



This Listing Information has been provided to you by:

**George Low\***



Office Phone: (250) 374-3331  
 Office Fax: (250) 828-9544  
 Home Phone: (250) 374-3331  
 Email: georgelow@remax.net  
 Website: http://www.georgelow.com



**RE/MAX REAL ESTATE (KAMLOOPS)**

258 Seymour Street, Kamloops, B.C. V2C 2E5

Address: <b>5976 Via Road</b>	Unit:	MLS®: <b>135437</b>	Current Price: <b>\$1,300,000</b>
Area: <b>South East</b>		Status: <b>Active</b>	Original Price: <b>\$1,300,000</b>
Sub Area: <b>Chase</b>		Taxes: <b>\$3,310</b>	
Type: <b>Single Family</b>		Zoning: <b>ALR</b>	
		For Year: <b>2015</b>	
Frontage:	Acres: <b>30.00</b>	Construction: <b>Frame, Insul Ceiling, Insul Walls</b>	Sale Price:
Depth:	Sqft: <b>1,306,800</b>	Exterior: <b>Vinyl</b>	Sale Date:
Bedrooms: <b>5</b>		Roof: <b>Asphalt Shingle</b>	Days on Market: <b>55</b>
Bathrooms: <b>3</b>		Flooring: <b>Tile</b>	Possession:
Ensuite: <b>1</b>		Basement: <b>Full</b>	Title: <b>Freehold</b>
Age: <b>15</b>		Bsmt Dev.: <b>Fully finished</b>	
Style: <b>Two Storey</b>		Fireplaces: <b>Wood</b>	
		Fin.: <b>1</b>	
		R/I:	

Fuel: <b>Gas (natural)</b>	Dist. Schools: <b>BUS</b>
Heating: <b>Forced Air</b>	Dist to Trans.: <b>3 KM</b>
Water: <b>Drilled well</b>	Access: <b>Blacktop Driveway</b>
Sewer: <b>Septic installed</b>	Parking: <b>Detached Garage/Shop, Addl Parking Avail, Rv Parking</b>
	Spaces: <b>6</b>

<b>Finished Sqft: 6,586 Incl. unfin. Sqft:</b>					Seller:	Phone:
Floors	Bsmt	Main	Above	Other	Tenant:	Phone:
Total SqFt	<b>2,400</b>	<b>2,400</b>	<b>1,786</b>		Legal: <b>PLAN KAP 3575 LOT 6 DLOT 516 LDIST 25 EXCEPT PLA N H142 &amp; DL517</b>	
Bathroom	<b>3pc</b>	<b>3pc</b>	<b>4pc</b>		PID #: <b>010849424</b>	
Ensuite			<b>4pc</b>		Equipment Included: <b>Washer/Dryer, Air-conditioning, Hot Tub, Stove/Fridge</b>	
Living		<b>19x16</b>			Site Influences: <b>Easy Access, Mountain View, Flat Site</b>	
Dining		<b>13x16</b>			Outdoor Area: <b>Patio(s)</b>	
Kitchen		<b>13x20</b>			Agent Info:	
Utility		<b>12x10</b>			Realtor Remarks:	
Mast Br			<b>14x18</b>			
Bedroom			<b>13x17</b>			
Bedroom			<b>13x17</b>			
Bedroom			<b>16x13</b>			
Bedroom			<b>13x14</b>			
Rec Room	<b>14x41</b>					
Other	<b>12x12</b>					
Den			<b>14x10</b>			

