

Nothing compares
to what's next

Sotheby's | Canada
INTERNATIONAL REALTY



4330 HOWIE ROAD, DUNCAN, BC
3 BED | 3 BATH | 2,309 SQ.FT. | 19.44 ACRES

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.



4330 Howie Rd, Cobble Hill, BC

Legal:	LOT 2, PLAN VIP1535, SECTION 1, RANGE 7, QUAMICHAN LAND DISTRICT, & SEC 2		
PID:	000-056-791		
Price:	\$2,150,000	Listing No.:	L24-29
Taxes (Year):	\$2,211 (2023)	Title:	Freehold
Strata Fee:	N/A	Year of fee:	N/A
Zoning:	A-1	Zoning Type:	Primary Agriculture
Lot Size:	19.44 Acres	Year Built:	1918
Total Area (finished):	2,309 sq. ft.	Garage:	683 sq. ft.
Style:	Heritage	No. of Floors:	2
Bedrooms:	3	Bathrooms:	3
Construction:	Frame	Foundation:	Yes
Flooring:	Mixed	Exterior:	Wood
Water:	Well	Sewer:	Septic
Wall Insulation:	Yes	Ceiling Insulation:	Yes
Heating:	Forced Air	Fuel:	Oil
No. of Fireplaces:	2	Fireplace Fuel Type:	Wood
Roofing Material:	Fiberglass Shingle	Roof Age:	Unknown
Garage:	2 car	Additional Parking:	Yes-lots
Windows:	Unknown	In Ground Sprinkler:	No
RV Parking:	Yes	Outbuildings:	Yes
Pool:	No	Hot Tub:	No
Built In Vacuum:	No	Additional Interior Storage:	Yes
Elementary School:	SD79	Middle School:	SD79
Secondary School:	SD79	Recreation Nearby:	Yes
Home Warranty:	No	Views:	Nature

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



Special Features – 4330 Howie Rd, Cobble Hill, BC

Property & Miscellaneous

- Stunning 19.44 Acres
- 1918 Heritage Home
- 12,000 Sq.Ft. Barn
- 7 box stalls
- Turnouts
- Ample Storage
- 3 primary fields
- Orchid
- 2 large ponds
- Mobile home on property for mortgage helper or guest accommodations
- Tons of parking for cars, RVs, toys, and more

Features

- 2,309 sq.ft. home
- 4 bedrooms
- 3 bathrooms
- Modern upgrades throughout
- Classic heritage allure
- Large patio

Kitchen

- Large island with wood countertop
- Eat-in dining
- Modern upgrades
- Ample cupboard and storage space
- Abundant counterspace

Primary Bedroom

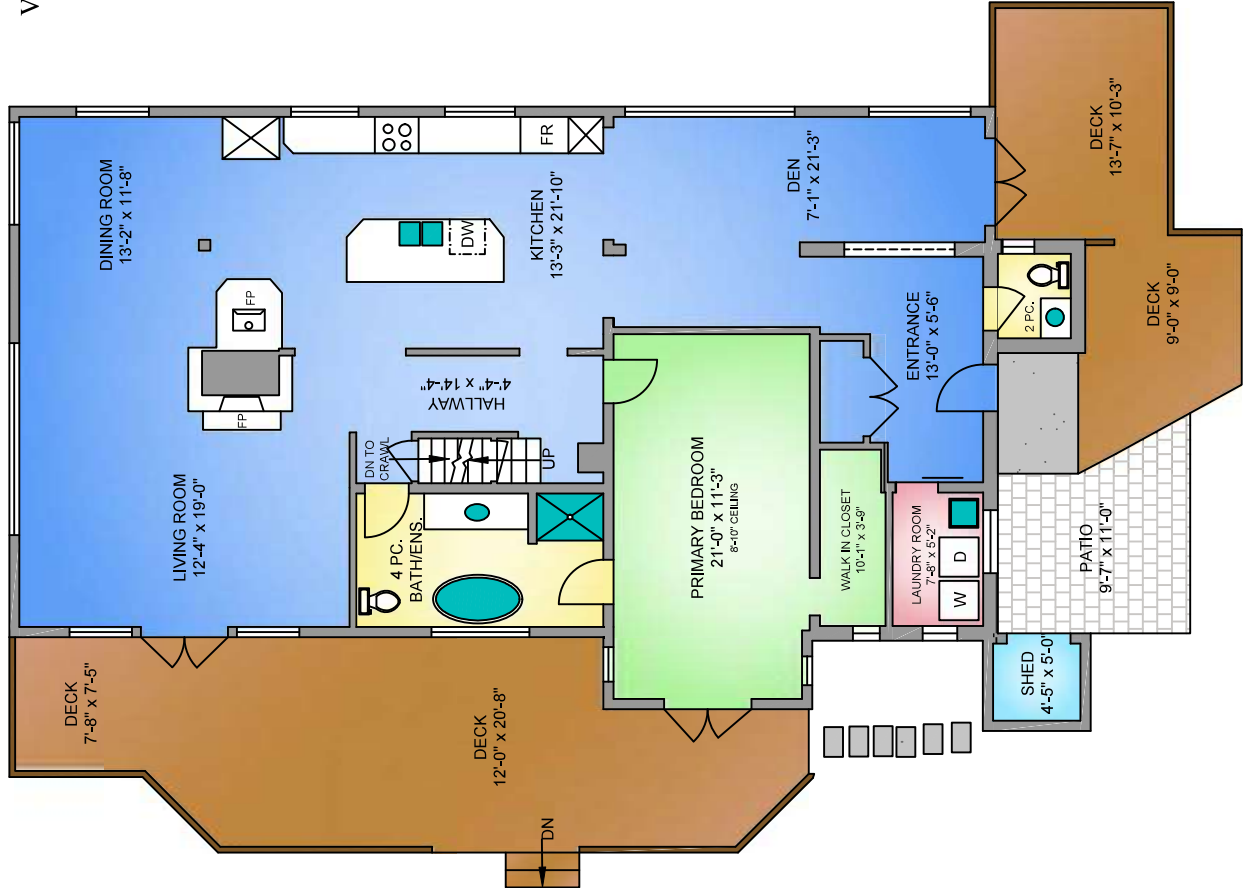
- Spacious primary bedroom
- Located on main floor
- Direct access to main floor bath
- Clawfoot tub

