST No. 898373451

Invoice # 21-0263

Brad Kochanuk
Electrical Invoice
May 16, 2021 at 6:10 PM

Invoice

Date: 05/12/2021
Invoice No.: 11015
Due Date: 06/11/2021

BK Electric
PO Box 1708
Lake Cowichan, BC
V0R 2G0
250-732-1940
GST#: 814604039 RT0001
WCB # 968987

Qty	Description	Unit price	Total
1	Installed a surge protector, small Siemens 4-8 circuit sub panel, to make room for breaker for surge protector.	\$0.00	\$0.00
1	Siemens 4-8 circuit sub panel, double pole 30 amp stablock breaker, Quad 15 amp siemens breaker, connectors, JB, coverplate, 8/3 NMD, double pole 40 amp stablock breaker for sub feed.	\$258.50	\$258.50
4.5	Labour at \$60	\$60.00	\$270.00

Subtotal \$528.50
GST \$26.43
Total Amt \$554.93
Balance Due \$554.93

Please contact us for more information about payment options.

Thank you for your business.

PD. May 17/21
Etchamaker



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

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