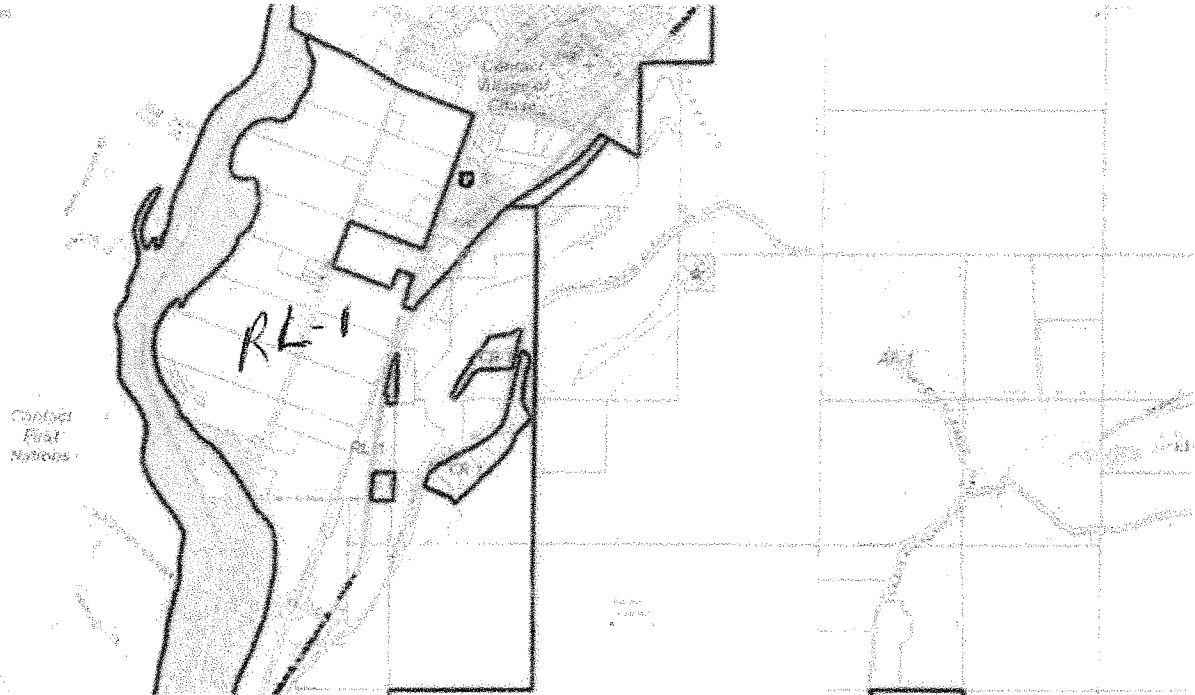
**Very large 5 bedroom, 5 bathroom, two storey home with full basement on 30 acres of high producing land in Chase. 25 acres of hay land on gravity fed irrigation. 2 hay sheds, machine shed and large 40x86 3 bay shop. Spacious country kitchen with island, tile floors, wrap around covered deck. The master ensuite has a claw foot tub, steam shower and a separate hot tub room. The rec room down has a wet bar, wine room and a cold room. Reverse osmosis, security system, central vac and water softener. Approx 6586 sqft of finished living area. Additional rooms: storage room 11x12, entrance 15x20 and other 19x14. Very nice 1750 sqft secondary 3 bedroom, 2 bathroom home on the property.**