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MAIN FLOOR

1770 SQ. FT.

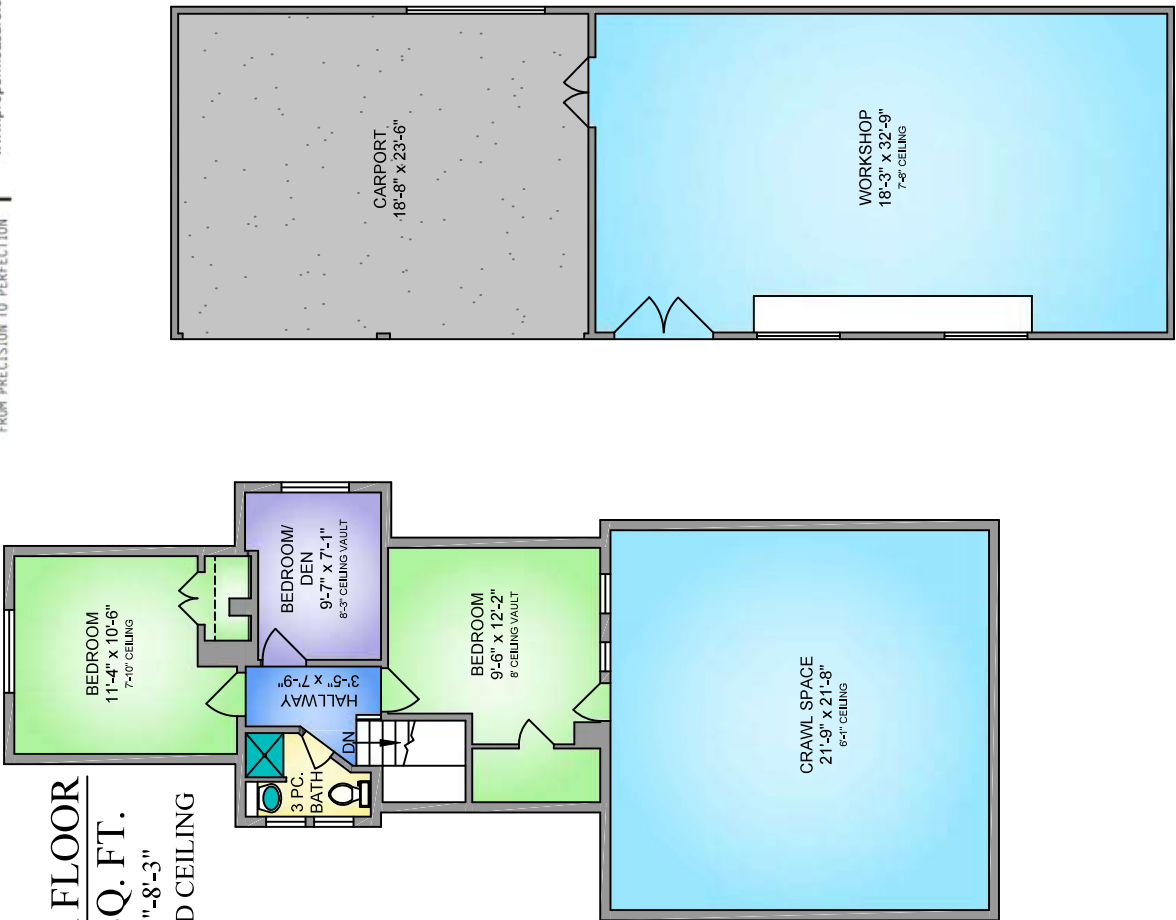
8'-10"-9'-2" CEILING HEIGHT



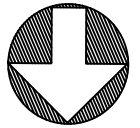
UPPER FLOOR

539 SQ. FT.

7'-10"-8'-3" VAULTED CEILING



NORTH



4330 HOWIE ROAD

JULY 10, 2024

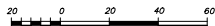
PREPARED FOR THE EXCLUSIVE USE OF BRIAN DANYLIW.

PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

AREA (SQ. FT.)

FLOOR	TOTAL	FINISHED	DET. WORKSHOP	DECK / PATIO
MAIN	1770	1770	638	829
UPPER	539	539	-	-
TOTAL	2309	2309	638	829

BCGS 928,072

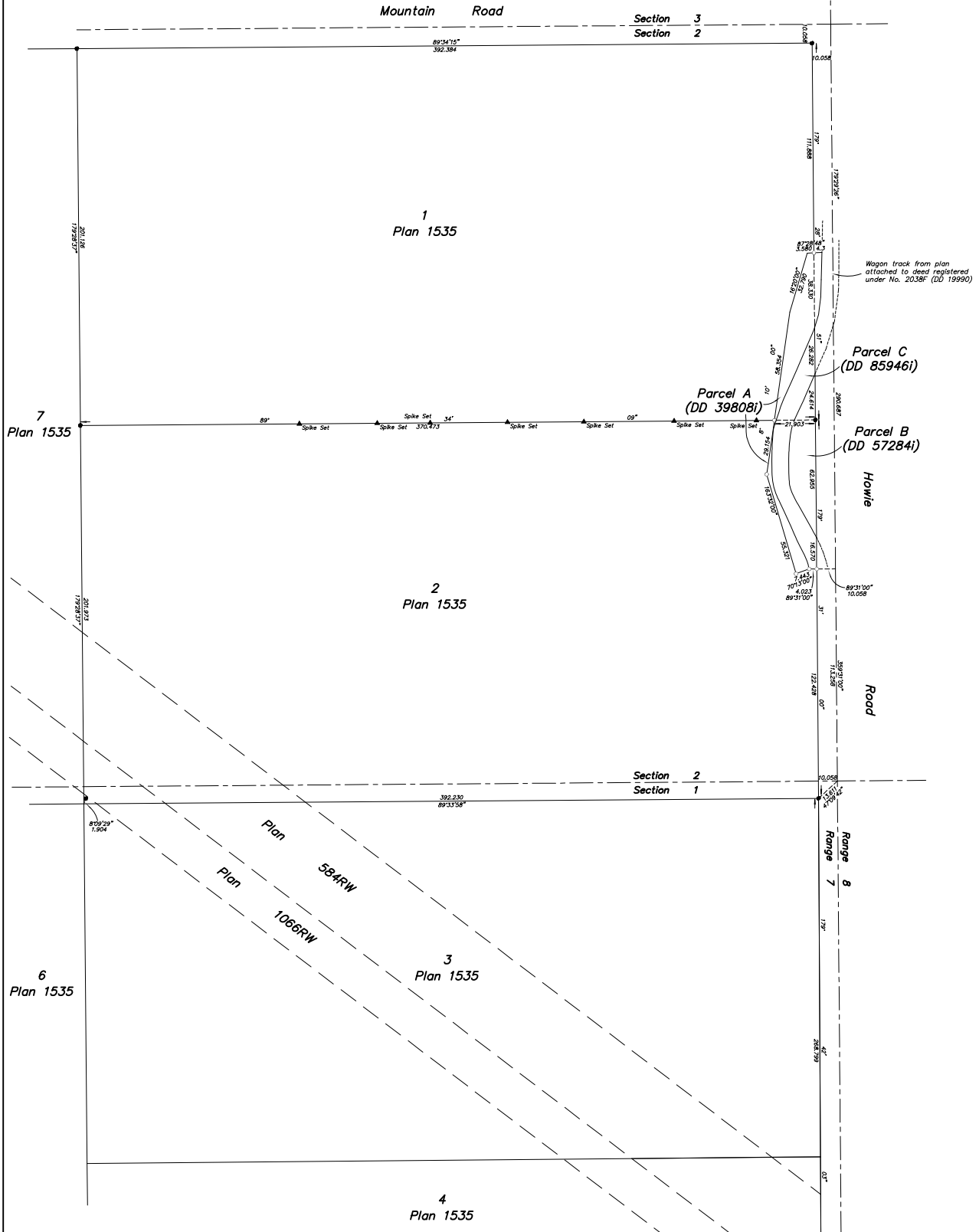


The intended plot size of this plan is 864mm in height by 560mm in width (D size) when plotted at a scale of 1:1000.

