

3 minute walk to Otter
Bay ferry terminal.

Outdoor BBQ with
covered picnic area.

Swimming pool.

Future games
room and pool.

General store
with deli.

Activity Centre - has
toys, bike, scooter and
rentals. Dive excursions,
watching, eco tours
taxi to Gulf Islands.

Parking.

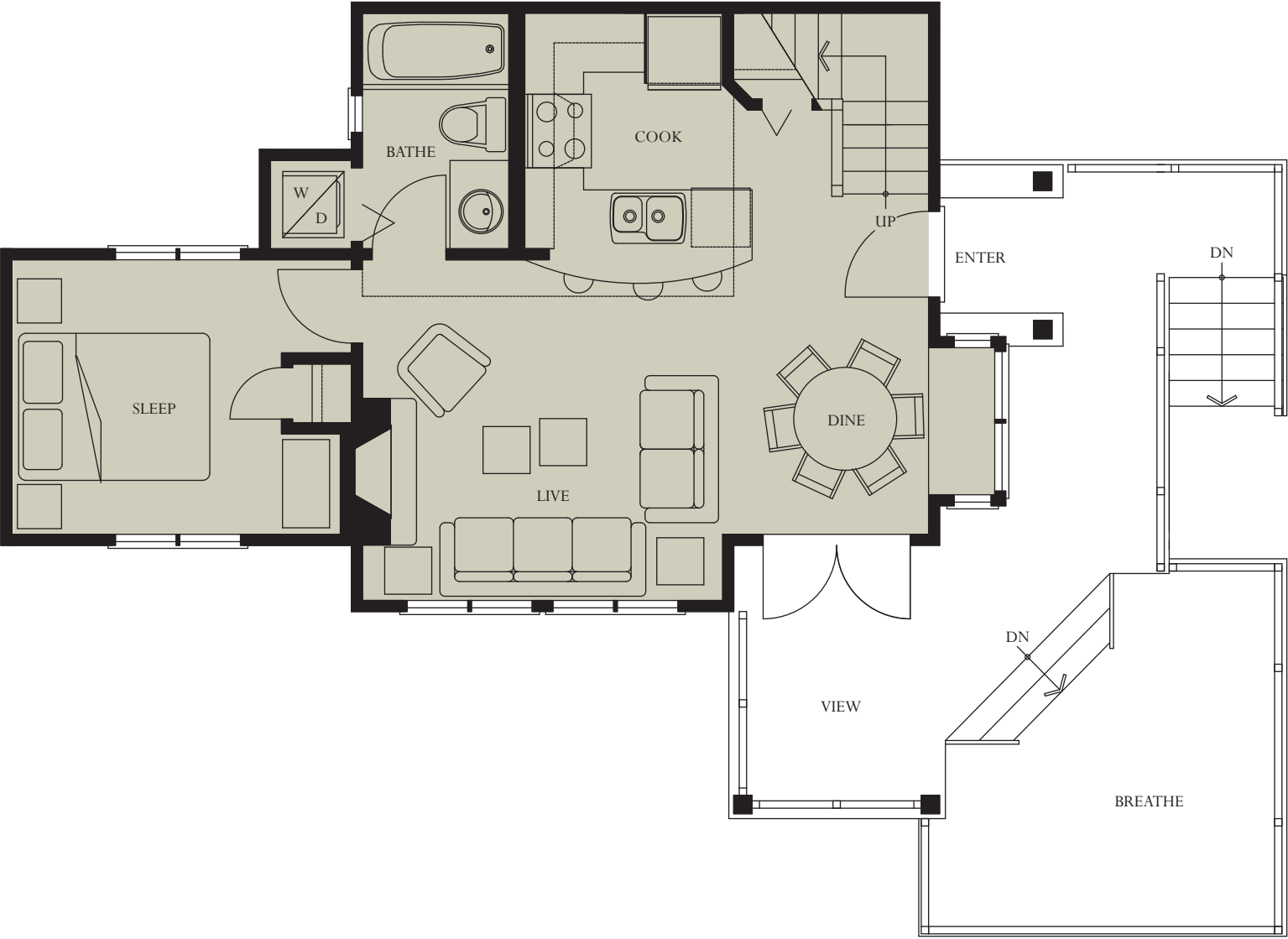
Playing field.

