



Presented by:
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Active
R2250228

Board: V
 Other

BIK I SECHLT INLET
 Sunshine Coast
 Pender Harbour Egmont
 x0x 0x0

Land
\$137,000 (LP)
 (SP) **M**



Sold Date: Original Price: **\$137,000**
 Frontage (feet): **108.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **018-176-259**
 Frontage (metres): Taxes: **\$291.09**
 Depth: **290 irr** For Tax Year: **2017**
 Price/SqFt: Zoning: **RU2**
 Sub-Type: Rezoneable?
 Flood Plain:
 Exposure: **West**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour: **Virtual Tour URL**

Lot Area	
Acres:	0.59
Hect:	0.24
SqFt:	25,865.00
SqM:	2,402.94

Sanitary Sewer: **None**
 Storm Sewer: **None**
 Water Supply: **None**
 Electricity: **None Available**
 Natural Gas: **Not Available**
 Telephone Service: **Not Available**
 Cable Service: **Not Available**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Water Access**
 Parking Access:
 Fencing:
 Property in ALR:

Information Pkg: **Yes**
 Sign on Property:
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **BLK I DL 4129 LD 36. GROUP 1.**

Site Influences:
 Restrictions: **None**

Listing Broker 1: **Sutton Group-West Coast Realty**
 Listing Broker 2:
 Listing Broker 3:

This one is for the adventurer-boat access only! Water taxi from Egmont will get you there in 15 minutes. Off the grid .59 of an acre of low bank esplanade waterfront located up the Sechelt Inlet. Complete wilderness with beautiful trees and sparkling water. Egmont lodge with spa & restaurants are a 15 minute boat ride away making this property one of a kind! Enjoy float plane ride and be there in minutes! Go boating ever day and catch clams, prawns, crabs and oysters...fishing is incredible! Located near a creek, so great for camping or build the perfect summer retreat! 30 minute boat ride from Sechelt up the Inlet. Located near the world famous Skookumchuck rapids. No dock, but could put in a buoy. Supplies can be barged in. So much potential!

LND Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

05/02/2018 10:35 AM



SCRD Maps

Property Report

5/2/2018

Folio: 746.09819.740

PID: 018-176-259

Address:

Jurisdiction: SCR D

Lot:

Block: I

Plan:

District Lot: 4129

2018 Assessed Value: 56800

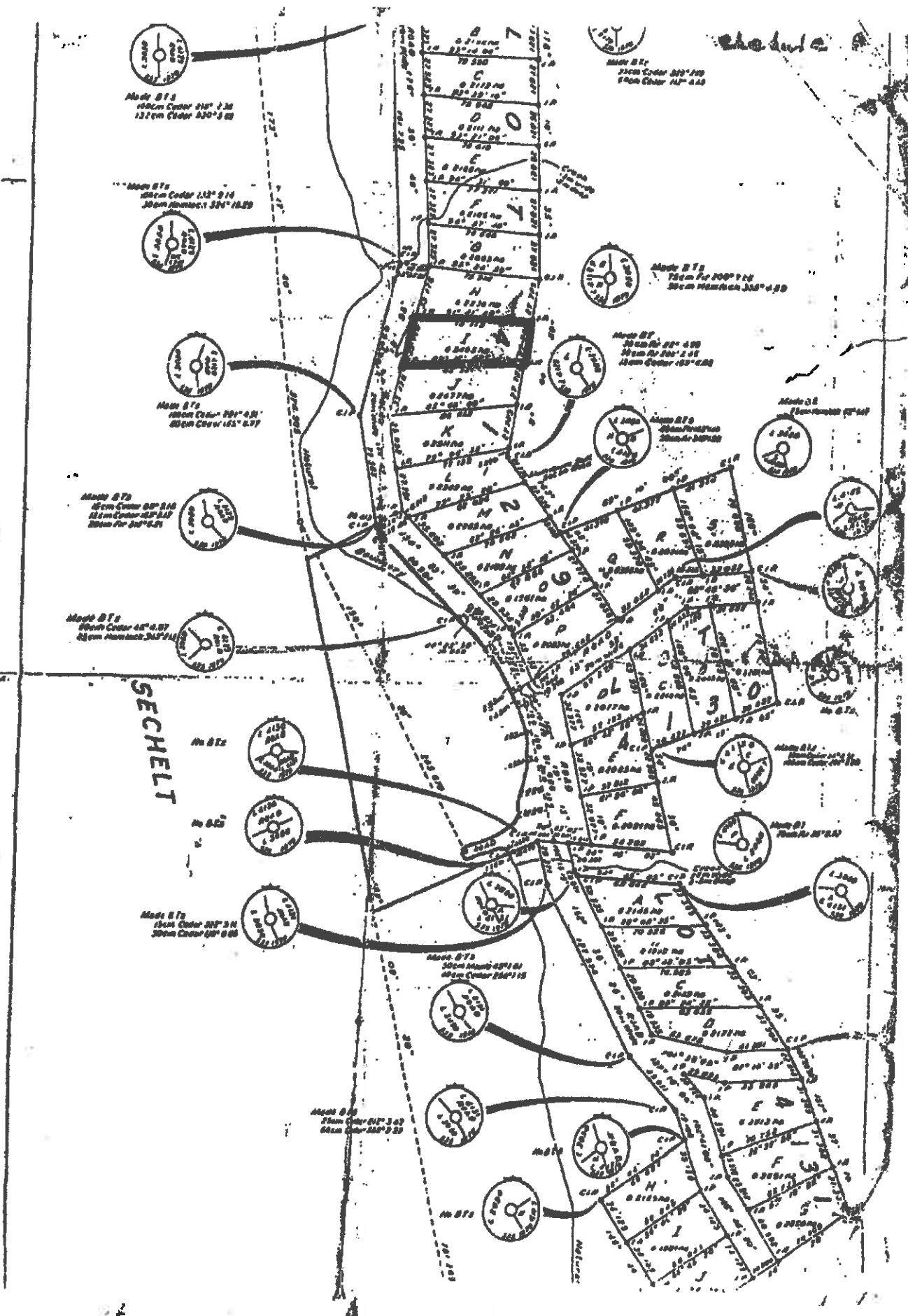
Land Value: 56800

Improvement Value: 0

Approximate Lot Size (BC Assessment): 0.59 ACRES



7
21720-1
988-917



Mod 873
100cm Center 210° 2 30
137cm Center 230° 3 00

Mod 874
100cm Center 153° 9 14
20cm Diameter 320° 18 20

Mod 875
100cm Center 201° 4 21
80cm Center 165° 4 27

Mod 876
100cm Center 80° 5 10
120cm Center 40° 5 21
20cm Diameter 340° 5 21

Mod 877
100cm Center 45° 4 57
20cm Diameter 340° 5 21

SECRET

Mod 878
100cm Center 201° 3 31
20cm Center 60° 0 00

Mod 879