Distances are in metres, unless otherwise indicated. Astronomic bearings are derived from Plan 1535.

Legend:

- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Placed



This plan lies within the Cowichan Valley Regional District.

The field survey represented by this plan was completed by Lloyd R. P. Ekins, BCLS, on the 22nd day of February, 2011.

RICHARD J. WEY & ASSOCIATES
 Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 856-8155
 Fax: 1002021P051/E



175 Ingram Street
Duncan, BC V9L 1N8
www.cvrld.bc.ca

Office: 250.746.2500
Fax: 250.746.2513
Toll Free: 1.800.665.3955

INSPECTION & ENFORCEMENT DIVISION

OCCUPANCY CERTIFICATE

Pursuant to the Cowichan Valley Regional District Building Bylaw No. 4433, permission is hereby granted to occupy the described building or dwelling unit subject to any conditions as noted:

Address: 4340 Howie Road, Glenora, BC

PID: 000-056-791 Building Permit #: 21-E-048

Conditions:

CSA Z240 MH Mobile Home only. It is the responsibility of the owner to maintain the existing mobile home and adjacent structures to applicable CSA and Building Code standards.

IMPORTANT NOTICE

Pursuant to the Cowichan Valley Regional District regulations currently in effect, this permit confirms that the Regional District has reviewed the plans and application form with respect to the subject building. This permit is not a warranty that the subject building will comply with all Regional and Provincial regulations governing building construction, nor that it is without defect.

Signature: _____

A handwritten signature in black ink, appearing to read "Gord Shewchuk", written over a horizontal line.

Date: Jan 29, 2024

Building Official: Gord Shewchuk

Cowichan Valley Regional District Bylaw No. 4433 requires that address numbers be posted on the building or property in a clear and visible manner by the building owner or occupier.

7.3 A-1 ZONE - PRIMARY AGRICULTURAL

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following *uses, uses* permitted under Section 4.4, and no others are permitted in an A-1 zone:

- (1) *agriculture, horticulture, silviculture, turf farm*, fish farm;*
- (2) *one single family dwelling;*
- (3) *a second single family dwelling on parcels six hectares or larger*;*
- (4) *one additional single family dwelling as required for agricultural use*;*
- (5) *bed and breakfast accommodation*;*
- (6) *daycare, nursery school accessory to a residential use*;*
- (7) *home occupation*;*
- (8) *horse riding arena, boarding stable*;*
- (9) *kennel*;*
- (10) *sale of products grown or reared on the property;*
- (11) *secondary suite;*
- (12) *small suite on parcels two hectares or larger*.*

* subject to Land Reserve Commission approval: It is the mandate of the ALC to preserve agricultural land and encourage agriculture. Therefore, the ALC will base its decision on the benefit to or impact on agriculture.

(b) Conditions of Use

For any *parcel* in an A-1 zone:

