For Multi-Picture Tour Go To:

www.mitten-realty-services.com



#313 – 22150 48 Ave, Langley **$274,800.00**

THE GOOD LIFE JUST KEEPS GETTING BETTER
1104 Square Foot Neat & Clean 2 Bedrooms, 2 Bath

Very spacious updated 2 bedroom, 2 bath condo in premier location within desirable Eaglecrest in Murrayville. A super floor plan with the 2 bedrooms separated by the living area for privacy for you and your guests. Spacious master bedroom with three piece ensuite and walk-in closet and an extra closet. Second bedroom has adjoining four piece bath with stacking laundry in closet. Very spacious great room area with living room area with gorgeous laminate floors, corner gas fireplace and door to balcony. Dining room with laminate floors will facilitate more formal dining occasions. Spacious kitchen with scads of white cabinets and lots of counter space with breakfast bar. Great top floor location on quiet side of the building. Attractive updated unit in great location in desirable Eaglecrest with 2 parking spots.

Imagine the carefree lifestyle you will enjoy here with your weekends and evenings, free from yard work, to spend doing the things you enjoy. Secure underground parking, and an elevator are just a few of the things that make living in 'Eaglecrest' a treat to enjoy. The good life just keeps getting better when you make this super apartment your own.

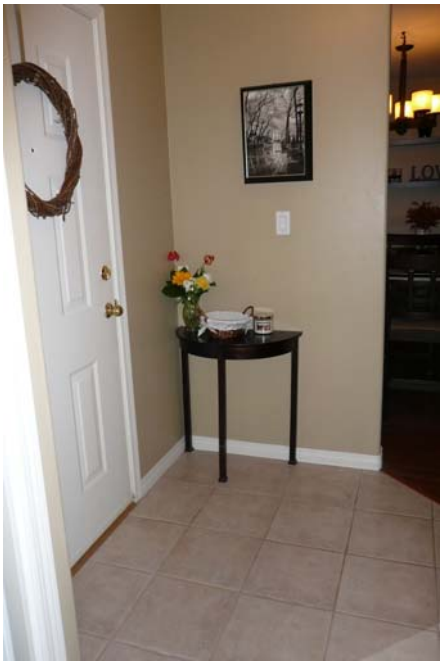
Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

Livable Floor Area: 1104 Square Feet

Entrance Hall – 5.5' x 5' – Spacious entrance hall with tile floors welcomes you to this fine home.





Living Room – 15' x 13.5' – Entertaining is easy in the spacious living room with gorgeous laminate floors, cozy corner gas fireplace and door to spacious balcony.





Dining Room – 12' x 10' – Spacious dining room with gorgeous laminate floors will facilitate your more formal dining occasions.





Kitchen – 12’ x 9.5’ – Spacious kitchen with scads of white cabinets and lots of counter space with breakfast bar.



Master Bedroom – 13.86’ x 10.5’ - Spacious master bedroom with **three piece ensuite** and walk-in closet and an extra closet.





Bedroom – 12’ x 10’ - Second bedroom is separated from the master by the living area and has adjoining four piece bath



4 Piece Main Bathroom – With laundry facilities in the closet.







Features Of This Fine Property…

- **Very Spacious Updated 2 Bedroom, 2 Bath Condo In Premier Location Within Desirable Eaglecrest In Murrayville.**
- **A Super Floor Plan With The 2 Bedrooms Separated By The Living Area For Privacy For You And Your Guests.**
- **Spacious Master Bedroom With Three Piece Ensuite And Walk-In Closet And An Extra Closet.**
- **Second Bedroom Has Adjoining Four Piece Bath With Stacking Laundry In Closet.**
- **Very Spacious Great Room Area With Living Room Area With Gorgeous Laminate Floors, Corner Gas Fireplace And Door To Balcony.**
- **Dining Room With Laminate Floors Will Facilitate More Formal Dining Occasions.**
- **Spacious Kitchen With Scads Of White Cabinets And Lots Of Counter Space With Breakfast Bar.**
- **Insuite Laundry.**
- **Four Piece Main Bath.**
- **Great Top Floor Location On Quiet Side Of The Building**

- **Attractive Updated Unit In Great Location In Desirable Eaglecrest With 2 Parking Spots.**



- **Desirable Building With Secure Underground Parking, An Exercise Room And An Elevator.**









- **Imagine The Carefree Lifestyle You Will Enjoy Here With Your Weekends And Evenings, Free From Yard Work, To Spend Doing The Things You Enjoy. The Good Life Just Keeps Getting Better When You Make This Super Apartment Your Own.**
- **Strata Fees: $251.35/Month**
- **Taxes: $1,970 (2010)**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

FRASER VALLEY REAL ESTATE BOARD
LAND TITLE
SEARCH RESULT

FROM: Fraser Valley Real Estate Board
15463 104th Avenue
Surrey, British Columbia
V3T 4W4

Telephone: (604) 930-7600
Facsimile: (604) 588-0325

Requested by: MLS Department
Transmitted on: Thursday, February 17, 2011
Page Count: 7 (including this page)

