

# Information Book for

3467 ARBUTUS DRIVE  
SOUTH

## EMAIL PACKAGE

**Please review the Table of Contents and ensure that all documents noted have been received.**



*Elizabeth Biberger*

Personal Real Estate Corporation  
Associate Broker

*Elizabeth*

BIBERGER  
& ASSOCIATES

Royal LePage Duncan – Realty

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371 Festubert Street, Duncan, BC V9L 3T1



*Michelle Nelford*

Sales Associate

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Please see Strata Package for documents pertaining to the strata

It is the responsibility of anyone receiving this package to check they have received all documents noted above. If you believe there is something missing, please notify us by email immediately identifying what needs to be provided or corrected.

Further, while every effort is made to ensure this information package is accurate, it is ultimately the buyer's responsibility to check all information if it is fundamental to their decision in submitting an offer on this property.

\*We are providing title documents we believe are relevant. If you are writing an offer you will receive an actual copy of the title search. Please double check that you have received all the charges important to you as we may not be including charges that we do not deem important.



Elizabeth C. Biberger

A Reputation Built on Trust and Results!  
mail@teambiberger.com



**3467 Arbutus Dr S  
ML Cobble Hill ~ V0R 1L1**

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11'3x12'1
Bedroom - Primary	Main	15'0x12'5
Dining Room	Main	15'5x10'7
Ensuite	Main	5-Piece
Entrance	Main	12'9x5'4
Family Room	Main	14'0x10'2
Kitchen	Main	12'5x10'2
Laundry	Main	5'8x5'9
Living Room	Main	19'6x12'4
Sunroom	Main	6'2x22'5
Walk-in Closet	Main	6'1x7'1
Garage (Unfin)	Main	20'6x18'3
Patio (Unfin)	Main	20'3x34'2

**Listing Summary**

**MLS@:** 917434      **List Price:** \$899,900  
**Status:** Active      **Orig Price:** \$899,900  
**Sub Type:** SF Det      **Sold Price:**  
**DOM:** 0      **Pend Date:**  
**Taxes:** \$3,525      **Strata Fee:** \$482  
**2022 Asmt:** \$802,000      **Title:** Frhld/Str

**Remarks**

This 1667 SF rancher has an outstanding ocean view enjoyed from the main living area, primary bedroom & patio. As you walk through the front door you will be super impressed at the vista that greets you in this lovely one level home in Arbutus Ridge. This one owner home is in good condition & is flooded with natural light in all rooms. With a very generous living/dining area with easy care laminate flooring, it is perfect for entertaining friends & family. Cozy up & watch your favorite TV show in the family room adjoining the kitchen. The large second bedroom offers a murphy bed for guests & room for hobbies. Wake up each morning to beautiful sunrises & ocean vistas in your primary bedroom that offers a large walk-in closet & 5 piece ensuite. The home backs onto common property & features an exposed aggregate patio on which to kick back & relax. Additional storage can be had in the attic above the garage. Bring your decorating ideas & make this house your next home.

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 2      **Kitchens:** 1  
**Baths Tot:** 2      **Fireplaces:** 0  
**Bth 2Pce:** 0      **Storeys:**  
**Bth 3Pce:** 0      **Fin SqFt:** 1,667  
**Bth 4Pce:** 1      **Unfin SqFt:** 0  
**Bth 5Pce:** 0      **Bed & Brk:** None  
**Ens 2Pce:** 0      **Addnl Acc:** None  
**Ens 3Pce:** 0      **Basement:** None  
**Ens 4+Pce:** 1      **FP Feat:**  
**App Incl:** Dishwasher, F/S/W/D  
**Intr Ftrs:** Closet Organizer, Dining/Living Combo, Eating Area

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,667	0	0	0
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1991      **Lgl NC Use:** No      **Frnt Faces:** SW      **Bldg Style:**  
**Oth Equ:** Electric Garage Door Opener      **Bldg Warr:** No      **Cool:** None  
**Const Mt:** Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco      **EnerGuide Rtg/Dt:**      **Heat:** Baseboard, Electric  
**Ext Feat:** Balcony/Patio, Garden, Low Maintenance Yard      **Roof:** Fibreglass Shingle  
**Fndn:** Slab  
**Accss:** Accessible Entrance, Primary Bedr

**Lot/Strata Information**

**Lot Size:** 5,430sqft / 0.12ac      **Dims (w/d):**      **Waterfront:**  
**Prk Type:** Attached, Garage Double      **View:** Mountain(s), Ocean  
**Water:** Regional/Improvement I      **Waste:** Sewer Connected      **Services:** Cable Available, Compost, Electricity Connected, Gar  
**Lot Feat:** Adult-Oriented Neighbourhood, Curb & Gutter, Gated Community, Landscaped, Near Golf Course, Quiet Area, Recreation Nearby  
**Complex:**      **Prk Tota:** 3      **Rent Alld?:** Some Rentals: See Bylaws  
**SqFt Balc:**      **StrLots/Cplx:** 643      **Yng Ag Alld?:** 50: See Bylaws  
**SqFt Prk:**      **Bldgs/Cplx:**      **Pets Alld?:** Cats, Dogs: See Bylaws - one dog or 1 cat  
**SqFt Pat:**      **Suites/Bldg:**      **BBQs Alld?:** Yes  
**SqFt Strg:**      **Floors/Bldg:**      **Str Lot Incl:** Deck/Patio  
**Gnd/Top?:**      **Lvl/Suite:**  
**Shrd Am:** Clubhouse, Common Area, Fitness Centre, Kayak Storage, Me      **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,



## Miscellaneous Notes for 3467 Arbutus Drive South

Features of this home include:

### **Exterior/Mechanical:**

- Outstanding ocean view home
- Stucco exterior
- Fiberglass shingle roof. Original roof was shake and so this is the second roof on this home, but exact age is not known
- Large view patio
- Film on windows facing the ocean ensures privacy in the home
- Baseboard electric heaters and wall electric heaters

### **Interior:**

- Laminate, lino and carpeting in home
- Large living room/dining room is perfect for sitting back and enjoying the extensive ocean view that this home offers. Single door to the patio
- Kitchen with greenhouse window, eat at counter, pantry with pullouts and adjoining sitting area
- Large master bedroom enjoys the ocean view and has a walk-in closet
- Ensuite with soaker tub and separate shower and his and her sinks
- Main bathroom is a four piece with storage closet
- Second bedroom is a generous size with murphy bed

**Probate:** Probate is not required as the son of the deceased was on title.

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, attached shelving units and murphy bed. The seller does not make any representation on the appliances.

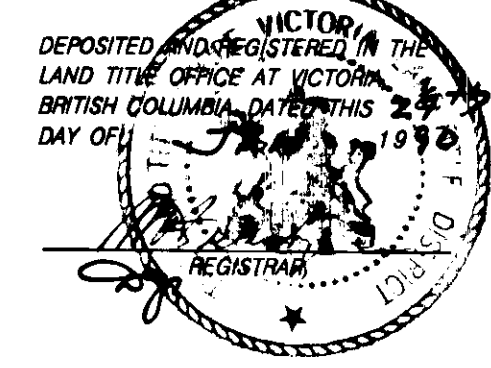
**File Review with the Cowichan Valley Regional District:** Permit for the home issued April 19, 1991. Occupancy granted November 7, 1991. Building permit issued for the sunroom extension to living room on October 7, 1998. The listing agent did not receive a copy of the final occupancy on this. Note the building permit for this was C-310-98. In 2002 there was a building permit issued for the "sunroom" on May 24, 2002. This permit number is C-143-02 so it is not the sunroom. In the file at the CVRD was the site survey showing the expansion of the second bedroom. Clearly there was a building permit issued in 2002 but the listing agent is wondering if the labeling of "sunroom" is in fact correct. Listing agent is waiting to hear back from the CVRD.

The information provided in these "Miscellaneous Notes" is believed to be accurate. However, it is ultimately the responsibility of the Buyer to verify this information if it is being relied upon in making an offer on this property. There are no representations or warranties provided by the Listing Agent or the Seller(s).

FIRST SHEET SHEET 1 OF 7 SHEETS

STRATA PLAN 1601

PHASE 10



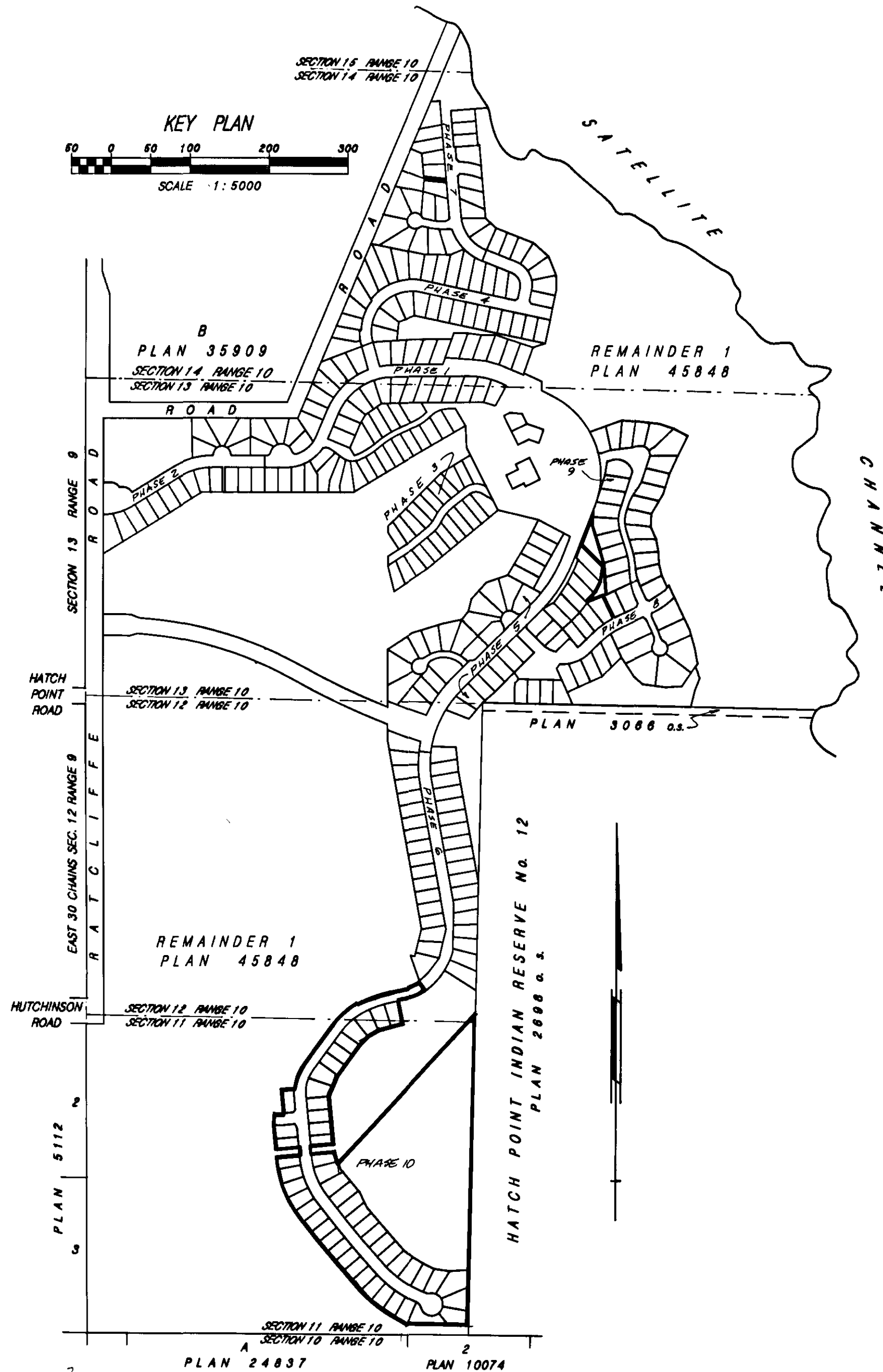
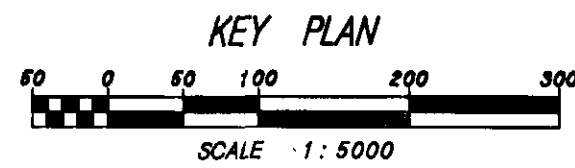
Ed 10109