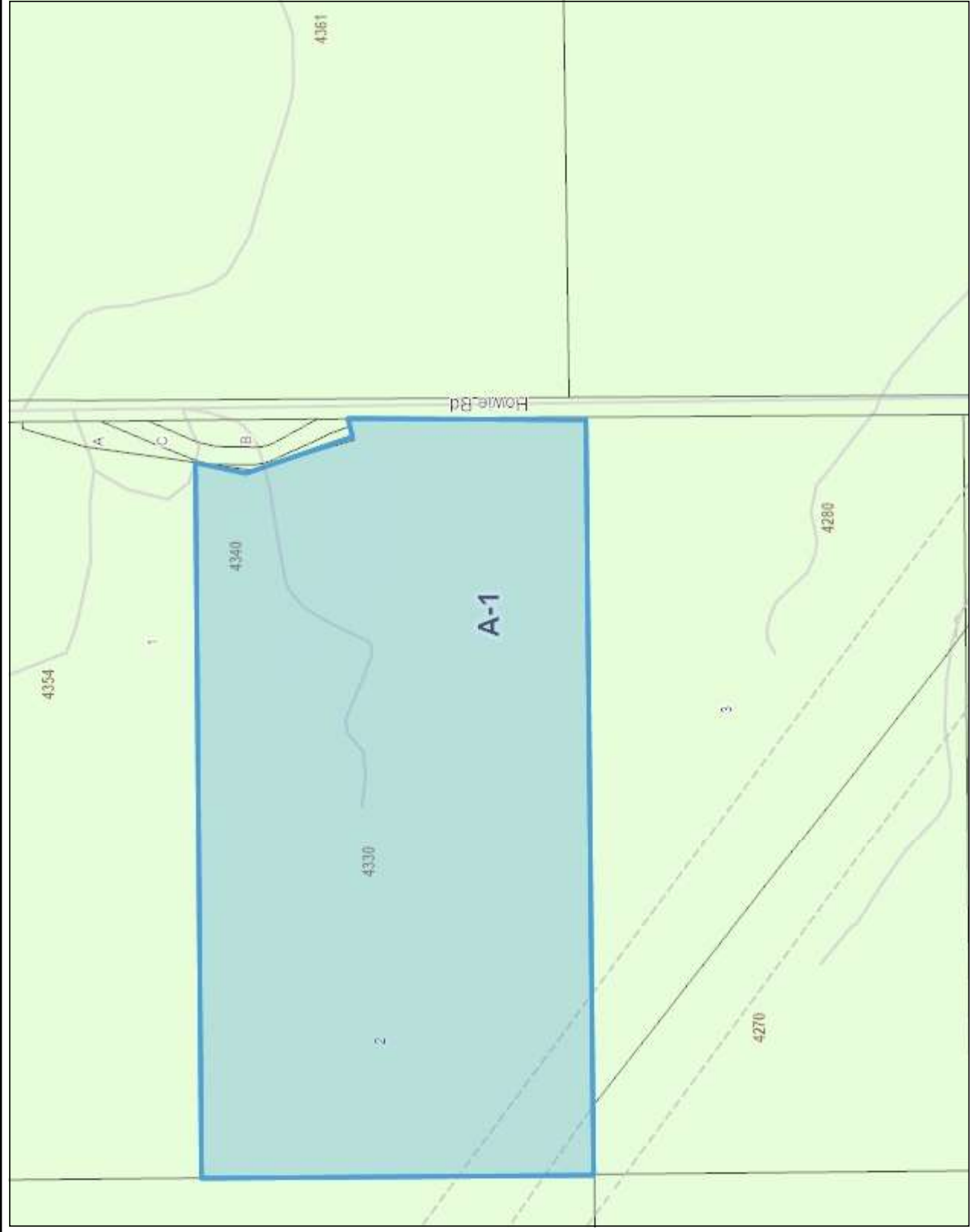
- (1) The following limits to *parcel coverage* and impervious surface coverage apply in the A-1 Zone:
 - i. 30% for buildings and structures plus up to an additional 5% for other impervious surfaces for the first hectare of parcel area or portion thereof; plus
 - ii. for each additional hectare of land area above 1 hectare, an additional 10% for buildings and structures and up to an additional 5% for other impervious surfaces, to be calculated on a pro rata basis;
- (2) In addition to (1) i. and ii. above, for a parcel above 8000 m² in area, such additional parcel coverage for greenhouses as would result in not more than 50% parcel coverage, including impervious surfaces other than buildings and structures.
- (2) the *height* of all *buildings* and *structures* shall not exceed 10 metres except for *accessory buildings* which shall not exceed a *height* of 7.5 metres;
- (3) the *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for residential and *accessory uses* in Column II, for *agricultural* and *accessory uses* in Column III and for *auction use* in Column IV:

COLUMN I Type of Parcel Line	COLUMN II Residential & Accessory Uses	COLUMN III Agricultural and Accessory Uses	COLUMN IV Auction Use
Front	7.5 metres	30 metres	45 metres
Interior Side	3.0 metres	15 metres	45 metres
Exterior Side	4.5 metres	15 metres	45 metres
Rear	7.5 metres	15 metres	45 metres

- (5) Notwithstanding Section 7.3(b)(4), a *building* or *structure* used for the keeping of livestock shall be located not less than 30 metres from all *watercourses*, sandpoints or wells.
- (6) Processing of any farm material not grown or raised on the parcel shall be specifically prohibited;
- (7) A slaughterhouse, abattoir or stockyard shall be specifically prohibited;
- (8) Maintenance and repair of any materials offered for sale shall be specifically prohibited.

(c) Minimum Parcel Size

Subject to Part 12, the minimum *parcel* size shall be 12 Ha.