Parking.

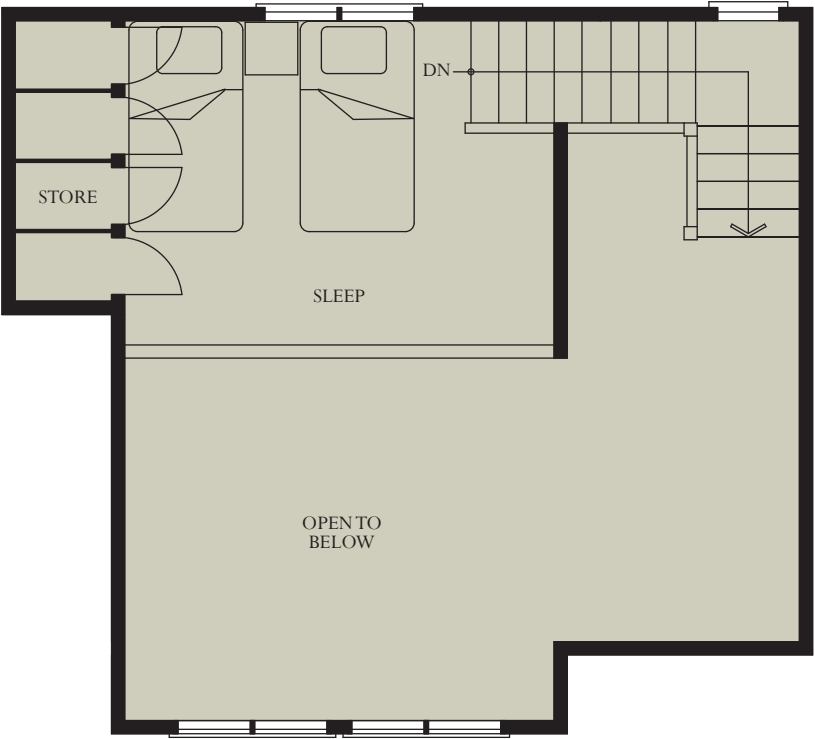
21 bluff cottages with
spectacular views of
the marina and ocean.



Cedar Cottage Floorplan



MAIN FLOOR



UPPER FLOOR

Cottage Features

Marina Cottage

- Fully furnished, warm & bright cottages designed to sleep 6
- Master bedroom with queen size bed
- A loft area with Trundle bed and sleeping for 2
- Pull-out queen size sofa bed in living room
- 300 square feet of covered and uncovered deck, complete with patio furniture & propane BBQ for outdoor living
- Entry foyer with imported stone flooring
- Rustic wood flooring throughout the living, dining and kitchen areas
- Pine vaulted ceiling with view windows
- Dining area that seats 6 and opens on to the deck
- Gas fireplace with stone hearth and surround
- Entertainment system including TV & DVD/CD player
- Painted wood baseboards & wood trim
- Wood trimmed windows
- 2" wood blinds throughout
- Secure owner's storage and under cottage storage
- Stacking washer and dryer
- Ceiling fan

Spa-Inspired Bathrooms

- Hand-set stone tile floor with in-floor heating
- Slate countertop with porcelain sink & chrome fixtures
- ¾" solid maple shaker cabinets with natural iron pulls
- Maple framed mirrors with contemporary pot lighting
- White backsplash in a contemporary pattern
- Luxurious 5' soaker tub

Gourmet Kitchens

- Stainless steel appliance package including refrigerator, slide-in range, microwave and dishwasher
- Quartz stone countertop
- ¾" solid maple shaker cabinets with natural iron pulls
- Ceramic tile backsplash with ocean-inspired detail

Quarter Ownership – *the new wave of vacation property ownership.*

Ah, the vacation home. Glorious days filled with outdoor activities, pre-dinner cocktails while lounging by the pool or fireside, romantic dinners with your sweetheart. Kind of makes your heart skip a beat just thinking about it.