# PHASED BARELAND STRATA PLAN OF LOT 1 OF SECTIONS 11, 12, 13, 14, AND 15, RANGE 10, SHAWNIGAN DISTRICT, PLAN 45848.

UNLESS OTHERWISE INDICATED, ALL DIMENSIONS ARE IN METRES.

BEARINGS ARE ASTRONOMIC, REFERRED TO PLAN 45848.

- OPP DENOTES STANDARD PIPE POST FOUND
- OIP DENOTES STANDARD IRON POST FOUND
- IP DENOTES STANDARD IRON POST SET
- WT DENOTES WITNESS
- HA DENOTES HECTARES
- SM DENOTES SQUARE METRES
- CI ( 10 ) DENOTES ANNOTATED CURVE DATA ( SEE TABLE )
- LI ( 10 ) DENOTES ANNOTATED LINE DATA ( SEE TABLE )
- SL DENOTES STRATA LOT
- CP DENOTES COMMON PROPERTY



THE ADDRESS FOR SERVICE OF DOCUMENTS ON THE STRATA CORPORATION IS :

THE OWNERS, STRATA PLAN 1601  
c/o DOUGLAS, SYMES AND BRISSENDEN  
2100 - 505 BURRARD STREET  
VANCOUVER, B.C.  
V 7 X 1 R 4

CIVIC ADDRESS :

ARBUTUS RIDGE  
3600 RATCLIFFE ROAD  
COBBLE HILL, B.C.  
V O R 1 L 0

" THIS PLAN LIES WITHIN THE COWICHAN VALLEY REGIONAL DISTRICT "

" THIS PLAN LIES WITHIN THE NANAIMO-COWICHAN ASSESSMENT AREA "

MURRAY & ASSOCIATES  
201 - 12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9

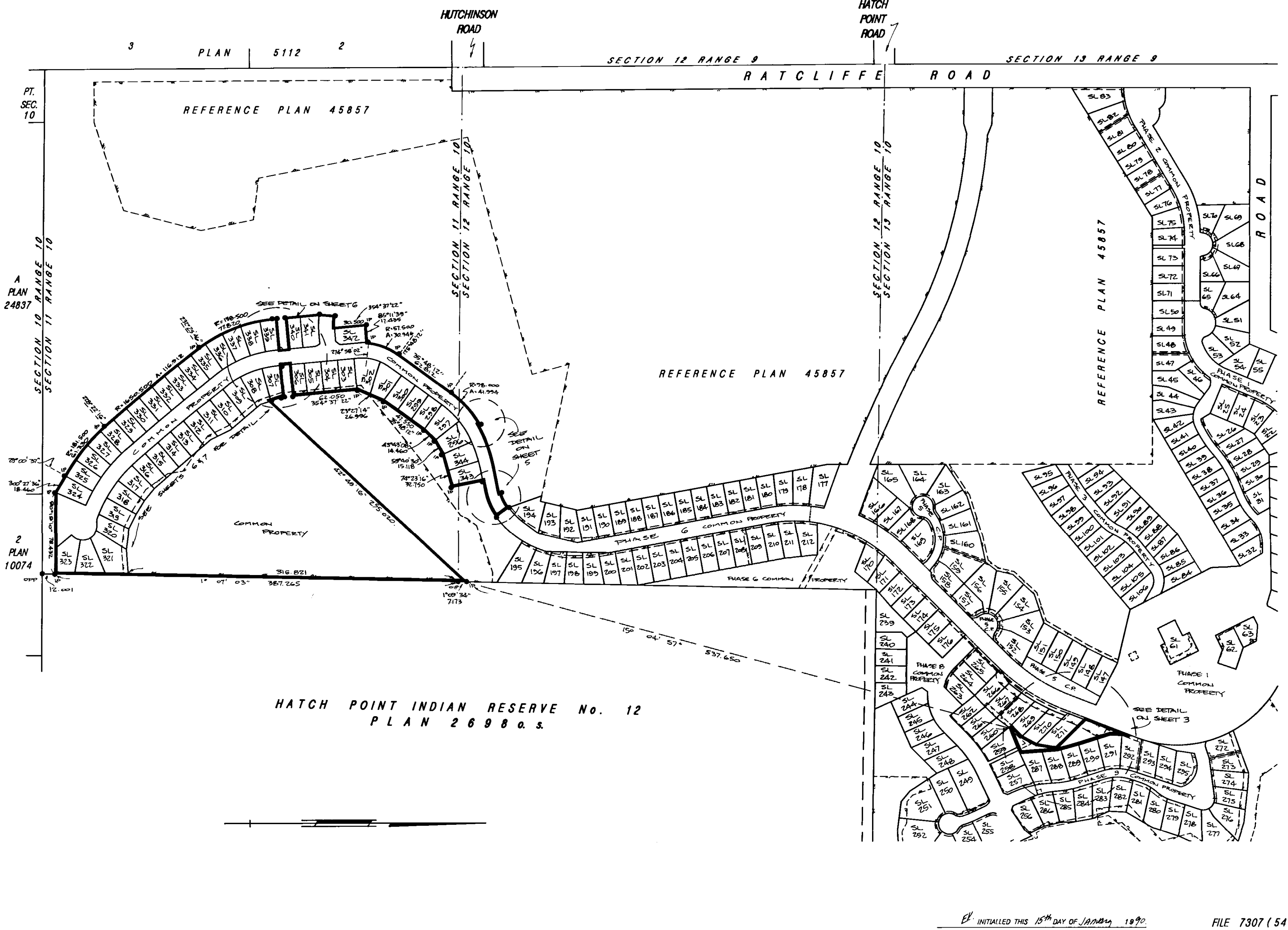
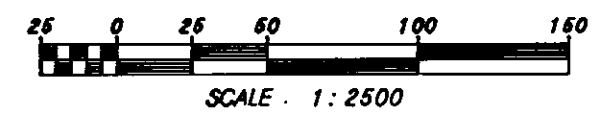
I, ERIC I. KAARDAL, A BRITISH COLUMBIA LAND SURVEYOR, OF NEW WESTMINSTER, IN BRITISH COLUMBIA CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 15th DAY OF JANUARY, 1998.

*Eric I. Kaardal* B. C. L. S.



SITE PLAN AND DIMENSIONS

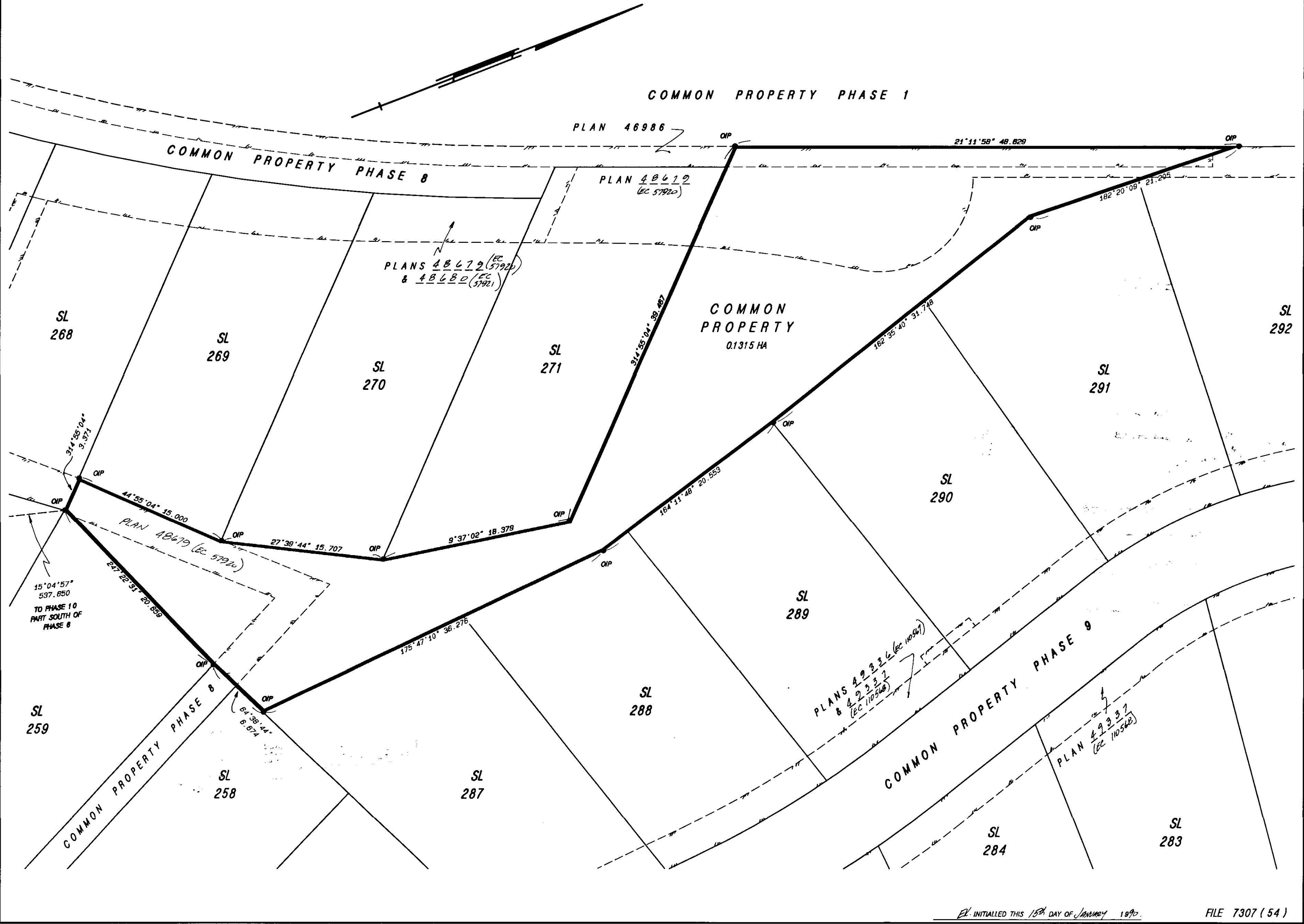
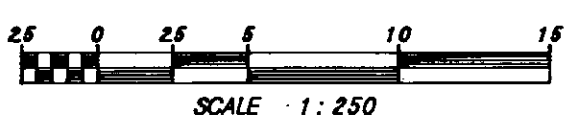
FIRST SHEET SHEET 2 OF 7 SHEETS  
STRATA PLAN 1601  
PHASE 10