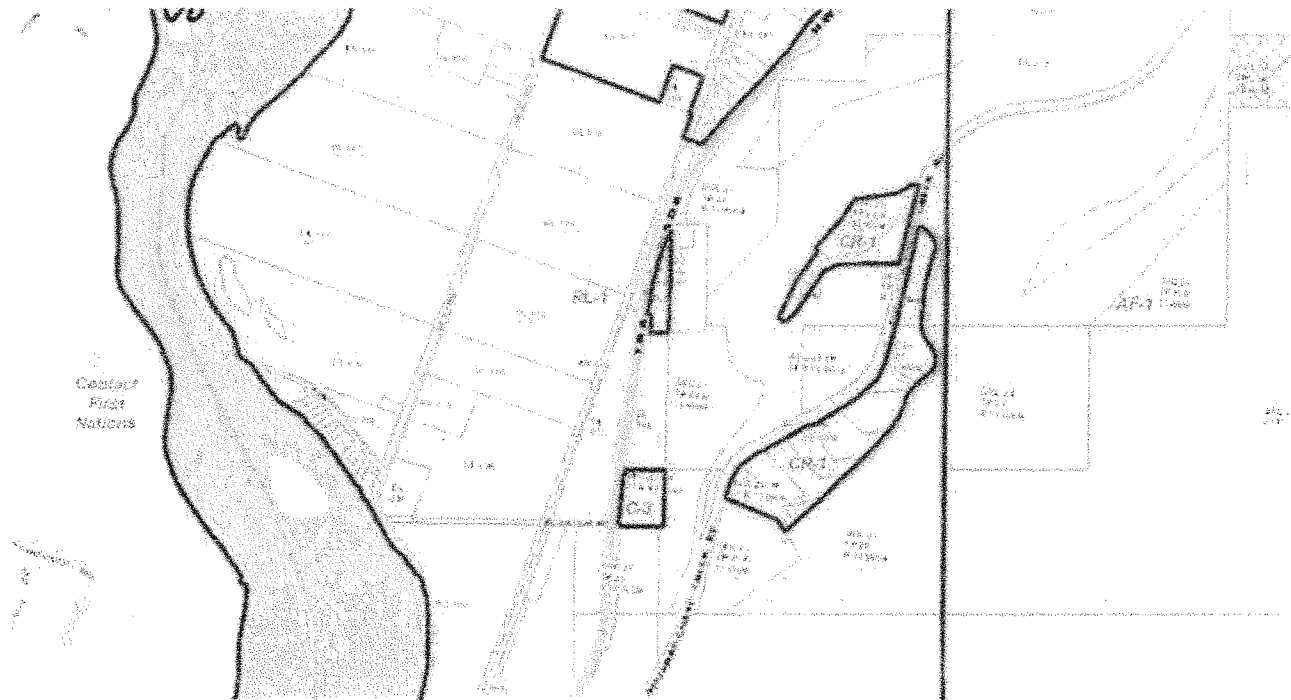
Listing Office: <b>RE/MAX Real Estate (Kamloops)</b>	Selling Office:	Listed:
Co-List Office:	Selling Sisp 1:	Expires:
Listing Sisp 1:		Entered:
Listing Sisp 2:		

All measurements are approximate. The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.\* Personal Real Estate Corporation Printed: August 11, 2016



STRAP 6.000  
R. 00.0





## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

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 premises 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 premises.

### 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 premises 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 premises 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 property disclosure statement or on an inspection report.

### FOUR 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 premises. 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 property.
2. The buyer must still make the buyer’s own inquiries concerning the premises 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.

# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: June 13, 2016

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 5976 VLA ROAD  
CHASE, BC

(the "Premises")

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> <u>Well</u> <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	
C. Are records available regarding the quantity of the water available?	<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>		
D. Are records available regarding the quality of the water available?	<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>		
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> <u>Septic</u> <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
F. Are you aware of any problems with the sanitary sewer system?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	<i>[Handwritten Initials]</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>[Handwritten Initials]</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>[Handwritten Initials]</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>[Handwritten Initials]</i>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<i>[Handwritten Initials]</i>			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>[Handwritten Initials]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*[Handwritten Signature]*  
INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 5976 VLA ROAD

CHASE, BC

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>15</u> years)		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Were these Premises 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 required Owner Builder Declaration and Disclosure Notice.)		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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 Premises?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware if the property, of 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?		<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

*[Signature]* *[Signature]*  
INITIALS

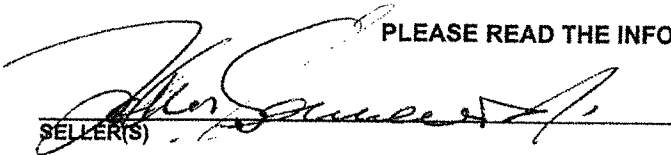
ADDRESS/BARE-LAND STRATA LOT #: 5976 VLA ROAD