There's just one complication — the dreaded “M” word. Maintenance. Lawns to mow, gutters to clean, painting, deck repairs... yuck. This was supposed to be relaxing.

Enter the world of Quarter ownership. This relative newcomer to the vacation market made significant inroads during the late 1990s and early 2000s as time-challenged urbanites embraced the convenience of a hands-off, totally maintenance-free approach to recreational real estate. Buying a quarter rather than buying a whole vacation property also balances the advantage of property ownership with the reality of how much time owners actually have to spend at their vacation home.

Quarter ownership differs widely from the once common practice of timeshare. A Quarter ownership is a fully deeded property that you can resell, mortgage, even leave to the beneficiaries of your choice, just like any other strata unit. It provides owners with year-round use of the vacation property at a fraction of the cost of whole ownership. Rather than purchasing blocks of time or points as with timeshare, quarter owners buy fee simple title and gain full right of ownership.

Owners have exclusive access to their property on a rotational basis — for not less than twelve weeks per year, one week per month with two back to back weeks in the summer. The weeks rotate each year so the most desirable holiday times rotate among the owners. The annual carrying cost (homeowner dues, utilities, taxes, etc.) runs at approximately 25% of what someone who owns an identical unit in its entirety. The management of the property is easy and hassle free. Homes are professionally maintained, repaired and kept secure year-round.

According to industry statistics, this area of ownership is growing at over 150% per year and research shows that many buyers can afford the entire vacation home but elect to purchase a quarter share. With quarter ownership, buyers can use their twelve weeks anyway they want – personal vacation time, lending out to friends and family or placing it for rent.



www.DocksiderRealty.ca

Pender Island
 Driftwood: 250-629-3383
 Hope Bay: 250-629-3166
 info@DocksiderRealty.ca

Saturna: 250-539-2121
 Galiano: 250-661-8583
 Sidney: 250-656-5062



**22C - 2315 Mackinnon Rd
 GI Pender Island ~ V0N 2M1**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 1 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 0
Bth 3Pce: 0 **Fin SqFt:** 750
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:** Gas
App Incl:
Intr Ftrs Ceiling Fan(s), Dining/Living Combo, French Doors, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Dining Room	Main	9'x8'
Entrance	Main	6'x4'
Kitchen	Main	11'x10'
Living Room	Main	13'x12'
Primary Bedroom	Main	9'x12'
Loft	Second	12'x9'

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		635	115		
Beds	0	1	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 866012 **List Price:** \$82,000
Status: Active **Orig Price:** \$82,000
Sub Type: Rec **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$748 **Strata Fee:** \$358
2020 Asmt: \$155,300 **Title:** Frctnl Ownr

Remarks

Beautiful unit at Currents on Pender Island! Fractional ownership includes 1 wk every month and two weeks back to back in the summer. Enjoy some time away with family & friends - or rent out for extra income. Sunny spacious deck includes a BBQ and there are 2 pools and lots of open area spaces and the beach. Cottage is fully furnished with stainless steel appliances. Sail into Otter Bay Marina or walk from the ferry. The Pender Island Golf Club is a beautiful walk from the resort and the Community Hall with Saturday Market and Hope Bay with shops is an easy cycle. Truly a unique opportunity to enjoy some island time. Monthly fees include maintenance, utilities & property taxes. Room measurements should be verified by buyer if important. MASKS REQUIRED & Please no unnecessary touching (including appliances). All offers will be reviewed on Tuesday 16th after 12:00.