INITIALED THIS 15<sup>th</sup> DAY OF JANUARY 1990. FILE 7307 (54)

SITE PLAN AND DIMENSIONS - DETAILS FROM SHEET 2

FIRST SHEET SHEET 3 OF 7 SHEETS  
STRATA PLAN 1601  
PHASE 10



EL. INITIALED THIS 15th DAY OF JANUARY 1990. FILE 7307 (54)

CSGA GA  
Jan 10/90

SECOND SHEET 4 OF 7 SHEETS

STRATA PLAN 1601  
PHASE 10

STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3	STRATA LOT NUMBER	SHEET NUMBER	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
286	5	1	41 900	1	321	7	1	42 400	1
287	5	1	43 900	1	322	7	1	41 900	1
288	5	1	45 900	1	323	7	1	40 900	1
289	5	1	47 900	1	324	7	1	40 900	1
300	5	1	49 900	1	325	7	1	41 400	1
301	6	1	49 900	1	326	7	1	41 900	1
302	6	1	47 900	1	327	7	1	42 400	1
303	6	1	48 900	1	328	7	1	42 900	1
304	6	1	48 900	1	329	7	1	43 400	1
305	6	1	48 900	1	330	7	1	43 900	1
306	6	1	43 900	1	331	7	1	44 900	1
307	6	1	44 900	1	332	7	1	44 900	1
308	6	1	48 900	1	333	6	1	44 900	1
309	6	1	48 900	1	334	6	1	44 900	1
310	6	1	48 900	1	335	6	1	45 900	1
311	6	1	48 900	1	336	6	1	48 900	1
312	7	1	48 900	1	337	6	1	48 900	1
313	7	1	48 400	1	338	6	1	48 900	1
314	7	1	45 900	1	339	6	1	45 900	1
315	7	1	45 400	1	340	6	1	40 500	1
316	7	1	44 900	1	341	6	1	40 500	1
317	7	1	44 400	1	342	6	1	44 900	1
318	7	1	43 900	1	343	5	1	41 900	1
319	7	1	43 400	1	344	5	1	41 400	1
320	7	1	42 900	1					
					AGGREGATE		49	2 191 800	49
					PREVIOUS PHASES		295	14 089 500	295.8
					TOTAL		344	16 281 300	344.8

APPROVED AS A BARELAND STRATA PLAN UNDER THE CONDOMINIUM ACT.  
DATED THIS 26 DAY OF JANUARY, 1991. <sup>90 RW</sup>

*R. L. Stok*

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

APPROVED AS PHASE 10 OF A 18 PHASE STRATA PLAN UNDER THE CONDOMINIUM ACT.  
DATED THIS 26 DAY OF JANUARY, 1991. <sup>90 RW</sup>

*R. L. Stok*

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

APPROVAL CONDITIONAL PURSUANT TO SECTION 21 B.C. REG. 75-78, THE OWNERS HAVE DESIGNATED TO ENTER INTO EASEMENTS AND RIGHTS OF WAY.  
DATED THIS 26 DAY OF JANUARY, 1991. <sup>90 RW</sup>

*R. L. Stok*

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

I HEREBY CERTIFY THAT THE COMMON FACILITIES, BEING: SERVICE ROADS WHICH, ACCORDING TO FORM E TO THE ACT, WERE TO HAVE BEEN CONSTRUCTED IN CONJUNCTION WITH THIS PHASE, HAVE BEEN SATISFACTORILY PROVIDED FOR.  
DATED THIS 26 DAY OF JANUARY, 1991. <sup>90 RW</sup>

*R. L. Stok*

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

ACCEPTED AS TO FORMS 1, 2 AND 3.  
DATED THIS 29 DAY OF JANUARY, 1991.

*J. L. Stok*  
SUPERINTENDENT OF REAL ESTATE

OWNER  
CRC CANADIAN RETIREMENT CORPORATION  
(INCORPORATION No. 308659)

*J. L. Stok*  
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

AS TO MORTGAGE  
THE BANK OF NOVA SCOTIA  
BY ITS DULY APPOINTED ATTORNEY

B.N.S. Document  
No. 166

*J. L. Stok*  
AUTHORIZED SIGNATORY  
(C02612B)

AUTHORIZED SIGNATORY

Signed in the presence of:

*B. L. Stok*  
Witness

650 West Georgia Street  
Address

Secretary  
Occupation

STATUTORY DECLARATION

1) WE THE UNDERSIGNED DO SOLEMNLY DECLARE THAT  
1) I/WE THE UNDERSIGNED ( AM/ARE ) THE OWNER-DEVELOPER  
OR ( IN THE ALTERNATIVE ) THE DULY AUTHORIZED AGENT  
OF THE OWNER-DEVELOPER

2) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE

I/WE MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY  
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF  
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME  
AT VANCOUVER  
IN THE PROVINCE OF BRITISH COLUMBIA  
THIS 15th DAY OF JANUARY,  
1991.

*J. L. Stok*  
A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA  
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN BRITISH COLUMBIA

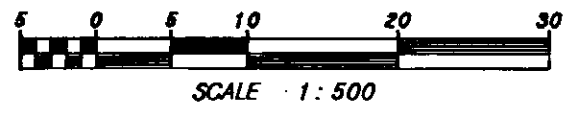
INITIALLED THIS 18th DAY OF JANUARY 1991.

FILE 7307 (54)

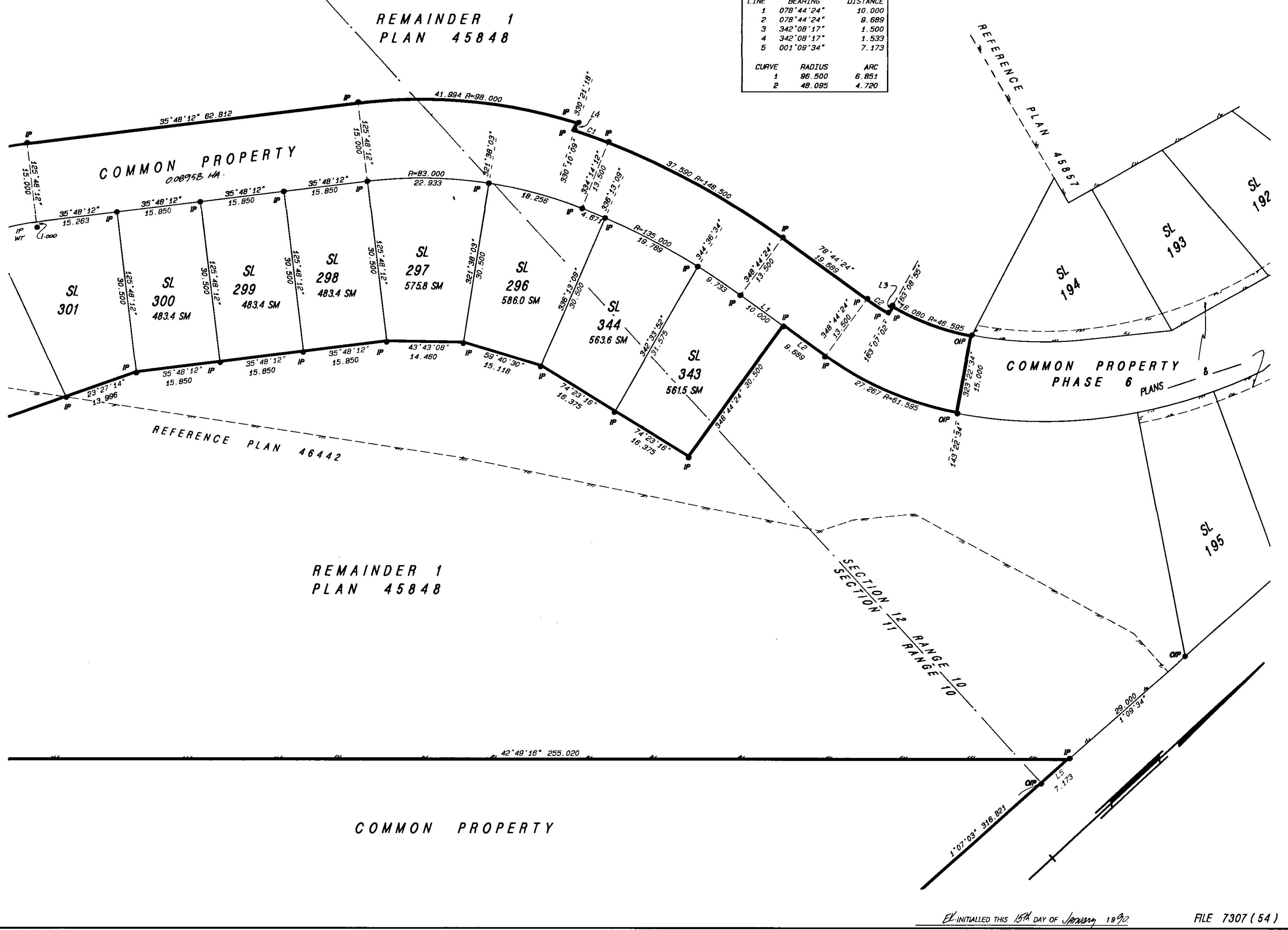


PLAN OF STRATA LOTS 296 TO 300 INCLUSIVE, AND STRATA LOTS 343 AND 344

SHEET 5 OF 7 SHEETS  
STRATA PLAN 1601  
PHASE 10



LINE & CURVE TABLE		
LINE	BEARING	DISTANCE
1	078°44'24"	10.000
2	078°44'24"	9.689
3	342°08'17"	1.500
4	342°08'17"	1.533
5	001°09'34"	7.173
CURVE		
CURVE	RADIUS	ARC
1	96.500	6.851
2	48.095	4.720