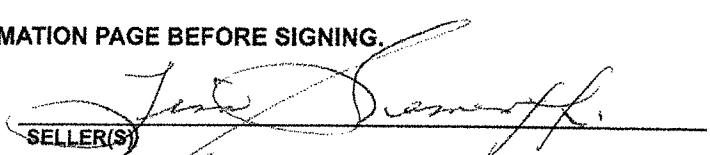
CHASE, BC

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 property 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 Premises and, if desired, to have the Premises 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 brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

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**TITLE SEARCH PRINT**

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

**Land Title District** KAMLOOPS  
Land Title Office KAMLOOPS

**Title Number** LB508477  
From Title Number S27765

**Application Received** 2012-08-01

**Application Entered** 2012-08-10

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

**Taxation Authority** KAMLOOPS ASSESSMENT AREA  
CHASE IRRIGATION DISTRICT

**Description of Land**  
Parcel Identifier: 010-849-424  
Legal Description:  
LOT 6 DISTRICT LOTS 516 AND 517 KAMLOOPS DIVISION YALE DISTRICT PLAN 3575  
EXCEPT PLAN H142

**Legal Notations**  
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11379

**Charges, Liens and Interests** NONE

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# Property Assessment Report

Address	<b>5976 VLA RD</b>	Owner 1
Jurisdiction	<b>724 KAMLOOPS RURAL</b>	Owner 2
Neighbourhood	<b>321 Chase Rural To Westwold</b>	Address
Roll No.	<b>000690022</b>	
PID/MHP No.	<b>010-849-424</b>	
School District	<b>73</b>	P C
Area Code	<b>23</b>	Hospital District <b>5</b>
Electoral Area	<b>L</b>	Regional District <b>28</b>

## Legal Description

Plan	Lot	Block	DLot	LDist	Section	TwN	Range	Md
<b>KAP3575</b>	<b>6</b>		<b>516</b>	<b>25</b>				

**Except Plan H142, & DL 517.**

	2010	2011	2012	2013	2014	2015	2016
Land Value	<b>45,900</b>	<b>45,900</b>	<b>45,900</b>	<b>45,900</b>	<b>45,900</b>	<b>45,900</b>	<b>45,900</b>
Improvements	<b>613,200</b>	<b>605,200</b>	<b>576,200</b>	<b>564,200</b>	<b>559,200</b>	<b>554,600</b>	<b>516,300</b>
Total Value	<b>659,100</b>	<b>651,100</b>	<b>622,100</b>	<b>610,100</b>	<b>605,100</b>	<b>600,500</b>	<b>562,200</b>
Percent Change	<b>117%</b>	<b>116%</b>	<b>111%</b>	<b>109%</b>	<b>108%</b>	<b>107%</b>	<b>100%</b>
Taxes	<b>3,397.14</b>	<b>3,307.07</b>	<b>3,271.76</b>	<b>3,257.66</b>	<b>3,323.31</b>	<b>3,309.74</b>	<b>3,010.61</b>

## Transactions

Month	Year	Sale Price	Title	Transaction Type
<b>August</b>	<b>2012</b>		<b>LB508477</b>	<b>Reject</b>
<b>April</b>	<b>1981</b>	<b>180,000</b>	<b>S27765F</b>	<b>Improved Single Property Cash</b>
<b>November</b>	<b>1979</b>	<b>107,000</b>	<b>P73591F</b>	<b>Improved Single Property Cash</b>

Actual Use	<b>Grain and Forage</b>	Lot Size	<b>30</b>
Equity	<b>Registered Owner</b>		
Tenure	<b>Crown-Granted</b>	Lot Size Type	<b>Acres</b>

## Exemptions

**FARM LAND, FARM BUILDING, FARM HOUSE IN RURAL AREA**