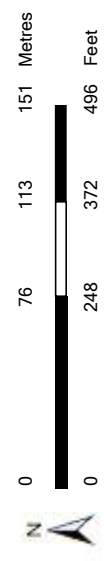


Legend

- Parks**
- Park
- Recreation Area
- Zoning**
- Agricultural and Forestry
- Parks and Institutional
- Industrial
- Commercial and Mixed Use
- Comprehensive Development
- Residential
- Waterfront
- Water Use
- Utility
- Railway
- Neighbouring Jurisdiction

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



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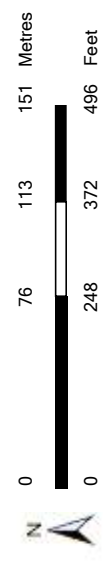
Legend

- Parks
- Park
- Recreation Area



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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES – LAND AND BUILDING

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR LAND AND ONE BUILDING. FOR ANY ADDITIONAL BUILDINGS, PLEASE USE THE PROPERTY DISCLOSURE STATEMENT – RURAL PREMISES – ADDENDUM, LAND AND BUILDING.

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 RURAL PREMISES – LAND AND BUILDING



Date of disclosure: June 27 2024

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

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3 (the "Premises")

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.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. LAND – This Property Disclosure Statement is in respect of the land and the <u>BARN & WORKSHOP.</u> (describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		SW JCW		
B. Are you aware of any existing tenancies, written or oral?	JCW SW			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		SW JCW		
D. Is there a survey certificate available?	JCW SW			
E. Are you aware of any current or pending local Improvement levies/charges?		SW JCW		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		SW JCW		
G. Are the Premises managed forest lands?		SW JCW		
H. Are the Premises in the Agricultural Land Reserve?	JCW SW			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		SW JCW		
J. Are you aware of any fill materials anywhere on the Premises?		SW JCW		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		SW JCW		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		SW JCW		
M. Are you aware of any water licences affecting the Premises?	JCW SW			

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BUYER'S INITIALS

SW		JCW
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SELLER'S INITIALS

June 27 2024

DATE OF DISCLOSURE

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?	JCW SW			
(i) If yes, was a timber mark/licence in place?			SW JCW	
(ii) If yes, were taxes or fees paid?			SW JCW	
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?	JCW SW			

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" 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?		SW JCW		
(ii) Have you applied for a water licence and are awaiting response?		SW JCW		
C. Are you aware of any problems with the water system?		SW JCW		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		SW JCW		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	JCW SW			
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?		SW JCW		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		SW JCW		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		SW JCW		

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BUYER'S INITIALS

SW		JCW
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SELLER'S INITIALS

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June 27 2024

DATE OF DISCLOSURE

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?			SW JCW	
B. To the best of your knowledge, is the ceiling insulated?			SW JCW	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		JCW SW		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			SW JCW	
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? WOODSTONE ONLY	JCW SW			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		SW JCW		
G. Are you aware of any structural problems with any of the buildings?	JCW SW			
H. Are you aware of any additions or alterations made in the last 60 days?		SW JCW		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		SW JCW		
J. Are you aware of any problems with the heating and/or central air conditioning system?		SW JCW		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		SW JCW		
L. Are you aware of any damage due to wind, fire or water?		SW JCW		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) HOUSE ONLY		SW JCW		
N. Are you aware of any problems with the electrical or gas system?		SW JCW		
O. Are you aware of any problems with the plumbing system?		SW JCW		
P. Are you aware of any problems with the swimming pool and/or hot tub?				SW JCW
Q. Does the Premises contain unauthorized accommodation?		SW JCW		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		SW JCW		

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BUYER'S INITIALS

SW		JCW
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SELLER'S INITIALS

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June 27 2024

DATE OF DISCLOSURE

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the 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.)		SW JCW		
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		SW JCW		
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)		SW JCW		
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)		SW JCW		
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?		SW JCW		

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?		SW JCW		
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>		SW JCW		
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)?		SW JCW		
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)?		SW JCW		

BUYER'S INITIALS

SELLER'S INITIALS

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June 27 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3

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

- 1 B. MODULAR HOME IS TENANTED - 1 YEAR LEASE EXPIRES NOV. 2024
- 1 M. WATER LICENSE IS FOR POND TO PROVIDE IRRIGATION
- 1 N. HIRED A COMPANY TO LOG. THAT COMPANY WAS TO LOOK AFTER ALL OF THE TIMBER MARKS.
- 3 G. BAW NEEDS NEW ROOF, IT LEAKS. BUYER TO DETERMINE AMOUNT OF REPAIRS REQUIRED.

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.

[Redacted Signature Area]

GNING.