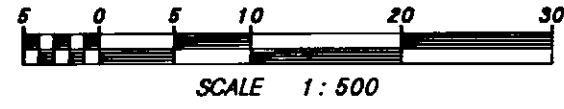


EL INITIALLED THIS 15th DAY OF January 1992 FILE 7307 (54)

PLAN OF STRATA LOTS 301 TO 311 INCLUSIVE, AND STRATA LOTS 333 TO 342 INCLUSIVE

SHEET 6 OF 7 SHEETS

STRATA PLAN 1601  
PHASE 10

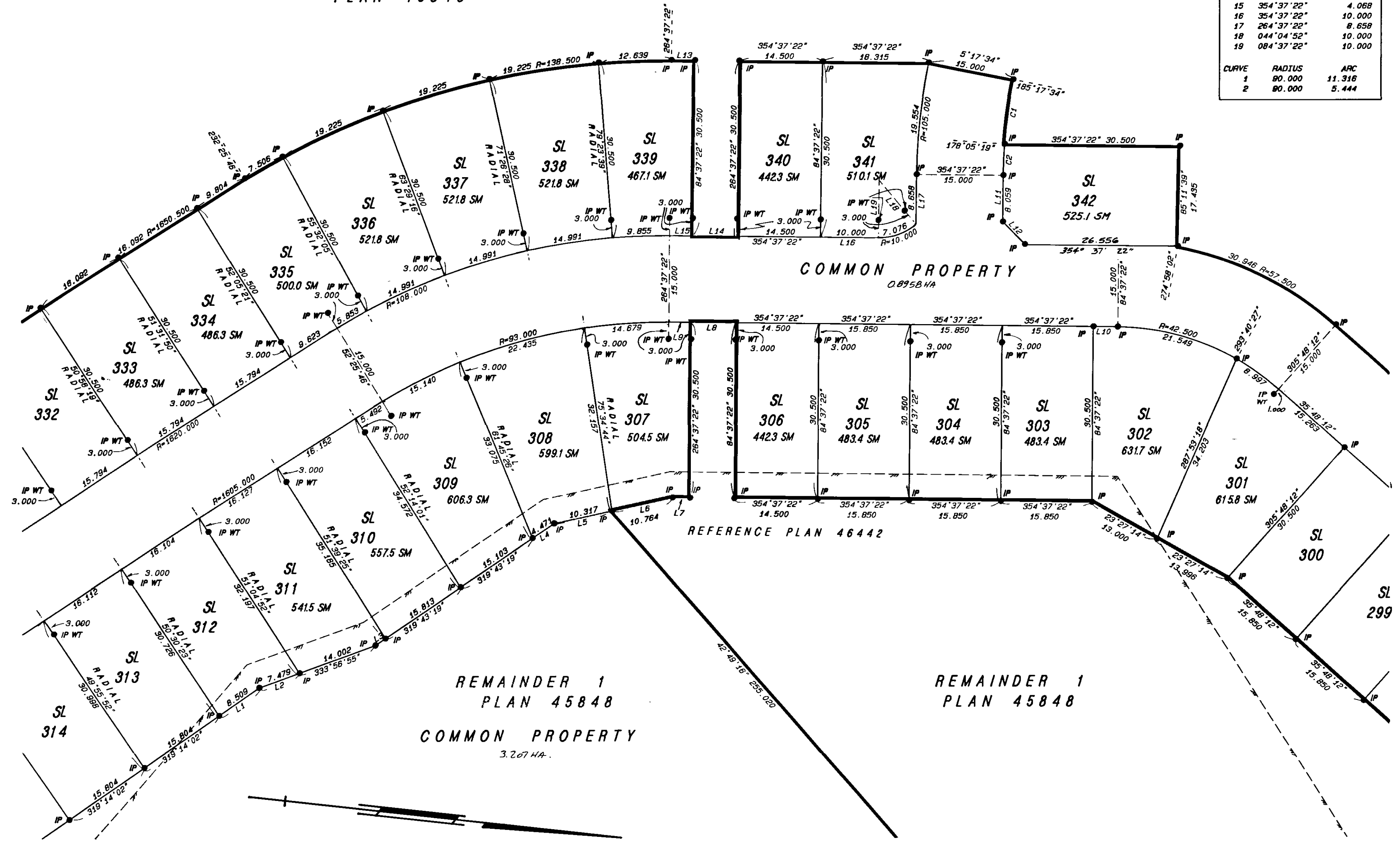


LINE & CURVE TABLE		
LINE	BEARING	DISTANCE
1	319°14'02"	8.509
2	333°56'55"	7.479
3	319°43'19"	2.123
4	319°43'19"	4.471
5	341°40'02"	10.317
6	341°40'02"	10.764
7	354°37'22"	2.998
8	354°37'22"	7.700
9	354°37'22"	3.924
10	354°37'22"	4.261
11	084°37'22"	8.059
12	039°37'22"	5.565
13	354°37'22"	4.068
14	354°37'22"	7.700
15	354°37'22"	4.068
16	354°37'22"	10.000
17	264°37'22"	8.658
18	044°04'52"	10.000
19	084°37'22"	10.000

CURVE	RADIUS	ARC
1	80.000	11.316
2	80.000	5.444

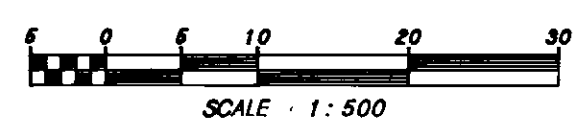
REMAINDER 1  
PLAN 45848



INITIALED THIS 15th DAY OF JANUARY 1992 FILE 7307 (54)