Transaction: 27806-0002
Search Date: 2011-02-17 14:25:11
Your Reference: Douglas Mitten
Prudential Power Play Realty
(O): 604-533-3231, (F): 604-533-7288

MLS: F1103938
Route: E090

Search Details

Sub-area: 22
Property Type: REA
PID: 023-764-945
Property Owner: Owner's information will not be revealed on this title search
Civic Address: # 313 22150 48 AV, MUNICIPALITY OF LANGLEY
Legal Description: ST PL LMS2785 ST LT 77 LD 36 SEC 31 TWP 10

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: CA751699
FROM TITLE NO: BB213885

APPLICATION FOR REGISTRATION RECEIVED ON: 15 APRIL, 2008
ENTERED: 19 APRIL, 2008

REGISTERED OWNER IN FEE SIMPLE:

Owner's Information will not be revealed on this title search

#313 - 22150 48TH AVENUE
LANGLEY, BC
V3A 8R5
AS JOINT TENANTS

TAXATION AUTHORITY:
MUNICIPALITY OF LANGLEY

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 023-764-945
STRATA LOT 77 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS2785
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:

ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 31.03.1976 UNDER NO. M26464
PLAN NO. 49871

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF
THE MUNICIPAL ACT. SEE BF298538. EXPIRES N/A

HERETO IS ANNEXED EASEMENT BG279941 OVER (PLAN LMP11773) LOT 1
PLAN LMP11772

HERETO IS ANNEXED EASEMENT BG279942 OVER (PLAN LMP11773) LOT 1
PLAN LMP11772

HERETO IS ANNEXED EASEMENT BG279949 OVER (PLAN LMP11774) LOT 1
PLAN LMP11772

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EASEMENT
BG279943 1993-08-05 10:30
REMARKS: INTER ALIA
PLAN LMP11773
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279941)

EASEMENT
BG279944 1993-08-05 10:30
REMARKS: INTER ALIA
PLAN LMP11773
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279941)

COVENANT
BG279945 1993-08-05 10:30
REGISTERED OWNER OF CHARGE:
CORPORATION OF THE TOWNSHIP OF LANGLEY
BG279945
REMARKS: L.T.A. SECTION 215
INTER ALIA
(SEE BG279941)

EASEMENT
BG279950 1993-08-05 10:31
REMARKS: INTER ALIA
PLAN LMP11774
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279948)

EASEMENT
BG279951 1993-08-05 10:31
REMARKS: INTER ALIA
PLAN LMP11774
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279948)

COVENANT
BG279952 1993-08-05 10:31
REGISTERED OWNER OF CHARGE:
CORPORATION OF THE TOWNSHIP OF LANGLEY

BG279952
REMARKS: L.T.A. SECTION 215
INTER ALIA
(SEE BG279948)

EASEMENT
BG279955 1993-08-05 10:32
REMARKS: INTER ALIA
PLAN LMP11775
APPURTENANT TO LOT 1 PLAN LMP11772

COVENANT
BK23792 1996-01-26 10:37
REGISTERED OWNER OF CHARGE:
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
BK23792
REMARKS: INTER ALIA
L.T.A. SECTION 215

COVENANT
BK349916 1996-11-01 09:29
REGISTERED OWNER OF CHARGE:
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
BK349916
REMARKS: INTER ALIA
SECTION 215 L.T.A

Financial Charges Will Not Be
Revealed On This Title Search

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

NEW WESTMINSTER LAND TITLE OFFICE

COMMON PROPERTY STRATA PLAN: LMS2785

LEGAL NOTATIONS:

ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 31.03.1976 UNDER NO. M26464
PLAN NO. 49871

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF
THE MUNICIPAL ACT. SEE BF298538. EXPIRES N/A

HERETO IS ANNEXED EASEMENT BG279941 OVER (PLAN LMP11773) LOT 1
PLAN LMP11772

HERETO IS ANNEXED EASEMENT BG279942 OVER (PLAN LMP11773) LOT 1
PLAN LMP11772

HERETO IS ANNEXED EASEMENT BG279949 OVER (PLAN LMP11774) LOT 1
PLAN LMP11772

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EASEMENT
BG279943 1993-08-05 10:30
REMARKS: INTER ALIA
PLAN LMP11773
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279941)

EASEMENT
BG279944 1993-08-05 10:30
REMARKS: INTER ALIA
PLAN LMP11773
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279941)

COVENANT
BG279945 1993-08-05 10:30
REGISTERED OWNER OF CHARGE:
CORPORATION OF THE TOWNSHIP OF LANGLEY
BG279945
REMARKS: L.T.A. SECTION 215

INTER ALIA
(SEE BG279941)

EASEMENT
BG279950 1993-08-05 10:31
REMARKS: INTER ALIA
PLAN LMP11774
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279948)

EASEMENT
BG279951 1993-08-05 10:31
REMARKS: INTER ALIA
PLAN LMP11774
APPURTENANT TO LOT 1 PLAN LMP11772
(SEE BG279948)