Building Information

Built (est) 2005 **Lgl NC Use:**
Oth Equ:
Const Mt: Wood
Ext Feat: Balcony/Patio, Swimming Pool

Frnt Faces: S **Bldg Style:** Cottage/Cabin
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Window Unit(s)
Heat: Baseboard, Electric
Roof: Asphalt Shingle
Fndn: Pillar/Post/Pier, Poured Concrete
Accss Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size 871sqft / 0.02ac
Prk Type: Driveway
Water: Well: Drilled **Waste:** Other
Lot Feat: Dock/Moorage, Irregular Lot, Serviced, Sloping, Wooded Lot
Complex: Currents at Otter Bay
SqFt Balc: **StrLots/Cplx** 0
SqFt Prk: **Bldgs/Cplx:** 32
SqFt Pat: **Suites/Bldg** 0
SqFt Strg: **Floors/Bldg** 0
Gnd/Top? **Lvls/Suite:** 0
Shrd Am: Bike Storage, Common Area

Dims (w/d):
View:
Services:
Rent Alld?: Some Rentals: Owners can rent out their week
Yng Ag Alld?: 0
Pets Alld?: Dogs: pets allowed
BBQs Alld?: Yes
Str Lot Incl: Deck/Patio, Parking Stall, Separate Storage

Unit Incl:



TITLE SEARCH PRINT

2021-02-11, 12:07:08

File Reference:

Requestor: Office Administration

Declared Value \$22500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA5477298 CA3054023
Application Received	2016-09-01
Application Entered	2016-09-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MICHELLE GRACE LEBEL, CLINICAL INSTRUCTOR 143 TOSCANA GARDENS NW CALGARY, AB T3L 3C2 AS TO AN UNDIVIDED 1/4 INTEREST
Taxation Authority	Capital Assessment Area
Description of Land Parcel Identifier: Legal Description:	026-659-581 STRATA LOT 22 SECTION 17 PENDER ISLAND COWICHAN DISTRICT STRATA PLAN VIS5996 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	HERETO IS ANNEXED EASEMENT EX40394 OVER PARCEL C (DD 82824-I) SECTION 17, PENDER ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLAN VIP78491 MODIFIED BY CA3629121, 2014 03 13 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EW91062 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE EX17493 HERETO IS ANNEXED EASEMENT EX26373 OVER PART OF LOT 1, PLAN VIP78491 SHOWN ON PLAN VIP78493

TITLE SEARCH PRINT

2021-02-11, 12:07:08

File Reference:

Requestor: Office Administration

Declared Value \$22500

HERETO IS ANNEXED RESTRICTIVE COVENANT FA48241 OVER STRATA LOT 1
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54737 OVER STRATA LOT 2
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54738 OVER STRATA LOT 3
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54739 OVER STRATA LOT 4
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54740 OVER STRATA LOT 5
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54741 OVER STRATA LOT 6
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54742 OVER STRATA LOT 7
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54743 OVER STRATA LOT 8
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54744 OVER STRATA LOT 9
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54745 OVER STRATA LOT 10
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54746 OVER STRATA LOT 11
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54747 OVER STRATA LOT 12
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54748 OVER STRATA LOT 13
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54749 OVER STRATA LOT 14
STRATA PLAN VIS5996

TITLE SEARCH PRINT

2021-02-11, 12:07:08

File Reference:

Requestor: Office Administration

Declared Value \$22500

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54750 OVER STRATA LOT 15
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54751 OVER STRATA LOT 16
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54752 OVER STRATA LOT 17
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54753 OVER STRATA LOT 18
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54754 OVER STRATA LOT 19
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54755 OVER STRATA LOT 20
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54756 OVER STRATA LOT 21
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54758 OVER STRATA LOT 23
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54759 OVER STRATA LOT 24
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54760 OVER STRATA LOT 25
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54761 OVER STRATA LOT 26
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54762 OVER STRATA LOT 27
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54763 OVER STRATA LOT 28
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54764 OVER STRATA LOT 29
STRATA PLAN VIS5996