PLAN OF STRATA LOTS 312 TO 332 INCLUSIVE

SHEET 7 OF 7 SHEETS  
STRATA PLAN 1601  
PHASE 10

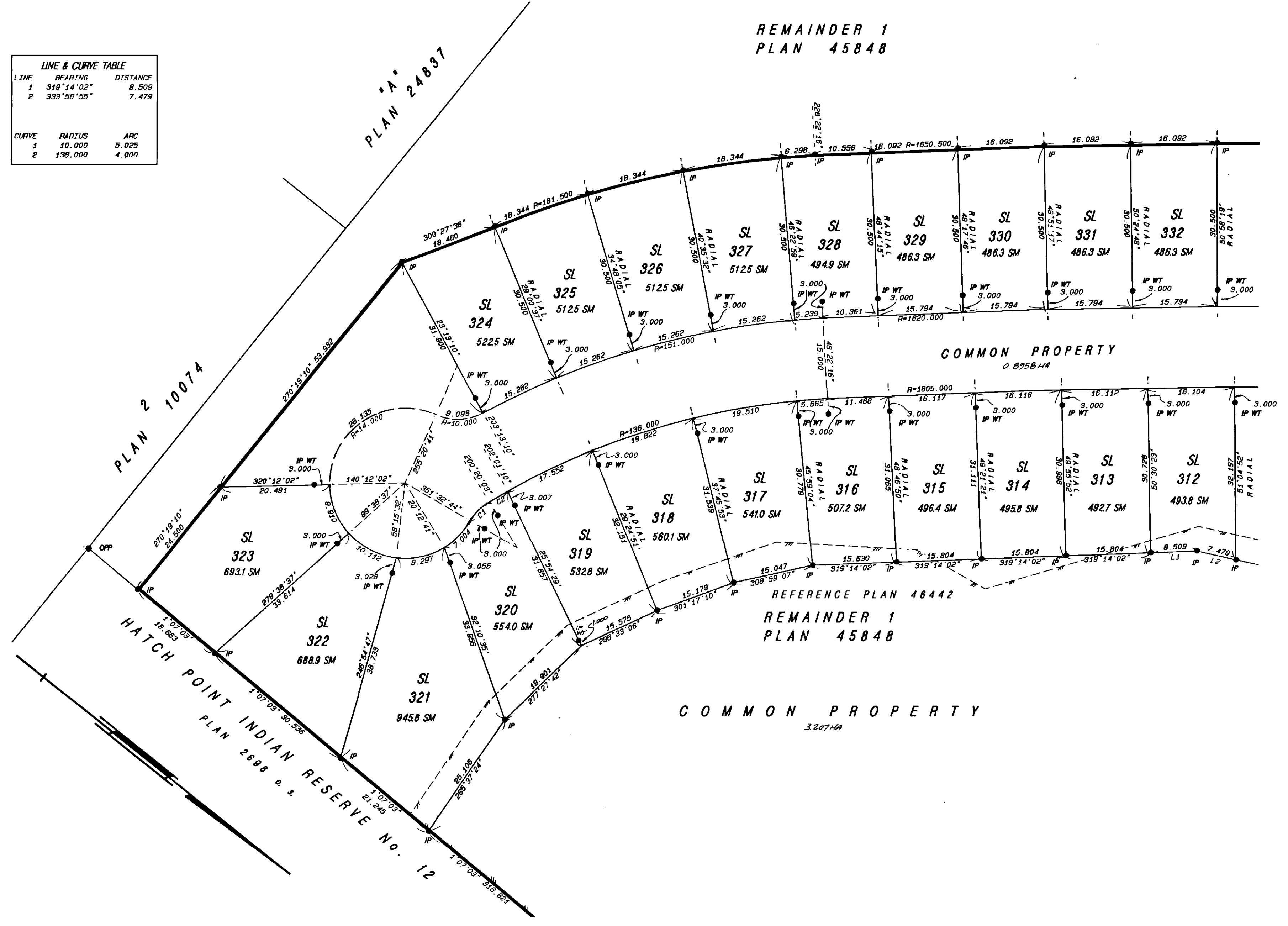


LINE & CURVE TABLE

LINE	BEARING	DISTANCE
1	319°14'02"	8.509
2	333°58'55"	7.479

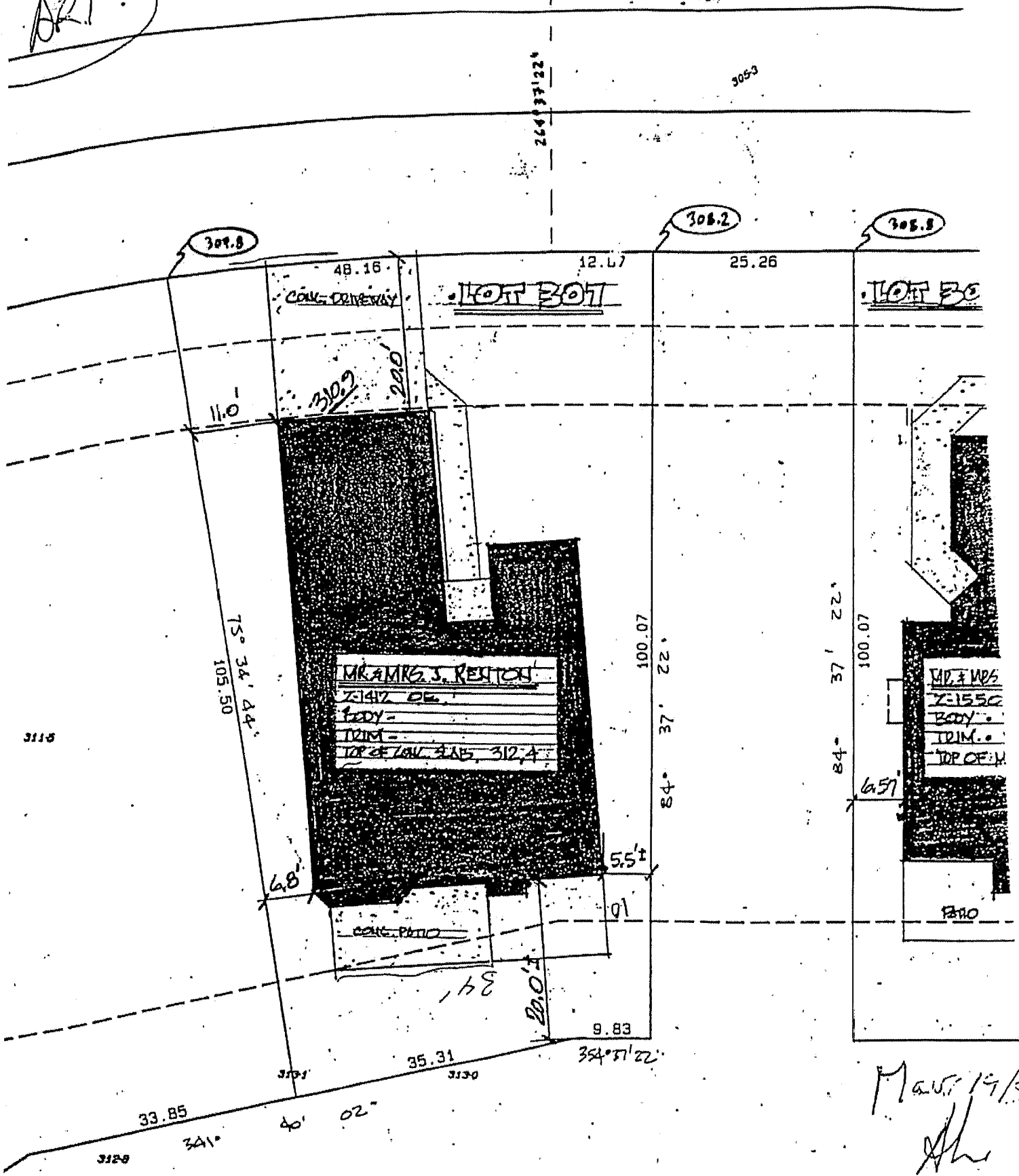
CURVE	RADIUS	ARC
1	10.000	5.025
2	198.000	4.000



INITIALED THIS 15th DAY OF JANUARY 1990 FILE 7307 (54)

Checked by: [Signature]

ART!



3118

3128

March 19/00  
[Signature]

W.D. Reuter

SITE SURVEY CERTIFICATE OF

STRATA LOT 307, SECTION 11,  
RANGE 10, SHAWNIGAN DISTRICT,  
STRATA PLAN 1601.

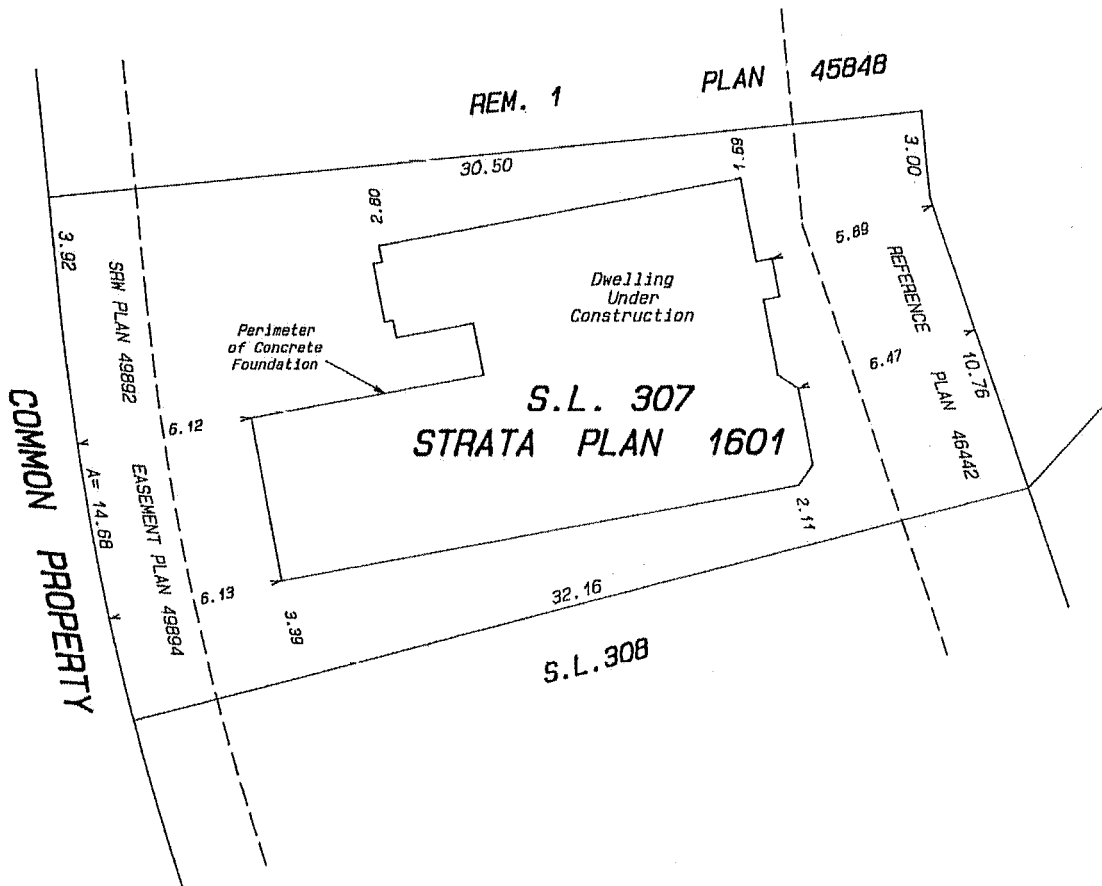
SCALE 1:200

All distances are in metres.

RECEIVED

JUN 12 1991

COWICHAN VALLEY  
REGIONAL DISTRICT



Note: S.L. 307 lies within C.V.R.D.

Area C and is Zoned R-5.

Bylaw setback requirements are as follows:

Front 6.0 m

Side 2.0 m from one side lot line &

1.4 m from the other side lot line

Rear 4.5 m

The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

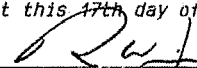
HANSON AND KENYON  
B.C. LAND SURVEYORS  
455 Alderlea St.

Duncan, B.C. V9L 3V3  
Telephone 746-4745

2497-307.DAT

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 17th day of May, 1991.

©

 B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.





# PROPERTY DISCLOSURE STATEMENT

## STRATA TITLE PROPERTIES – BARE LAND STRATA



Date of disclosure: October 19 2022

The following is a statement made by the Seller concerning the property or Strata Lot located at:

**ADDRESS/STRATA LOT #:**            3467    Arbutus Drive South            Cobble Hill            BC V0R 1L1 (the "Strata Lot")

**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. "Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Development" is defined as the land upon which the Strata Lot, all other strata lots and Common Property are situated, the Strata Lot, all other strata lots and Common Property.

THE SELLER SHOULD INITIAL  
THE APPROPRIATE REPLIES.

YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any past or present underground oil storage tank(s) in or on the Strata Lot?				
B. Are you aware of any existing tenancies of the Strata Lot, 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 Strata Lot from any person or public body?				
E. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way affecting the Strata Lot or the Common Property?				
F. Is there a survey certificate available for the Strata Lot?				
G. Have you received any other notice or claim affecting the Strata Lot from any person or public body?				