COVENANT
BG279952 1993-08-05 10:31
REGISTERED OWNER OF CHARGE:
CORPORATION OF THE TOWNSHIP OF LANGLEY
BG279952
REMARKS: L.T.A. SECTION 215
INTER ALIA
(SEE BG279948)

EASEMENT
BG279955 1993-08-05 10:32
REMARKS: INTER ALIA
PLAN LMP11775
APPURTENANT TO LOT 1 PLAN LMP11772

COVENANT
BK23792 1996-01-26 10:37
REGISTERED OWNER OF CHARGE:
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
BK23792
REMARKS: INTER ALIA
L.T.A. SECTION 215

COVENANT
BK349916 1996-11-01 09:29
REGISTERED OWNER OF CHARGE:
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
BK349916

REMARKS: INTER ALIA
SECTION 215 L.T.A

LEASE
BL9021 1997-01-09 15:02
REGISTERED OWNER OF CHARGE:
S-419 HOLDINGS LTD.
INCORPORATION NO. 484143
BL9021
REMARKS: PART SHOWN AS STALL ON PLAN LMP31413
HERETO IS ANNEXED EASEMENT BL23960 OVER PART
HATCHED PLAN LMP31413 OF LOT 2 PLAN LMP11772

EASEMENT
BL23960 1997-01-22 11:16
REMARKS: PART HATCHED ON PLAN LMP31413
APPURTENANT TO LEASE BL9021

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

CORRECTIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***
*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 023-764-945

SHORT LEGAL DESCRIPTION:S/LMS2785/////77
MARG:
TAXATION AUTHORITY:
1 MUNICIPALITY OF LANGLEY

FULL LEGAL DESCRIPTION: CURRENT
STRATA LOT 77 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS2785
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

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:

"The attached Property Disclosure Statement dated

_____ 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.

COPYRIGHT - BC REAL ESTATE ASSOCIATION
WEBForms™ Jul/2010

PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES

Prudential Power Play Realty

Date of disclosure: Feb 12, 2011

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

ADDRESS/STRATA UNIT #: 313 22150 48 Ave Langley, BC **(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?		PW		
B. Are you aware of any current or pending local improvement levies/charges?		PW		
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		PW		
2. SERVICES				
A. Are you aware of any problems with the water system?		PW		
B. Are you aware of any problems with the sanitary sewer system?		PW		
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	PW			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	PW			
C. (i) Has this Unit been previously occupied?	PW			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		PW		
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?		PW		
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		PW		
F. Are you aware of any structural problems with any of the buildings in the Development?		PW		
G. Are you aware of any problems with the heating and/or central air conditioning system?		PW		
H. Are you aware of any damage due to wind, fire or water?		PW		
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		PW		
J. Are you aware of any leakage or unrepaired damage?		PW		
K. Are you aware of any problems with the electrical or gas system?		PW		
L. Are you aware of any problems with the plumbing system?		PW		
M. Are you aware of any pet restrictions?	PW			

PW | EA | | | INITIALS

COPYRIGHT - BC REAL ESTATE ASSOCIATION
WEBForms™ Jul/2010

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 313 22150 48 Ave Langley, BC

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?	N			
O. Are you aware of any age restrictions?		N		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments. See Bylaws	N			
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?		N		
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much?		N		
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?		N		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		N		
U. Are you aware of any problems with the swimming pool and/or hot tub?		N		
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		N		
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?		N		
X. Was this Unit constructed by an "owner builder," as defined in the *Homeowner Protection Act*, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)		N		
Y. Is this Unit or related Common Property covered by home warranty insurance under the *Homeowner Protection Act*?		N		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? ii) When was the energy assessment report prepared?		N		

AA. Nature of Interest/Ownership: Freehold ☑ Time Share ☐ Leasehold ☐ Undivided ☐ Bare Land ☐ Cooperative ☐

BB. Management Company Baywest
Name of Manager I don't Know Telephone
Address

CC. If self managed,
Strata Council President's Name N/A Telephone
Strata Council Secretary Treasurer's Name N/A Telephone

DD. Are the following documents available?	Yes	No	Can be obtained from:
Bylaws	✓		Doug Mitten
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 Analysis			Don't Know
Strata Plan	✓		"

EE. What is the monthly strata fee? $ 251.35

N			

INITIALS

COPYRIGHT - BC REAL ESTATE ASSOCIATION

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 313 22150 48 Ave Langley, BC

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

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

GG. (i) Number of Unit parking stalls 2 included and specific numbers 108 - 109
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐ Not sure

HH. (i) Storage Locker? Yes ☑ No ☐ Number(s) 65
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐ Don't know

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 as a marijuana grow operation or to manufacture illegal drugs?		✓		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		✓		

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

INITIALS

COPYRIGHT - BC REAL ESTATE ASSOCIATION
WEBForms™ Jul/2010

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 313 22150 48 Ave Langley, BC

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

3. R - When we were buying the previous owner was in the process of paying a special assessment for Deck repairs. N/A

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) 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.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

COPYRIGHT - BC REAL ESTATE ASSOCIATION
WEBForms™ Jul/2010