TITLE SEARCH PRINT

2021-02-11, 12:07:08

File Reference:

Requestor: Office Administration

Declared Value \$22500

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54765 OVER STRATA LOT 30
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54766 OVER STRATA LOT 31
STRATA PLAN VIS5996

HERETO IS ANNEXED RESTRICTIVE COVENANT FA54767 OVER STRATA LOT 32
STRATA PLAN VIS5996

HERETO IS ANNEXED EASEMENT FA60807 OVER PCL. C, SECTION 17, PENDER
ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLANS VIP78491 & VIP80842
AS SHOWN ON PLAN VIP81026

Charges, Liens and Interests

Nature: COVENANT
Registration Number: EX26367
Registration Date and Time: 2005-03-10 14:50
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
PART;

Nature: COVENANT
Registration Number: EX26369
Registration Date and Time: 2005-03-10 14:50
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
PART;

Nature: COVENANT
Registration Number: EX33839
Registration Date and Time: 2005-03-31 10:46
Registered Owner: CAPITAL REGIONAL DISTRICT
THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
PART

Nature: COVENANT
Registration Number: EX33841
Registration Date and Time: 2005-03-31 10:46
Registered Owner: CAPITAL REGIONAL DISTRICT
NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
Remarks: INTER ALIA
PART;

TITLE SEARCH PRINT

2021-02-11, 12:07:08

File Reference:

Requestor: Office Administration

Declared Value \$22500

Nature:	COVENANT
Registration Number:	EX33843
Registration Date and Time:	2005-03-31 10:46
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA CAPITAL REGIONAL DISTRICT
Remarks:	INTER ALIA PART;
Nature:	COVENANT
Registration Number:	EX33845
Registration Date and Time:	2005-03-31 10:47
Registered Owner:	CAPITAL REGIONAL DISTRICT NORTH PENDER ISLAND LOCAL TRUST COMMITTEE
Remarks:	INTER ALIA PART;
Nature:	EASEMENT
Registration Number:	EX40394
Registration Date and Time:	2005-04-14 14:37
Remarks:	INTER ALIA PART; APPURTENANT TO LOT 1, PLAN VIP78491 AND LOT A, PLAN VIP52864 MODIFIED BY CA3629121
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EX91382
Registration Date and Time:	2005-07-25 13:41
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA PART;
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EX91383
Registration Date and Time:	2005-07-25 13:41
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA PART;
Nature:	RESTRICTIVE COVENANT
Registration Number:	FA54757
Registration Date and Time:	2006-04-25 10:40
Remarks:	INTER ALIA APPURTENANT TO STRATA LOTS 1-21 & 23-32, VIS5996

TITLE SEARCH PRINT

2021-02-11, 12:07:08

File Reference:

Requestor: Office Administration

Declared Value \$22500

Nature: LEASE
Registration Number: FA48252
Registration Date and Time: 2006-04-25 10:41
Registered Owner: OTTER BAY OWNERS CORPORATION
INCORPORATION NO. BC0741320
Remarks: INTER ALIA

Nature: SUBLEASE
Registration Number: FA106096
Registration Date and Time: 2006-08-31 13:27
Registered Owner: MATTHEW ALAN O'BRIEN
SHEILA MARY O'BRIEN
AS JOINT TENANTS
Transfer Number: CA8252980
Remarks: INTER ALIA
OF LEASE FA48252

Nature: SUBLEASE
Registration Number: CA285773
Registration Date and Time: 2006-09-07 10:09
Registered Owner: ROSS EARNSHAW CARROLL
NICOLA MONA MURRAY
Transfer Number: CA8403501
Remarks: INTER ALIA
OF FA48252

Nature: SUBLEASE
Registration Number: FA114589
Registration Date and Time: 2006-09-21 11:34
Registered Owner: MICHELLE GRACE LEBEL
Transfer Number: CA5477299
Remarks: INTER ALIA
OF LEASE FA48252