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BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

October 19 2022

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

**2. SERVICES respecting the Strata Lot**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <input 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, cisterns and other diversions) <input type="checkbox"/> I have a shared groundwater system (e.g. well, cisterns and other diversions) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2A that the Strata Lot 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 Strata Lot already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system serving the Strata Lot?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records) for the Strata Lot?				
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Strata Lot?				
F. Indicate the sanitary sewer system the Strata Lot is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Pump and Haul <input type="checkbox"/> Not connected Other _____				
G. Are you aware of any problems with the sanitary sewer system serving the Strata Lot?				
H. Are there any current service contracts for Strata Lot services (i.e., septic removal or maintenance)?				
I. If the system serving the Strata Lot is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

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BUYER'S INITIALS

GJR		
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SELLER'S INITIALS

October 19 2022

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

3. SERVICES respecting the Common Property	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <input 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, cisterns and other diversions) <input type="checkbox"/> I have a shared groundwater system (e.g., well, cisterns and other diversions) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 3A that the Common Property has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Does the Strata Corporation have a licence already?				
(ii) Has the Strata Corporation applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system serving the Common Property?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records) for the Common Property?				
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Common Property?				
F. Please indicate the water system(s) the Common Property is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Strata System <input 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 serving the Common Property?				
H. Are there any current service contracts for Common Property services (i.e., septic removal or maintenance)?				
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

October 19 2022

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

4. BUILDING respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls of any Building on the Strata Lot insulated?				
B. To the best of your knowledge, are the ceilings of all Buildings on the Strata Lot insulated?				
C. To the best of your knowledge, have the Buildings on the Strata Lot ever contained any asbestos products?				
D. Has a final building inspection for the Buildings on the Strata Lot been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation in the Strata Lot been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				
F. (i) Have the Buildings on this Strata Lot been previously occupied?				
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?				
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?				
H. Are you aware of any additions or alterations made to the Strata Lot in the last sixty days?				
I. Are you aware of any additions or alterations made to the Strata Lot without a required permit and final inspection: (e.g., building, electrical, gas, etc.)?				
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?				
K. Are you aware of any problems with the heating and/or central air conditioning system for the Strata Lot?				
L. Are you aware of any moisture and/or water problems in the walls, basement or crawl space of any Buildings on the Strata Lot?				
M. Are you aware of any damage to the Strata Lot due to wind, fire or water?				
N. Are you aware of any infestation or unrepaired damage to any Building on the Strata Lot by insects, rodents or bats?				
O. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Strata Lot? (Age of roof if known _____ years)				
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

BC1010 MAY 2022

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October 19 2022

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

**4. BUILDING Respecting the Strata Lot** (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any problems with the plumbing system of the Strata Lot?				
R. Are you aware of any problems with the swimming pool and/or hot tub on the Strata Lot?				
S. Does the Strata Lot contain unauthorized accommodation?				
T. Are you aware of any additions, alterations or upgrades made to the Strata Lot that were not installed by the original developer?				
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Strata Lot?				
V. Was this Strata Lot 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.				
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? If so, what is the rating number? _____ When was the energy assessment report prepared? _____				

**5. BUILDING respecting the Common Property**

A. To the best of your knowledge, are the exterior walls of all Buildings on the Common Property insulated?				
B. To the best of your knowledge, are the ceilings of all Buildings on the Common Property insulated?				
C. To the best of your knowledge, have the Buildings on the Common Property ever contained any asbestos products?				
D. Has a final building inspection for the Buildings on the Common Property been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation in the Common Property been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> received WETT certificate?				
F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?				
G. Are you aware of any additions or alterations made to the Common Property in the last sixty days?				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

October 19 2022

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
H. Are you aware of any additions or alterations made to the Common Property without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				
I. Are you aware of any structural problems with any of the buildings in the Common Property?				
J. Are you aware of any problems with the heating and/or central air conditioning system for the Common Property?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space of any Buildings on the Common Property?				
L. Are you aware of any damage to the Common Property due to wind, fire or water?				
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents or bats?				
N. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Common Property? (Age of roof if known _____ years)				
O. Are you aware of any problems with the electrical or gas system of the Common Property?				
P. Are you aware of any problems with the plumbing system of the Common Property?				
Q. Are you aware of any problems with the swimming pool and/or hot tub on the Common Property?				
R. Does the Common Property contain unauthorized accommodation?				
S. Are you aware of any additions, alterations or upgrades made to the Common Property that were not installed by the original developer?				
T. Is the Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Common Property?				
V. Is there a current "EnerGuide for Houses" rating number available for the Common Property? If so, what is the rating number? _____ When was the energy assessment report prepared? _____				

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BUYER'S INITIALS

		
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SELLER'S INITIALS



October 19 2022

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)	YES	NO	CAN BE OBTAINED FROM:
Strata Plan			
Depreciation Report			
Reserve Fund Study			
Summary of Insurance Coverages (including premium)			

M. What is the monthly strata fee? \$ \_\_\_\_\_

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?					Recreation?				
Heat?					Cable?				
Hot Water?					Gardening?				
Gas Fireplace?					Caretaker?				
Garbage?					Water?				
Sewer?					Other?				

N. (i) Number of Strata Lot parking stalls included \_\_\_\_\_ and specific numbers \_\_\_\_\_

- (ii) Are these:  (a) Limited Common Property?  (b) Common Property?  (c) Rented?  
 (d) Long Term Lease?  (e) Other?

O. (i) Storage Locker?  Yes  No Number(s) \_\_\_\_\_

- (ii) Are these:  (a) Limited Common Property?  (b) Common Property?  (c) Rented?  
 (d) Long Term Lease?  (e) Other?

7. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Strata Lot, or any other Strata Lot, 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>				

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BUYER'S INITIALS

		
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SELLER'S INITIALS

October 19 2022

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

**7. GENERAL** (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware if the Development of 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?				
D. Has the Strata Lot 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 Strata Lot? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)				
E. Is there a radon mitigation system in the Strata Lot?  (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?				
F. 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? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)				
G. Is there a radon mitigation system in the Common Property?  (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?				

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

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BUYER'S INITIALS

		
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SELLER'S INITIALS



October 19 2022

DATE OF DISCLOSURE

ADDRESS: 3467 Arbutus Drive South Cobble Hill BC V0R 1L1

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary) (continued)
Estate sale. No representations or warranties provided as Seller has not lived in the home.

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.

Signed copy available thru L.A. if writing offer

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 Strata Lot and the Common Property and, if desired, to have the same 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)

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 Lot or the Development.

\*PREC represents Personal Real Estate Corporation

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BC1010 MAY 2022

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## 3467 ARBUTUS DR S COBBLE HILL V0R 1L1

Area-Jurisdiction-Roll: 04-765-04365.607



04-765-04365607 11/24/2015

**Total value \$802,000**

2022 assessment as of July 1, 2021

Land \$495,000

Buildings \$307,000

Previous year value \$574,000

Land \$324,000

Buildings \$250,000

### Property information

Year built	1991
Description	1 STY house - Standard
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	5430 Sq Ft
First floor area	1,458
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

Strata Lot 307 Plan VIS1601 Section 11 Range 10 Land District 53 (PHASE 10), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
PID: 015-680-169

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

**11.1 CD-1 RURAL COMPREHENSIVE DEVELOPMENT 1 – ARBUTUS RIDGE**

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

**1. Permitted Uses**

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

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

**2. Minimum Areas and Contiguity Required for Certain Uses**

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

**3. Parcel Coverage Limit**

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

**4. Building Height**

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

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

**5. Setbacks**

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

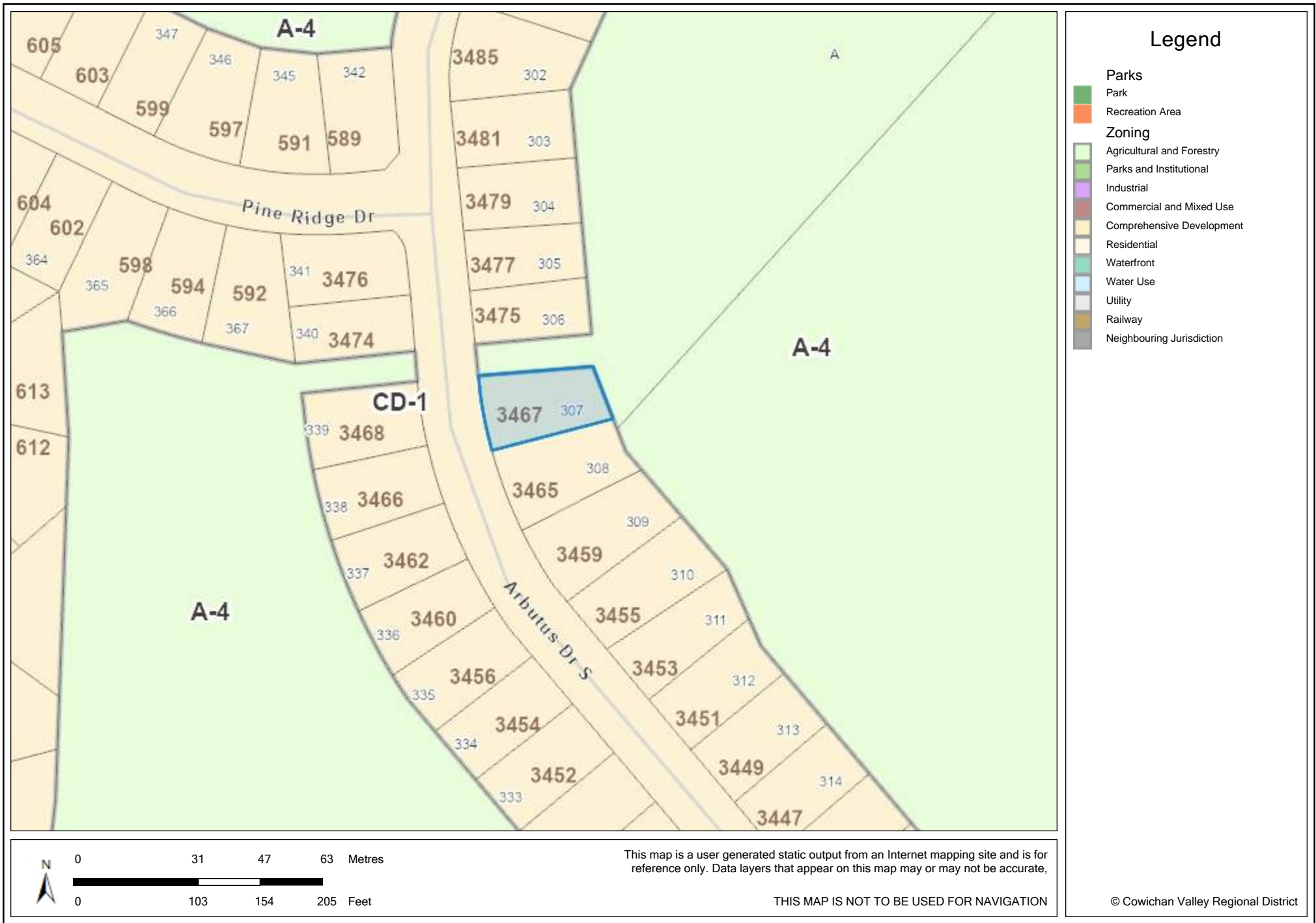
Type of Parcel Line	Residential Use	Accessory Use
Front parcel line	6 metres	6 metres
Interior side parcel line	2 metres from one side parcel line and 1.4 m from the other	1.5 metres from one side parcel line and 0 m from the other
Exterior side parcel line	4.5 metres	4.5 metres
Exterior side (strata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

**6. Minimum Parcel Size**

The minimum parcel size in the CD-1 Zone is 900 m<sup>2</sup> for residential uses.