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

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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RURAL PREMISES – ADDENDUM, LAND AND BUILDING**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR ADDITIONAL BUILDINGS ON RURAL PROPERTY. NOTE: USE ONE FORM FOR EACH ADDITIONAL BUILDING IF WARRANTED.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

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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

RURAL PREMISES – ADDENDUM, LAND AND BUILDING

Date of disclosure: June 27 2024



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

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3 (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.
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1. DESCRIPTION - This Property Disclosure Statement is in respect of: <u>MODULAR HOME</u> (describe one building only, the "Building")	YES	NO	DO NOT KNOW	DOES NOT APPLY
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2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" 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 has 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?		SW	JCW	
(ii) Have you applied for a water licence and are awaiting response?		SW	JCW	
C. Are you aware of any problems with the water system?		SW	JCW	
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		SW	JCW	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	JCW	SW		
F. Indicate the sanitary sewer system the Premises is 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?		SW	JCW	

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BUYER'S INITIALS

SW		JCW
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SELLER'S INITIALS

June 27 2024

DATE OF DISCLOSURE

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		SW JCW		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		SW JCW		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	JCW SW			
B. To the best of your knowledge, is the ceiling insulated?	JCW SW			
C. To the best of your knowledge, has the Building ever contained any asbestos products?		SW JCW		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		SW JCW		
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?				SW JCW
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		SW JCW		
G. Are you aware of any structural problems with the Building?		SW JCW		
H. Are you aware of any additions or alterations made in the last 60 days?		SW JCW		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		SW JCW		
J. Are you aware of any problems with the heating and/or central air conditioning system?		SW JCW		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		SW JCW		
L. Are you aware of any damage due to wind, fire or water?		SW JCW		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		SW JCW		
N. Are you aware of any problems with the electrical or gas system?		SW JCW		
O. Are you aware of any problems with the plumbing system?		SW JCW		
P. Are you aware of any problems with the swimming pool and/or hot tub?				SW JCW

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BUYER'S INITIALS

SW		JCW
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SELLER'S INITIALS

BC1009 REV. NOV 2023

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June 27 2024

DATE OF DISCLOSURE

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Does the Building contain unauthorized accommodation?		SW JCW		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		SW JCW		
S. Was this Building 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.)		SW JCW		
T. Is this Building covered by home warranty insurance under the Homeowner Protection Act?		SW JCW		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		SW JCW		
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)		SW JCW		
W. Is there a radon mitigation system in the Building? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		SW JCW		

4. GENERAL

A. Are you aware if the Building has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		SW JCW		
B. Are you aware of any latent defect in respect of the Building? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Building that renders the Building: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		SW JCW		
C. Are you aware of any existing or proposed heritage restrictions affecting the Building (including the Building being designated as a "heritage site" or as having "heritage value" under the Heritage Conservation Act or municipal legislation)?		SW JCW		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Building (including the Building being designated as an archaeological site or as having archaeological value under applicable law)?		SW JCW		

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BUYER'S INITIALS

SW		JCW
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SELLER'S INITIALS

BC1009 REV. NOV 2023

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June 27 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4330 HOWIE ROAD DUNCAN BC V9L6N3

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.

[Redacted Signature Area]

SIGNING.

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 Building and, if desired, to have the Building inspected by a licensed inspection service of the Buyer's choice.**

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

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Ministry of Environment

DRILLWELL ENTERPRISES LTD.

4994 Polkey Road
Duncan, B.C. V9L 6W3
Phone: 250-746-5268

Ministry Well ID Plate Number: 60315
Ministry Well Tag Number:
Confirmation/alternative specs. attached
Original well construction report attached

Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations.

Owner name: Susan Walters
Mailing address: 4330 Howie Road Town Duncan Prov. BC Postal Code V9L6N3
Well Location (see note 2): Address: Street no. 4330 Street name Howie Road Town Duncan
Legal description: Lot 2 Plan VIP 1535 D.L. Block Sec. 1 Twp. Rg. 7 Land District 45
PID: 000-056-791 Description of well location (attach sketch, if nec.):

NAD 83: Zone: 10U UTM Easting: 0449501 m Latitude (see note 4):
UTM Northing: 5397006 m Longitude:
Method of drilling: dual rotary
Orientation of well: vertical Ground elevation: 213 ft (asl) Method (see note 5): GPS
Class of well (see note 6): Water Supply Sub-class of well: Domestic
Water supply wells: indicate intended water use: private domestic

Lithologic description (see notes 8-13) or closure description (see notes 14 and 15)

Table with columns: Surficial Material, Bedrock Material, Colour, Hardness, Water Content, Observations. Includes handwritten data for depth intervals 0-8, 8-242, and 242-380 ft.