Nature: SUBLEASE
Registration Number: FB5217
Registration Date and Time: 2007-01-18 12:26
Registered Owner: CHERYL MARIE WILSON
Remarks: INTER ALIA
OF LEASE FA48252

Nature: MODIFICATION
Registration Number: CA3629121
Registration Date and Time: 2014-03-13 09:49
Remarks: INTER ALIA
MODIFICATION OF EX40394

TITLE SEARCH PRINT

File Reference:

Declared Value \$22500

2021-02-11, 12:07:08

Requestor: Office Administration

Duplicate Indefeasible Title NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

Public Records Full Property Report

Property Identification & Legal Description

Address: 22 2315 MACKINNON RD PENDER ISLAND BC V0N 2M1
Jurisdiction: Gulf Islands Rural (764)
Roll No: 8627222
PID No: 026-659-581
Neighbourhood: GULF ISLANDS WF
Assessment Area: 1
MHR No:
Legal Unique ID: D000001W4Y
Legal Description: Strata Lot 22, Plan VIS5996, Section 17, Cowichan Land District, Portion PENDER ISLAND, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

2020 Municipal Taxes

Gross Taxes: \$748

2020 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
GENERAL:		\$93,800	\$61,500	\$155,300

	Gross Value:	Land	Improve	Total
	\$93,800	\$93,800	\$61,500	\$155,300
Exempt Value:	\$0	\$0	\$0	\$0
Net Value:	\$93,800	\$93,800	\$61,500	\$155,300

SCHOOL:

	Gross Value:	Land	Improve	Total
	\$93,800	\$93,800	\$61,500	\$155,300
Exempt Value:	\$0	\$0	\$0	\$0
Net Value:	\$93,800	\$93,800	\$61,500	\$155,300

BC TRANSIT:

	Gross Value:	Land	Improve	Total
	\$0	\$0	\$0	\$0
Exempt Value:	\$0	\$0	\$0	\$0
Net Value:	\$0	\$0	\$0	\$0

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2016-09-01	\$22,500	CA5477298	Reject - Not Suitable for Sales Analysis
2015-04-23	\$12,000	CA4351899	Reject - Not Suitable for Sales Analysis
2013-03-28	\$22,500	CA3054023	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:		Lot Width:	
Lot Acres:		Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Individual Strata Lot (Hotel/Motel)
School District:	Gulf Islands	Manual Class:	
Vacant Flag:	No	Man Class % Dev:	
BC Transit Flag:		Reg District:	Capital
Police Tax Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2020-03-19	Rec Last Modified:	2020-03-19

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2019	\$106,700	\$519
2018	\$96,700	\$503
2017	\$96,700	\$526
2016	\$103,400	\$648
2015	\$103,400	\$655
2014	\$104,900	\$655
2013	\$107,300	\$642
2012	\$131,900	\$726
2011	\$274,000	\$1,414

2010	\$306,000	\$1,574
2009	\$329,000	\$1,600
2008	\$348,100	\$1,607
2007	\$412,000	\$2,012

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. All data is copyright either the Vancouver Island Real Estate Board or the Victoria Real Estate Board.

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

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

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

EXAMPLE ONLY:

“The attached Property Disclosure Statement dated
02/11/2021 _____ yr. _____ is incorporated into
and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the property has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the Unit.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES:

The buyer must still make the buyer’s own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller’s knowledge of the Unit and the Development may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the Unit or the Development and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the disclosure statement or on an inspection report.

SIX IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the property. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the Unit.
2. The buyer must still make the buyer’s own inquiries concerning the Unit in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller’s answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller’s own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. “Unit” is defined as the living space, including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Lands” is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. “Development” is defined as the Lands, the Unit and all other strata lots and Common Property.