## **7. Residential Density**

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



# COWICHAN VALLEY REGIONAL DISTRICT

## BUILDING PERMIT

Permission has been granted for the construction or

placement of Single Family Dwelling

AT (address) 3467 Arbutus Drive South

LOT 307 BLOCK D/L SEC 13,14,15 RANGE 10 PLAN S. Plan 1601

DISTRICT Shawnigan ELECTORAL AREA C

OWNER Mr. & Mrs. F. Renton c/o ADDRESS .....

BUILDER Tidman Construction Ltd. ADDRESS 6809 Kirkpatrick Crescent, R.R.#3  
Victoria, B.C. V8X 3X1

PARTICULARS .....

This is to certify that BUILDING PERMIT NO. C-167-91 has been ISSUED for the above noted building.

Permit fee of \$ 435.00 has been received by .....

Date April 19, 1991 Pd. Apr 19/91  
Rec: 18538

  
Building Inspector.

No 167

This Permit confirms that the Regional District has reviewed Plans and the Application Form in respect of the Subject Building pursuant to Regional District Building Regulations currently in Effect. 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.



**BUILDING INSPECTION RECORD**

BUILDING PERMIT NO. C-167-91 DATE April 19, 1991  
 CIVIC ADDRESS 3467 Arbutus Drive S. ZONE R-5  
 DISTRICT Shawnigan DISTRICT LOT \_\_\_\_\_ SECTION 13,14,15  
 RANGE 10 PLAN S. Plan 1601 BLOCK \_\_\_\_\_ LOT 307  
 PLACEMENT OF Single Family Dwelling  
 OWNER Mr. & Mrs. F. Renton PHONE \_\_\_\_\_  
 BUILDER Tidman Construction Ltd. PHONE 652-1101

Inspection	Date Completed	Not Approv. Date	Corrected Date	Insp.
1. Footing, Forms (Prior to pouring concrete)	May 7/91			R
2. Foundations Forms				
3. Backfill & Perimeter Drain	May 14/91	<del>see report</del>		R
3(a) Water/Sewer Hook-Up	May 14/91			R
4. Framing	July 9/91			R
5. Plumbing <i>u/s</i>	June 18/91 May 16/91			R
6. Insulation	July 15/91			R
7. Fireplace > 1	June 18/91			R
7(a) Chimney Corbel (Prior to Facing)				
8. Miscellaneous				
9. Final Inspection PRIOR TO OCCUPANCY.		Oct 4/91	Subject to previous reports Nov 9/91	M.

COMMENTS Jun 18/91 see report on fram.  
 \* Letter Req'd For Water Line Test (Lings in Attic)

# COWICHAN VALLEY REGIONAL DISTRICT

## BUILDING PERMIT

OCCUPANCY CERTIFICATE

ISSUED Nov 7/91 *mu*

Permission has been granted for the construction of

placement of Single Family Dwelling

AT (address) 3467 Arbutus Drive South

LOT 307 BLOCK ..... D/L ..... SEC 13,14,15 RANGE 10 PLAN S. Plan 1601

DISTRICT Shawnigan ELECTORAL AREA C

OWNER Mr. & Mrs. F. Renton c/o ADDRESS .....

BUILDER Tidman Construction Ltd. ADDRESS 6809 Kirkpatrick Crescent, R.R.#3  
Victoria, B.C. V6X 3X1

PARTICULARS SECRET T. [Signature] Reports

C.V.R.D. HOUSE NUMBER BY-LAW 1107, REQUIRES THAT HOUSE NUMBERS BE POSTED BY THE OWNER OR OCCUPIER OF ANY PRINCIPAL BUILDING.

DATE ISSUED: .....

Building Inspector: .....

No 167

This Permit confirms that the Regional District has reviewed Plans and the Application Form in respect of the Subject Building pursuant to Regional District Building Regulations currently in Effect. 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.

# COWICHAN VALLEY REGIONAL DISTRICT

## BUILDING PERMIT

Permission has been granted for the construction or  
 placement of ..... Residential Renovation

AT (address) ..... 3467 Arbutus Drive S.

LOT <sup>307</sup> ..... BLOCK ..... D/L ..... SEC <sup>11</sup> RANGE <sup>10</sup> PLAN ..... S. 1601

DISTRICT ..... Shawnigan ..... ELECTORAL AREA ..... C

OWNER ..... John Renton ..... ADDRESS ..... 3467 Arbutus Drive S. Cobble Hill, B.C. VOR 1L0

BUILDER ..... Cowichan Valley Sunrooms ..... ADDRESS ..... 4660 McGill Road, Cowichan Bay, B.C. VOR 1N0

PARTICULARS .....

This is to certify that BUILDING PERMIT NO. ~~C-310-98~~ has been ISSUED for the above noted building.

Permit fee of \$ 139.00 ..... has been received by *M. A. McEldan*

Date ..... October 7, 1998 ..... *Rept # 1178*

*[Signature]*  
 Building Inspector

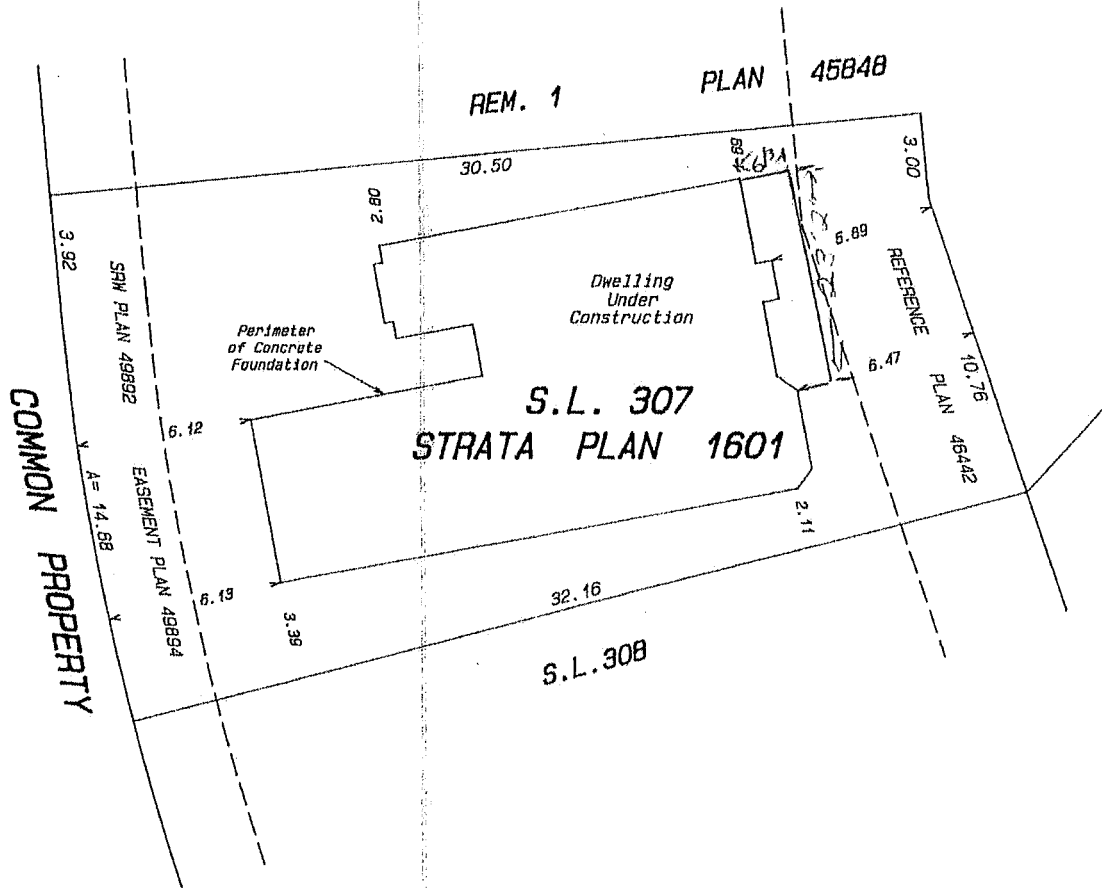
This Permit confirms that the Regional District has reviewed Plans and the Application Form in respect of the Subject Building pursuant to Regional District Building Regulations currently in Effect. This Permit is not a Warranty that the Subject Building will comply with all Regional and Provincial Regulations Governing Building Construction nor that it is without Defect.

No 310

**SITE SURVEY CERTIFICATE OF  
STRATA LOT 307, SECTION 11,  
RANGE 10, SHAWNIGAN DISTRICT,  
STRATA PLAN 1601.**

**SCALE 1:200**

All distances are in metres.



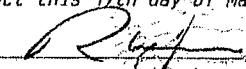
Note: S.L. 307 lies within C.V.R.D. Area C and is Zoned R-5.  
Bylaw setback requirements are as follows:  
Front 6.0 m  
Side 2.0 m from one side lot line & 1.4 m from the other side lot line  
Rear 4.5 m

The purpose of this plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

This is to certify that the structure on the above lot lies wholly within the said lot and does not encroach on any adjoining lot or road. Certified correct this 17th day of May, 1991.

HANSON AND KENYON  
B.C. LAND SURVEYORS  
455 Alderlea St.  
Duncan, B.C. V9L 3V3  
Telephone 746-4745

2497-307.DAT

©  B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.