20cm Diameter 40° 1 10
40cm Center 240° 1 10

Mod 880
20cm Diameter 40° 1 10
40cm Center 240° 1 10

Mod 871
20cm Center 200° 1 10
40cm Center 140° 4 40

Mod 872
20cm Center 200° 1 10
20cm Diameter 300° 4 30

Mod 873
20cm Center 201° 4 20
20cm Center 200° 2 20
10cm Center 150° 4 20

Mod 874
20cm Diameter 300° 4 30

Mod 875
20cm Diameter 300° 4 30

Mod 876
20cm Diameter 300° 4 30

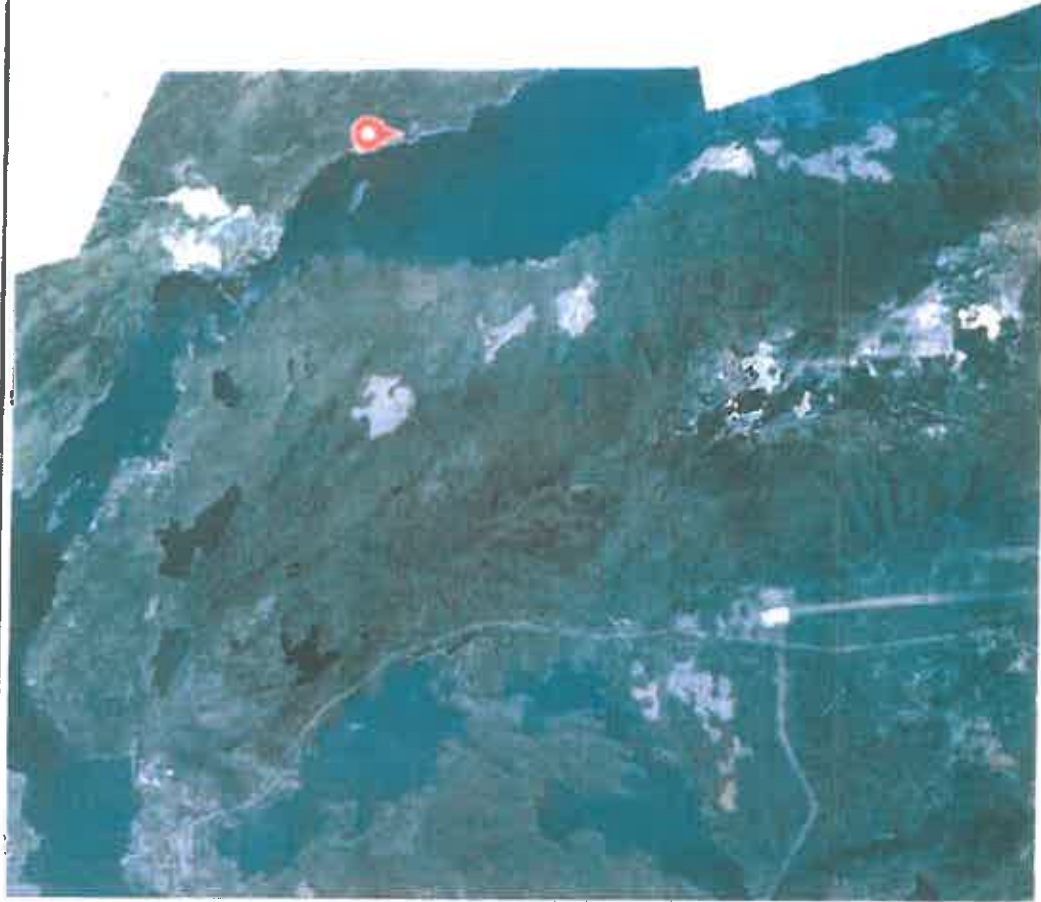
Mod 877
20cm Diameter 300° 4 30

Mod 878
20cm Diameter 300° 4 30

Mod 879
20cm Diameter 300° 4 30

Mod 880
20cm Diameter 300° 4 30

Jakes landing



Legend

