

The Cowichan Lake Waterfront Report

VOLUME [1], NO. [1] · [SEASON] [YEAR]

[00]	[\$[0.00]M	[000]	[\$[0,000]
WATERFRONT SALES	MEDIAN PRICE	AVG. DAYS ON MARKET	PER WATERFRONT FOOT

Prepared by Adam Sandhu, REALTOR® · Danyliw & Associates

SECTION ONE

The quarter in brief

[Two to four sentences. What actually happened on the lake this quarter — the direction of travel, not a recital of the table below. Name the one thing an owner would want to know. Example: activity concentrated in the \$900,000 to \$1.4M band, while everything above \$2M sat.]

[Second paragraph: the why. Rate environment, off-island buyer flow, inventory, seasonality. Keep it measured — no adjectives you could not defend in a listing appointment.]

Voice check: declarative, unhurried, no exclamation marks, no superlatives. If a sentence could appear in any agent’s newsletter, cut it.

SECTION TWO

Waterfront sales this quarter

Every registered waterfront transaction on Cowichan Lake for the period.

ADDRESS	AREA	FRONTAGE	LIST	SOLD	DOM	SP/LP
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]
[Address]	[Sub-area]	[00 ft]	[\$000,000]	[\$000,000]	[00]	[00%]

Source: VIREB MLS®. Figures reflect registered sales for the period stated and are subject to revision.

SECTION THREE

What is on the market now

PRICE BAND	ACTIVE	NEW THIS QUARTER	MONTHS OF SUPPLY
Under \$750,000	[0]	[0]	[0.0]
\$750,000 – \$1,000,000	[0]	[0]	[0.0]
\$1,000,000 – \$1,500,000	[0]	[0]	[0.0]
\$1,500,000 – \$2,500,000	[0]	[0]	[0.0]
Over \$2,500,000	[0]	[0]	[0.0]
All waterfront	[0]	[0]	[0.0]

[One sentence on what the supply picture means for an owner considering a sale in the next twelve months.]

SECTION FOUR

Frontage economics

Price per foot of waterfront frontage by sub-area — the measure that governs value on this lake, and the one most market commentary omits.

SUB-AREA	SALES	MEDIAN PRICE	\$ / FRONTAGE FT	CHANGE VS. PRIOR YR
South Shore	[0]	[\$000,000]	[\$0,000]	[+0.0%]
North Shore	[0]	[\$000,000]	[\$0,000]	[+0.0%]
Youbou	[0]	[\$000,000]	[\$0,000]	[+0.0%]
Honeymoon Bay	[0]	[\$000,000]	[\$0,000]	[+0.0%]
Mesachie Lake	[0]	[\$000,000]	[\$0,000]	[+0.0%]
Lake-wide	[0]	[\$000,000]	[\$0,000]	[+0.0%]

Frontage measured at the natural boundary per registered plan. Where frontage is irregular, the figure reflects the surveyed shoreline dimension.

SECTION FIVE

Structural note: [topic]

One subject per issue. This is the section that makes the document a report rather than a mailer — and the reason an owner keeps it.

Rotation to work through: foreshore leases and Crown tenure · dock permitting and the Water Sustainability Act · riparian setbacks under RAPR · septic on pre-1990 lakefront lots · water licences and intake systems · the Cowichan weir and lake level regulation · CVRD zoning and short-term rental rules · flood construction levels.

[What the rule or issue actually is. Plain language, no legislative recitation.]

[Why it matters at the point of sale — what a buyer's lawyer or lender will ask for, and what happens when the documentation is not in place.]

[What an owner should do now, ahead of a listing. This is the paragraph that generates the phone call.]

SECTION SIX

Method and scope

This report covers registered sales of waterfront property on Cowichan Lake within the Cowichan Lake, Youbou, Honeymoon Bay, and Mesachie Lake market areas. Data is drawn from the Vancouver Island Real Estate Board MLS® and is believed accurate but not guaranteed. It is provided for general information and is not an appraisal or an opinion of value on any individual property.

A C O N F I D E N T I A L V A L U A T I O N

What your stretch of shoreline is worth today

Frontage, aspect, foreshore rights, and dock status vary enormously between two properties on the same road. A lake-wide median tells you very little about your own title.

I prepare individual waterfront valuations on a confidential basis, with no expectation of a listing. If you would like to know where your property sits, I am glad to put it together.

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S O T H E B Y ' S I N T E R N A T I O N A L R E A L T Y C A N A D A

Cowichan Lake waterfront, represented through the Sotheby's International Realty network — Vancouver, Victoria, Calgary, Toronto.