**COWICHAN VALLEY REGIONAL DISTRICT  
BUILDING INSPECTION RECORD**

BUILDING PERMIT NO: C-143-02 DATE: May 24, 2002

CIVIC ADDRESS: 3467 Arbutus Drive South

ELECTORAL AREA: C LAND DISTRICT: Shawnigan

PLACEMENT OF: Sunroom

OWNER: John Renton PHONE NO: \_\_\_\_\_

INSPECTION		DATE COMPLETED	CORRECTION REQUIRED	DATE CORRECTED	INSPECTOR
Footing Forms (prior to pouring concrete)		<i>May 30/02</i>			<i>[Signature]</i>
Perimeter Tile and Drain Rock Cover					
Water/Sewer Hook-up					
Framing		<i>June 10/02</i>	<i>see report</i>		<i>[Signature]</i>
Plumbing	Underslab				
	Rough-in				
Insulation		<i>June 10/02</i>			<i>[Signature]</i>
Fireplace					
Chimney Corbel (prior to facing)					
Miscellaneous:					
Substantial Completion					

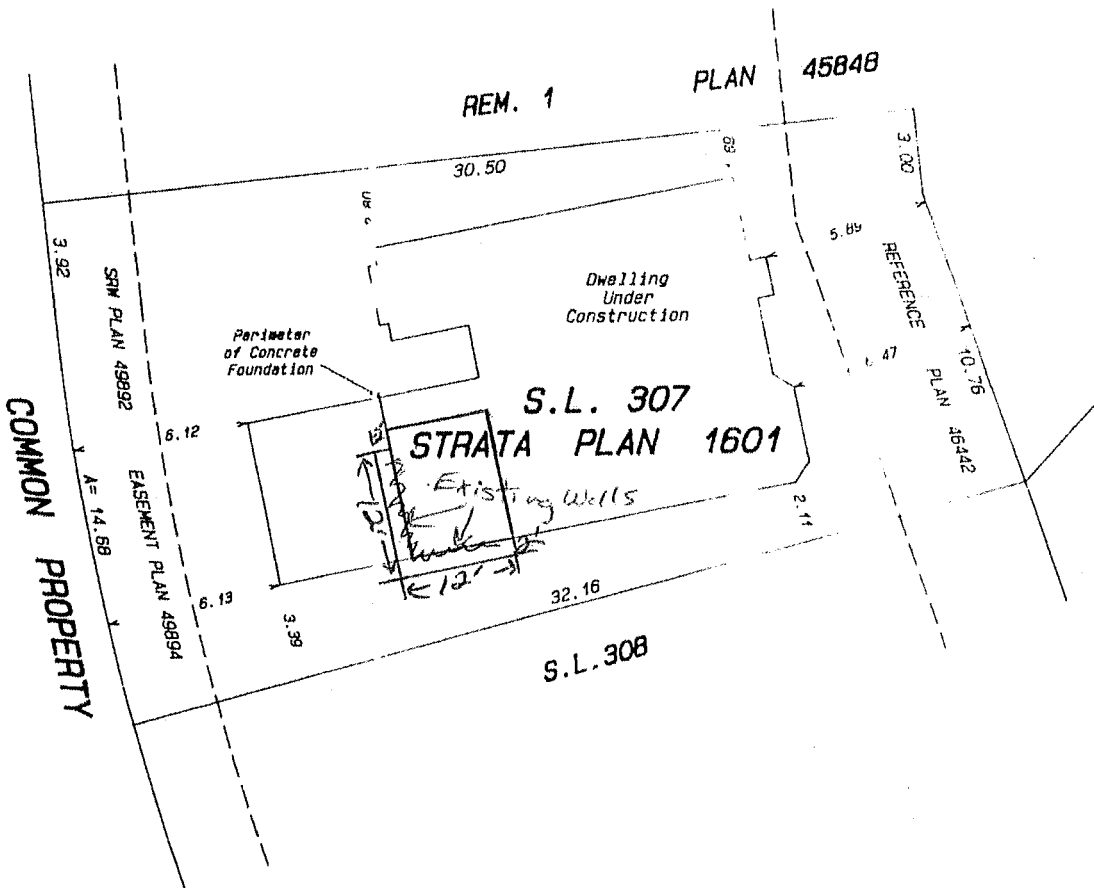
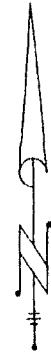
COMMENTS:

SITE SURVEY CERTIFICATE OF

STRATA LOT 307, SECTION 11,  
RANGE 10, SHAWNIGAN DISTRICT,  
STRATA PLAN 1601.

SCALE 1:200

All distances are in metres.



Note: S.L. 307 lies within C.V.H.D.  
Area C and is Zoned R-1  
Bylaw setback requirements are as follows:

- Front 6.0 m
- Side 2.0 m from one side lot line &  
1.4 m from the other side lot line
- Rear 4.5 m

The purpose of this plan is for the  
protection of the mortgagee only  
and not for the re-establishment  
of property boundaries.

This is to certify that the structure on  
the above lot lies wholly within the said  
lot and does not encroach on any  
adjoining lot or road. Certified  
correct this 17th day of May, 1991.

HANSON AND KENYON  
B.C. LAND SURVEYORS  
455 Alderlea St.  
Duncan, B.C. V9L 3V3  
Telephone 746-4745

2497-307.DAT

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ORIGINALLY SIGNED AND SEALED.

B.C.L.S.



# Vancouver Island's Premier Adult Seaside Community

## An idyllic natural setting

Why not enjoy the best of both worlds? Live affordably in Arbutus Ridge Seaside Golf Community, in an idyllic natural setting by the sea and have all the benefits of B.C.'s Capital City Victoria, only 45 minutes away.

Victoria is the gateway to many of Vancouver Island's treasures, including world-class restaurants, 40 golf courses, a vibrant wine and brew-craft industry, culture, sports events and historical destinations such as Craigdarroch Castle, the renowned Butchart Gardens and the Empress Hotel.

Travel and Leisure magazine rated Vancouver Island, "Top island destination in North America" in 2014. Now you can be a tourist every day and enjoy the excellent amenities that visitors from around the world come to experience on their Vancouver Island holiday!

At Arbutus Ridge, you'll have endless opportunities to connect with other "like minded" people doing the things you love; attending cultural events, playing golf and tennis, hiking, biking, kayaking, sport fishing and sailing, gardening, swimming, dining, shopping, travelling, painting, vineyard hopping, taking a course, or just plain relaxing...

...be a tourist everyday!  
Only minutes from Capital City Victoria  
Rated "Canada's #1 Retirement Destination" by Money Sense Magazine.

Image Courtesy: www.codypuckettphotography.com

## Find us

Conveniently located in the Cowichan Valley between Vancouver Island's two largest cities, Victoria and Nanaimo. In 10-60 minutes you'll find all major amenities including hospitals (2), airports (3), ferry terminals, bus terminals, full-service year round marina (Mill Bay), shopping, restaurants and banks.

The closest village, Mill Bay and the Totem City of Duncan are within 10-15 minutes. Vancouver, BC and Seattle, WA are a short flight or ferry ride away.



Seaside Community  
(250) 743-0930

arpromotour@gmail.com - www.arbutusridge.ca  
3600 Ratcliffe Road, Cobble Hill, B.C. V0R 1L1

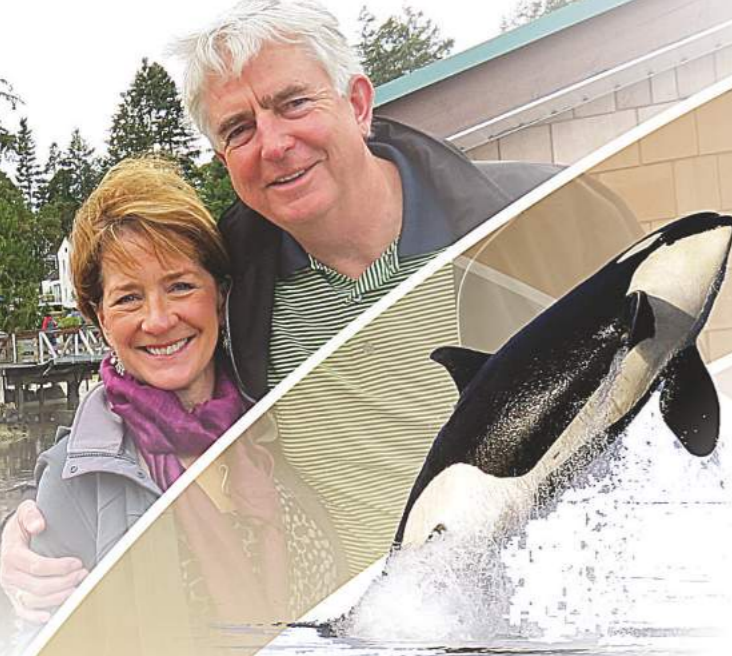
# Active West Coast Lifestyle in an affordable paradise



Arbutus  
Ridge

SEASIDE COMMUNITY  
www.arbutusridge.ca





# your active lifestyle awaits

Welcome to Arbutus Ridge where there is something for everyone! A Seaside Community where you can live and be connected... where you will make best friends for life!

Arbutus Ridge is located on the protected east side of Vancouver Island in the Cowichan Valley, noted to have Canada's warmest average year round temperatures. You'll enjoy easy access to Vancouver Island's greatest treasures such as a diverse choice of fine dining restaurants and year round cultural events, the wild ocean beaches of the Pacific Rim, pristine lakes, hiking trails, vineyards, whales, bald eagles, crabbing and sport fishing.

All of this right in the heart of rolling pastoral valleys with roadside stands and farmers markets. At each bend in the road there is an adventure awaiting... a scenic vista, a new friend, a first time experience. No wonder Arbutus Ridge is noted to be one of Canada's finest active adult communities!

You'll witness the pride of community everywhere. With more than 40 clubs and organizations, you'll find many ways to be involved in your new community!

You can leave the cold winters east of the Rockies behind. There's no need to fly away south! Enjoy year round golf,

## Master Planned – Award Winning

One of Canada's most desirable and visionary active adult communities



tennis and hiking and still have quick access to your favorite winter sports... curling and skating just a few minutes away and skiing at Mount Washington a short 2.5 hour drive from home.

Imagine a village of 648 homes/lots with 1000 plus residents from across Canada and around the world - living in a picturesque setting, built on 148 acres of waterfront landscapes, winding along craggy outcrops of rock and berms of protected forests and golf course. All connected by a network of oceanfront trails, a marina, gardens, green space and paved roadways; with surrounding views of the ocean, majestic Mount Baker and Salt Spring Island.

The Arbutus Ridge Community is interwoven through and around the 18-hole premier, semi-private Arbutus

Ridge Golf Club that is owned and operated by GolfBC. You'll delight in having all the benefits of a Championship Golf Course in your backyard. The course is a prestigious member of the Vancouver Island Golf Trail, and rated "Number two in Canada - Reader's Digest Top 13 Golf Courses in Canada 2012".

Arbutus Ridge is noted to be one of Canada's first gated adult communities. The 24/7 security service will offer you peace of mind knowing that your safety is a key priority, regardless of whether you are home or away.

On-site facilities include: a multipurpose centre, seasonal pool, hot tub, wood working shop, arts studio with kiln, library, meeting rooms, fitness centre, tennis court, games room, hair dresser, spa, café, marina and secure RV & boat storage.

## Continue to dream...

Visit [arbutusridge.ca](http://arbutusridge.ca) to discover so much more!

*Come for a visit... stay for a lifetime!*