SunshineCoast_2014.sld

- Red Band_1
- Green Band_2
- Blue Band_3
- Jurisdiction

7,273.1

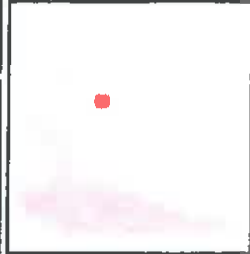
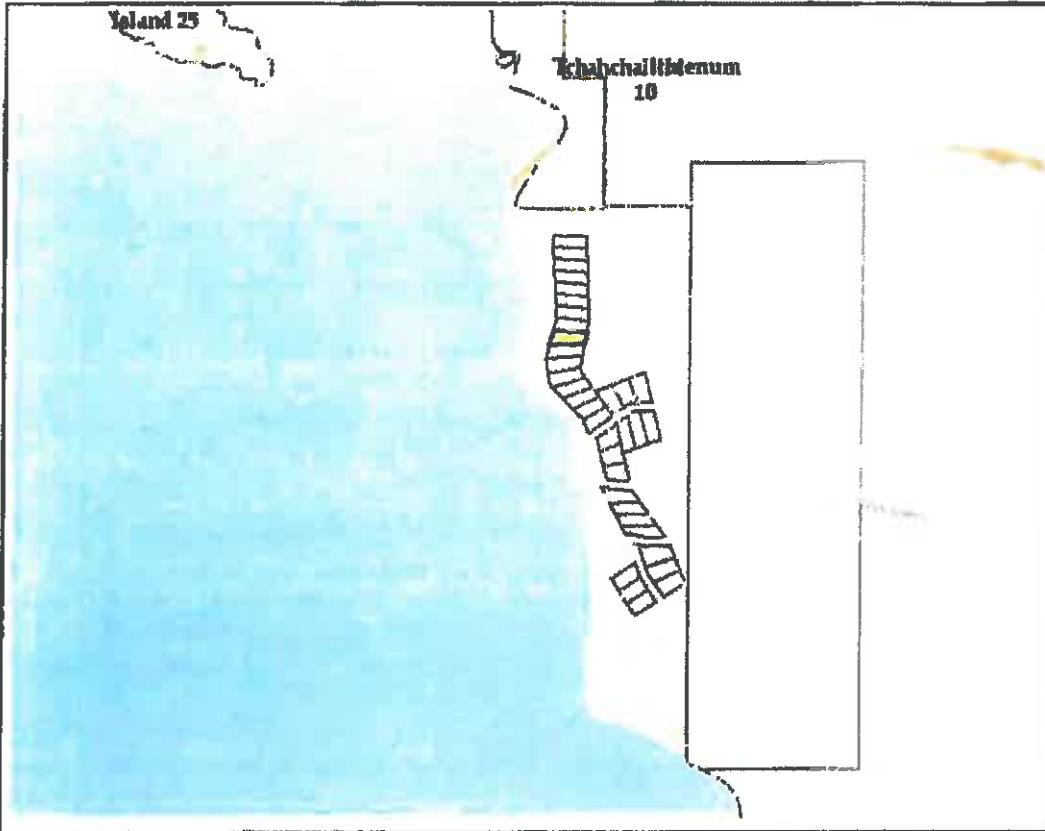
3,636.54 7,273.1 Meters

This information has been compiled by the Sunshine Coast Regional District (SCRD) using data derived from a number of sources with varying levels of accuracy. The SCRD disclaims all responsibility for the accuracy or completeness of this information.



Scale 1:143,171

Block I Sechart Inlet



Legend

- Parcels
- Jurisdiction
- Golf Courses
- Parts**
- BORD Part
- Other Parts
- Cemetery