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



02/11/2021

Date of disclosure: _____

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

ADDRESS/STRATA UNIT #: Unit 22 2315 Mackinnon Rd Pender Island V0N 2M1 (the "Unit")**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

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

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property disclosure statement and where uncertain should reply "Do Not Know." This Property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

**THE SELLER SHOULD
INITIAL THE
APPROPRIATE REPLIES.**

1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any current or pending local improvement levies/charges?				
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?				
2. SERVICES				
A. Indicate the water system(s) the Development uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?				
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?				
C. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?				
D. Are you aware of any problems with the water system?				
E. Are you aware of any problems with the sanitary sewer system?				
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?				
B. Has the fireplace, fireplace insert, or wood stove installation been approved:				
(i) By local authorities? <input type="checkbox"/>				
(ii) Received WETT certificate? <input type="checkbox"/>				

INITIALS

--	--	--	--

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

Unit 22 2315 Mackinnon Rd

Pender Island

VON 2M1

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. (i) Has this Unit been previously occupied?				
(ii) Are you the "owner developer" as defined in the Strata Property Act?				
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?				
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?				
F. Are you aware of any structural problems with any of the buildings in the Development?				
G. Are you aware of any problems with the heating and/or central air conditioning system?				
H. Are you aware of any damage due to wind, fire or water?				
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
J. Are you aware of any leakage or unrepaired damage?				
K. Are you aware of any problems with the electrical or gas system?				
L. Are you aware of any problems with the plumbing system?				
M. Are you aware of any pet restrictions?				
N. Are you aware of any rental restrictions?				
O. Are you aware of any age restrictions?				
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.				
Q. Are you aware of any special assessment(s) voted on or proposed?				
R. Have you paid any special assessment(s) in the past 5 years?				
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?				
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				
U. Are you aware of any problems with the swimming pool and/or hot tub?				
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?				
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?				
X. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.				
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____				
AA. Nature of Interest/Ownership: Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				

INITIALS

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

Unit 22 2315 Mackinnon Rd

Pender Island

VON 2M1

3. BUILDING Respecting the Unit and Common Property. (continued)

DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws				
Rules/Regulations				
Year-to-date Financial Statements				
Current Year's Operating Budget				
All Minutes of Last 24 Months Including Council, Special and AGM Minutes				
Engineer's Report and/or Building Envelope Assessment				
Strata Plan				
Depreciation Report				
Reserve Fund Study				
Summary of Insurance Coverages (including premium)				
EE. What is the monthly strata fee? \$				
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?				
Heat?				
Hot Water?				
Gas Fireplace?				
Garbage?				
Sewer?				
Recreation?				
Cable?				
Gardening?				
Caretaker				
Water?				
Other?				
FF. (i) Number of Unit parking stalls included _____ and specific numbers _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>				
GG. (i) Storage Locker? Yes <input type="checkbox"/> No <input type="checkbox"/> Number(s) _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. Has the Unit been tested for radon?				
(i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Unit? Unit: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)				
II. Has the Common Property been tested for radon?				
(i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Common Property? Common Property: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)				
JJ. Have the Lands been tested for radon?				
(i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Lands? Lands: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)				

INITIALS

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

Unit 22 2315 Mackinnon Rd

Pender Island

VON 2M1

3. BUILDING Respecting the Unit and Common Property. (continued)

KK. Is there a radon mitigation system in the Unit?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
LL. Is there a radon mitigation system for the Common Property?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				
MM. Is there a radon mitigation system for the Lands?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Lands?				
4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware if the Development, or any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?				

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

Seller is not informed enough to complete this Property Disclosure Statement and has not been to the unit in sometime

INITIALS

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: Unit 22 2315 Mackinnon Rd Pender Island V0N 2M1

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

Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Authentisign

Michelle LeBel
 02/11/2021 12:54:16 PM PST

02/11/2021

SELLER(S)

Michelle LeBel

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this Property Disclosure Statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.

The prudent buyer will use this Property Disclosure Statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S)

BUYER(S)

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

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BC1003 REV. SEPT 2020

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