



This Listing Information has been provided to you by:

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RE/MAX REAL ESTATE (KAMLOOPS)
 258 Seymour Street, Kamloops, B.C. V2C 2E5

Address: 3549 Navatanee Drive Unit:	MLS@: 138415	Current Price: \$86,000
Area: Kamloops	Status: Active	Original Price: \$86,000
Sub Area: South Thompson Valley	Taxes: \$382 For Year: 2016	Sale Price:
Type: Lots/Acreage	Zoning: AF-1	Sale Date:
Frontage:	Irrigation Hook-Up:	Days on Market: 1
Depth: Acres: 0.22	Irrigation Area:	Possession:
Property Type:	Access:	Title: Bare Land
# of Parcels: 1	Development Permit:	
Area Cleared:	Prospectus: Subsequent Sale - Not Avail	
Area Cultivated:		
Area Treed:		

Water: None	Sewer: None
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Seller:	Phone:
Tenant:	Phone:

Legal: STRATA LOT 28 PLAN KAS353 DISTRICT LOT 300 TWP 1 9 RANGE 15 W6M KDYD
PID #: 002454769

Site Influences: **Easy Access, Golf Nearby, Highway Access, Flat Site**

Restrictions: **Building Permit**

Agent Information:

Realtor Remarks:

Nicely situated flat lot with Southern exposure located in Rivershore Estates. Strata fee of \$198/month includes water, sewer & garbage removal. Call for strata information.

Listing Office: RE/MAX Real Estate (Kamloops)	Selling Office:	Listed:
Co-List Office:	Selling Slsp 1:	Expires:
Listing Slsp 1:		Entered:
Listing Slsp 2:		

TITLE SEARCH PRINT

File Reference: LOW

2017-01-23, 10:35:55

Requestor: Alisa Hopkins

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

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number KV41039
From Title Number KM43976

Application Received 2003-04-16

Application Entered 2003-05-01

Registered Owner in Fee Simple
Registered Owner/Mailing Address: DAVID EARL MADIUK

AS JOINT TENANTS

Taxation Authority KAMLOOPS ASSESSMENT AREA

Description of Land
Parcel Identifier: 002-454-769
Legal Description:
STRATA LOT 28 DISTRICT LOT 300 AND OF SECTIONS 34 AND 35 TOWNSHIP 19 RANGE 15 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN K353 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT (SEE DF X176719)

Charges, Liens and Interests
Nature: COVENANT
Registration Number: S4286
Registration Date and Time: 1981-01-16
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF THE ENVIRONMENT THE THOMPSON NICOLA REGIONAL DISTRICT
Remarks: INTER ALIA SEC 215 LTA

TITLE SEARCH PRINT

File Reference: LOW

2017-01-23, 10:35:55

Requestor: Alisa Hopkins

Nature: COVENANT
Registration Number: S15184
Registration Date and Time: 1981-02-24
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS
Remarks: INTER ALIA SEC 215 LTA

Nature: STATUTORY BUILDING SCHEME
Registration Number: S20421
Registration Date and Time: 1981-03-12
Remarks: INTER ALIA SEC 216 LTA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Property Information Report

Report Generated On: January 22, 2017 10:30:19 PM

Thompson-Nicola Regional District
 300 - 465 Victoria St
 Kamloops, BC V2C 2A9
 T (250) 377-8673
 F (250) 372-5048
 E gisinfo@tnrd.ca

3549 Navatane Dr

Parcel Description & Location [More Details](#)

Legal Description:

L 28 PL KAS353 DL 300

District Lot:
300

Land District:
KDYD

Lot Size(Calculated)(+/-5%):

Square Meter:
903.74

Acre:
0.223

Hectare:
0.09

Community: Rivershore

Local Authority: TNRD (Electoral Area "P")

School District: Kamloops/Thompson



TNRD Services (Contact the Local Authority for services provided by other jurisdictions) [More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority) [More Details](#)

Future Debt: None

Planning & Zoning (For enquiries, contact the Local Authority) [More Details](#)

Zoning Bylaw: 2400

Zoning: AF-1

Lakeshore Development Guidelines (Intersect): Yes

Site Specific Zoning: N/A

Development Permit Area: N/A

Official Community Plan Name: SOUTH THOMPSON
VALLEY-PINANTAN

Lake Name: Unknown

Lake Classification: Unclassified

Fringe Area: Kamloops

Floodplain Information: Refer to Local Government floodplain regulation.

OCP Designation: RURAL RESIDENTIAL

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): No

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority) [More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:		
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
Type of Construction:					

BC Assessment (For enquiries, contact BC Assessment Authority) [More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
724.11911.104	002-454-769	2017	\$59,400.00	\$0.00	1-Res
724.11911.104	002-454-769	2016	\$72,300.00	\$0.00	1-Res
Folio:	Actual Use:	Manual class:			
724.11911.104	VACANT RESIDENTIAL LESS THAN 2 ACRES	None			

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).