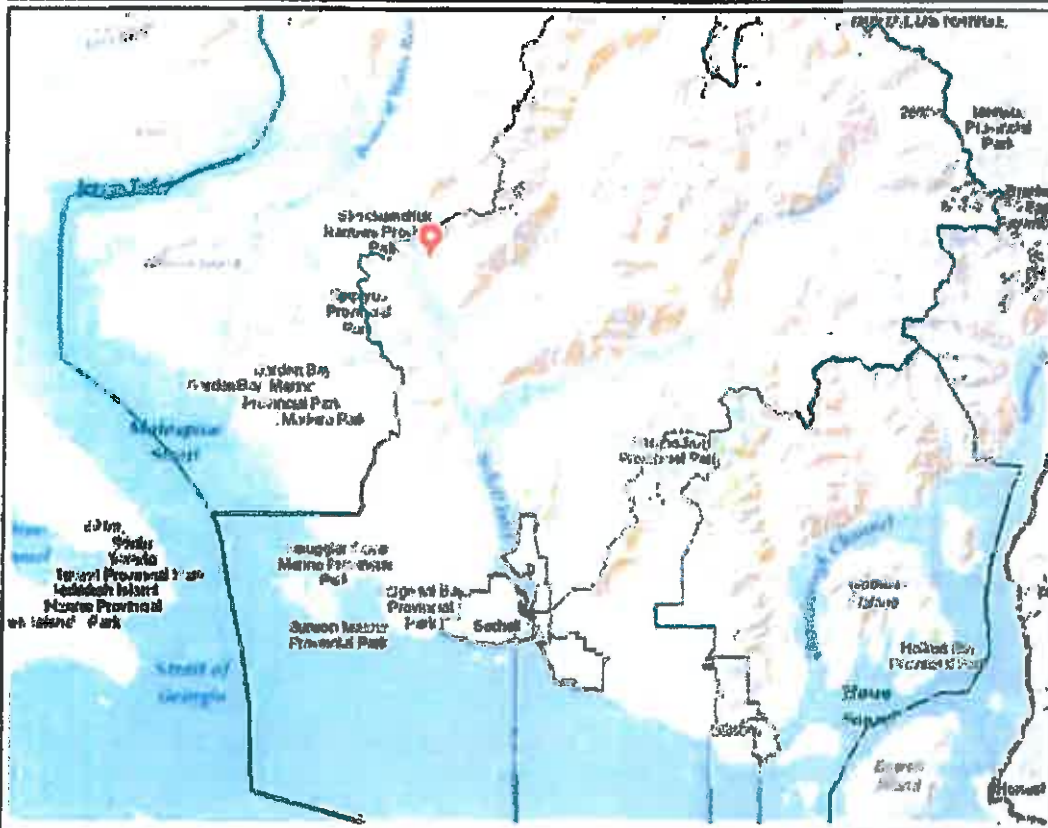


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8/9/2016
1:17,898

Block I Sechart Inlet



Legend
 Jurisdiction

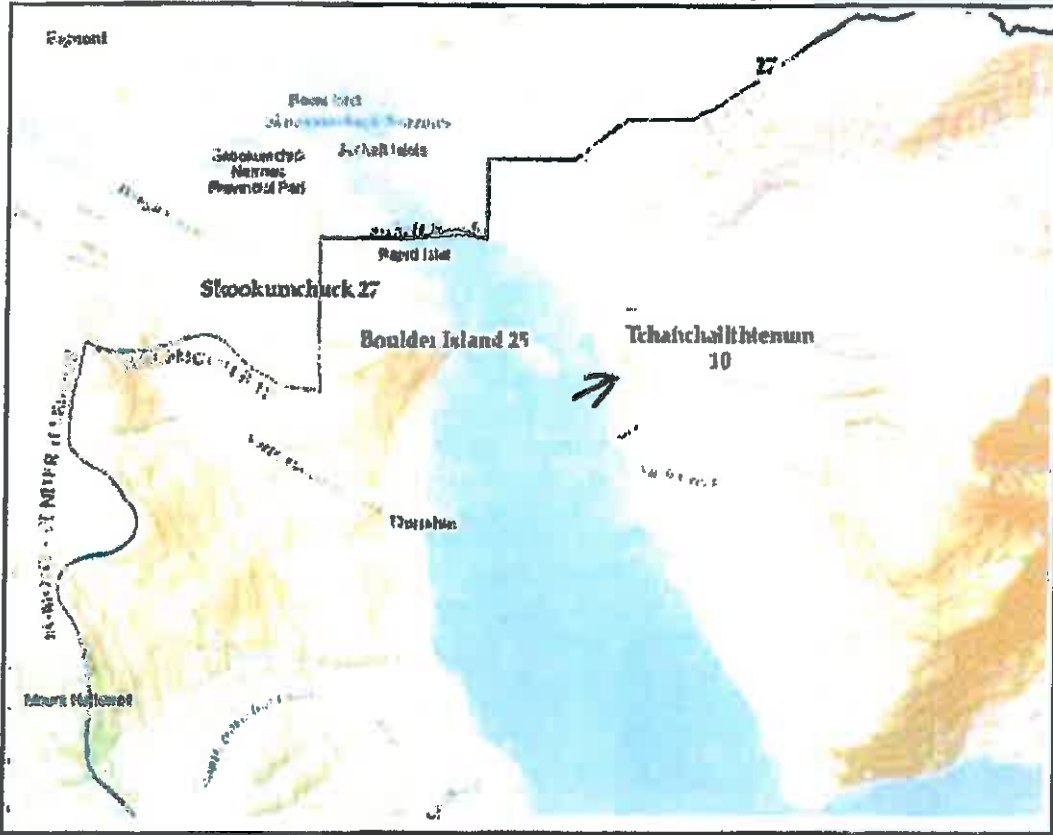
20,092.3 0 14,646.17 29,292.34 Miles

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8/9/2016
1: 572,884

Block I Sechart Inlet



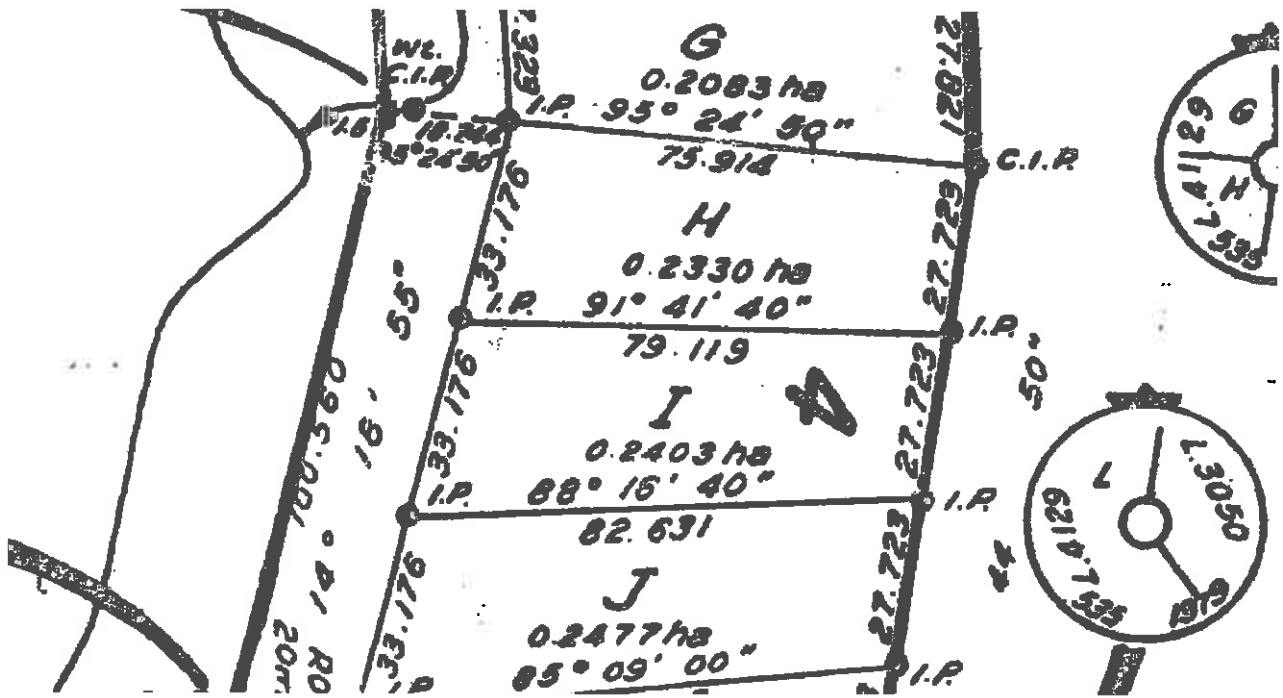
Legend

- Jurisdiction
- Golf Courses



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6/9/2016
 1:71,586



RU2 ZONE (RURAL RESOURCE)

Permitted Uses

- 1061.1(1) Except as permitted in Part V, land, buildings and structures on parcels 3,500 square metres or less in the RU2 zone shall be used for the following purposes only:
- (a) one single family dwelling;
 - (b) agriculture;
 - (c) bed and breakfast home.
- (2) On parcels exceeding 3,500 square metres the additional permitted uses are:
- (a) auxiliary light industry;
 - (b) garden nursery;
 - (c) raising of fish for domestic consumption.
- (3) On parcels exceeding 1 hectare the additional permitted uses are:
- (a) a second dwelling unit to create a duplex; or
 - (b) a second single family dwelling, a transition house or a bed and breakfast inn.
- (4) On parcels exceeding 1.75 hectares the additional permitted uses are:
- (a) campgrounds;
 - (b) riding stable and academy;
 - (c) animal shelter, kennel;
 - (d) storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries;
 - (e) intensive agriculture;
 - (f) a single fully enclosed building to house manufacturing or storage provided that:
 - (i) there is no storage outside of an enclosed building;
 - (ii) no such building shall exceed 4.5 meters in height;
 - (iii) the required setback from all parcel lines is 7.5 meters;
 - (iv) the floor area of such a building shall not exceed 75 square meters;
- (5) On parcels exceeding 4 hectares the additional permitted uses are:
- (a) a third single family dwelling;
 - (b) one auxiliary dwelling unit.