Casing details

Table with columns: From ft (bgl), To ft (bgl), Dia in, Casing Material/Open Hole, Wall Thickness in, Drive Shoe. Includes handwritten entries for steel-cased open hole and steel casing.

Surface seal: Type: Bentonite Depth: 18.6 ft
Method of installation: Poured
Backfill: Type: Depth:
Liner: PVC
Diameter: Thickness:
From: To: Perforated: From: To:

Screen details

Table with columns: From ft (bgl), To ft (bgl), Dia in, Type, Slot Size. Includes handwritten entries for screen type and slot size.

Intake: Screen Open bottom Incased hole
Screen type: Telescope Pipe size
Screen material: Stainless steel Plastic Other
Screen opening: Continuous slot Slotted Perforated pipe
Screen bottom: Bail Plug Plate Other
Filter pack: From: To: Thickness:
Type and size of material:

Developed by:

Air lifting Surging Jetting Pumping Bailing
Other (specify): Total duration: 3/4 hrs
Notes:

Well yield estimated by:

Pumping Air lifting Bailing Other (specify):
Rate: 1.25 USgpm Duration: 3/4 hrs
SWL before test: Pumping water level:

Obvious water quality characteristics:

Fresh Salty Clear Cloudy Sediment Gas
Colour/odour: BROWN Water sample collected:

Well driller (print clearly):

Name (first, last) (see note 19): Scott Davidson
Registration no. (see note 20): WD 15052001
Consultant (if applicable; name and company):

Final well completion data:

Total depth drilled: 380 ft Finished well depth: 380 ft (bgl)
Final stick up: 18 in Depth to bedrock: 8 ft (bgl)
SWL: 17 ft (btoc) Estimated well yield: 1.25 USgpm
Artesian flow: USgpm, or Artesian pressure:
Type of well cap: Well on Well disinfected: Yes No
Where well ID plate is attached: on casing

Well closure information:

Reason for closure:
Method of closure: Poured Pumped
Sealant material: Backfill material:
Details of closure (see note 16):

Date of work (YYYY/MM/DD):

Started: 2021/07/20 Completed: 2021/07/21
Comments:

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.

Signature of Driller Responsible

PLEASE NOTE: The information recorded in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.

white: Customer copy
canary: Driller copy
pink: Ministry copy
Sheet 1 of 1

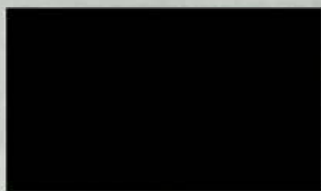


FrontCounterBC

January 21, 2010

WSD File: 1002204

FCBC File: 10100-30/36196



Re: Conditional Water Licence No. C117760 on Batty's Creek

In accordance with recent information received by our office, we have amended our records to show the above licence in your name. This licence authorizes 5.0 acre feet per annum of water to be diverted into storage and 5.0 acre feet of water per annum to be used for irrigation purpose for the period of the year from 1st April to 30th September from Batty's Creek.

Water licences and permits over Crown land are appurtenant to the land, mine or undertaking, and pass with the conveyance or other disposition of the land to any new owner.

Our Water Revenue office will be contacting you directly with regard to any outstanding fees. If you have not owned the property all the years during which the monies owing have accumulated, then recovery of your rental payment is a matter to be resolved between yourself and the former owner.

For your information and reference, a copy of the water licence, along with a pamphlet, "Water Licences - Rights and Obligations" is enclosed.

You can obtain a copy of your water licence by visiting the Ministry of Environment website at http://www.env.gov.bc.ca/wsd/water_rights/water_rights.html#search and selecting the Scanned Water Licence Directory and searching by water licence number in the appropriate folder.

FrontCounter BC
142 - 2080 Labeux Rd, Nanaimo BC V9T 6J9
Phone: 250-751-7220
Toll Free: 1-877-855-3222
Fax: 250-751-7224



5799 Duncan Street
DUNCAN, B.C. V9L 3W6
(250) 748-3908 Fax (250) 748-3411

December 9, 2013

To Whom It May Concern:

Upon visual inspection, this letter will serve to confirm that the BlazeKing Princess Parlour Wood Burning Stove, serial number P6451, which meets CSA and EPA standards, and chimney system, installed at 4330 Howie Road, Duncan, BC, is installed according to manufacturer specifications for clearances and hearth protection.

The installation is in accordance with the BC Building Code and also meets WETT Certification.

A handwritten signature in blue ink, appearing to read "Mike Malone".

Mike Malone
WETT Inspector #7502
Granny's Gas & Woodstoves
www.grannystoves.ca



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