- (6) On parcels equal to or exceeding 8 hectares, the additional permitted use is a marihuana production facility.

Dwelling Units Per Parcel

- 1061.2 No more than four dwelling units may be located on a parcel.

Floor Area

- 1061.3 The total floor area of a transition house shall not exceed 300 square metres.

Density

- 1061.4 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting Requirements

- 1061.5(1) No structure shall be located within:
- (a) 5 metres of the front or rear parcel line;
 - (b) 1.5 metres of a side parcel line; or
 - (c) 4.5 metres of an exterior side parcel line.
- (2) No building used as a marijuana production facility under Section 1061.1(6) shall be located within 60 metres of a parcel line.

Parcel Coverage

- 1061.6 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

Detailed Tax Report

Property Information

Prop Address	SECHELT INLET	Jurisdiction	SECHELT RURAL
Municipality	SECHELT RURAL	Neighborhood	SECHELT,SALMON & NARROWS INLET
Area		SubAreaCode	
PropertyID	018-176-259	BoardCode	
PostalCode			

Property Tax Information

TaxRoll Number	09819740	Gross Taxes	\$291.09
Tax Year	2017	Tax Amount Updated	08/19/2017

More PIDS
018-176-259

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
			4129	36				

Legal FullDescription

BLK I DL 4129 LD 36. GROUP 1.

Land & Building Information

Width		Depth	
Lot Size	0.59 ACRES	Land Use	
Actual Use	VACANT RESIDENTIAL LESS THAN 2 ACRES		
Year Built		Zoning	
BCA Description			
WaterConn			
BCAData Update	01/04/2018		

Supplementary Property Info

BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Fig		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$56,800.00	\$0.00	\$56,800.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$56,800.00	\$0.00	\$0.00	\$0.00	\$56,800.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$56,800.00	\$0.00	\$0.00	\$0.00	\$56,800.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/2/1993	\$14,500.00	BG110612	VACANT SINGLE PROPERTY CASH TRANSAC

PROPERTY DISCLOSURE STATEMENT LAND ONLY



Date of disclosure: March 15, 2018

The following is a statement made by the seller concerning the Land located at:

ADDRESS: Blk I SECHELT INLET

(the "Land")

<p>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.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		AW	X	X
B. Are you aware of any existing tenancies, written or oral?		AW	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		AW	X	X
C. Is there a survey certificate available?			X	X
D. Are you aware of any current or pending local improvement levies/charges?		AW	X	X
E. Have you received any other notice or claim affecting the Land from any person or public body?		AW	X	X
F. Is the Land managed forest lands?		AW	X	X
G. Is the Land in the Agricultural Land Reserve?		AW	X	X
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		AW	X	X
I. Are you aware of any fill materials anywhere on the Land?		AW	X	X
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		AW	X	X
K. Are you aware of any uncapped or unclosed water wells on the Land?		AW	X	X
L. Are you aware of any water licences affecting the Land?		AW	X	X
M. Has the Land been logged in the last five years?		AW	X	X
(i) If yes, was a timber mark/licence in place?			X	X
(ii) If yes, were taxes or fees paid?			X	X
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.		AW	X	X
2. SERVICES				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other		AW		
B. Are you aware of any problems with the water system?			X	AW
C. Are records available regarding the quantity and quality of the water available?				AW
D. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other				AW
E. Are you aware of any problems with the sanitary sewer system?				AW
F. Are there any current service contracts (i.e., septic removal or maintenance)?				AW
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				AW

AW

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INITIALS

March 15, 2018

PAGE 2 of 2 PAGES

DATE OF DISCLOSURE

ADDRESS: Blk I SECHELT INLET

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		AW	X	X
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		A.W	X	X
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		AW	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

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

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

Adrian Blomquist

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 Land and, if desired, to have the Land inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Land.

*PREC represents Personal Real Estate Corporation

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