



## PROPERTY REPORT

1404 SOUES ST  
Clinton BC  
V0K 1K0  
Canada

PID: 012-815-969

MARCH 13, 2024



BLAKE BOLSTER  
ROYAL LEPAGE KAMLOOPS REALTY  
KAMLOOPS  
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**Blake Bolster** REALTOR®

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[www.blakebolster.com](http://www.blakebolster.com)

**ROYAL LEPAGE** 322 Seymour Street  
KAMLOOPS REALTY Kamloops, BC  
V2C 2G2



<b>1404 SOUES STREET</b>			
Area	<b>North West</b>	Listing Status	<b>Active</b>
Sub Area	<b>Clinton</b>	Current Price	<b>\$364,000</b>
Property Type	<b>Single Family Dwelling</b>	Possession	
Style	<b>Bungalow</b>	Title	<b>Freehold</b>
Taxes	<b>(2023)</b>	<b>PRICE HISTORY</b>	
MLS®	<b>177170</b>	Original Price	<b>\$364,000</b>
Year Built	<b>1959</b>	Sale Price	
Zoning	<b>R-2</b>	Sale Date	
DOM	<b>1</b>		
Assessment	<b>\$287,400 (2024)</b>		

<b>INTERIOR</b>		<b>STYLE</b>		<b>FEATURES</b>	
Bedrooms Above Grade	<b>3+1</b>	Exterior Finish	<b>Wood Siding</b>	Heating	<b>Furnace, Forced Air</b>
Bathrooms	<b>2</b>	Roof	<b>Metal</b>	Fuel	<b>Gas (Natural)</b>
Ensuite		Construction	<b>Frame</b>	Water	<b>City</b>
Fireplaces	<b>(0) -</b>	Access		Sewer Type	<b>Sewer Connected</b>
Rough In Fireplaces		Basement Type	<b>Full</b>	Dist to Schools	
Flooring	<b>Mixed</b>	Bsmt Devel	<b>Fully finished</b>	Dist to Transp	
		Foundation	<b>Concrete Poured</b>		

<b>Total Sqft: 2,040</b>				<b>EXTERIOR FEATURES</b>			
	Bsmt	Main	Above	Other	Lot Width	Lot SqFt	<b>8,712</b>
Totals (sqft)	<b>864</b>	<b>1,176</b>			Lot Depth	Lot Acres	<b>0.20</b>
Bathroom		<b>4pc</b>			Parking Spaces		
Kitchen		<b>12x10</b>			Parking Types	<b>Open</b>	
Dining		<b>8x10</b>			Site Influences		
Living		<b>10x16</b>			Outdoor Area		
Bedroom		<b>8x10</b>			Equipment Included		
Bedroom		<b>9x9</b>			<b>LEGAL</b>		
Bedroom		<b>9x9</b>			PID Number	<b>012-815-969</b>	
Mast BR	<b>10x14</b>				Legal	<b>LOT 152 TOWNSITE OF CLINTON</b>	
Storage	<b>12x16</b>						
Bathroom	<b>3pc</b>						

Agent Information		Commission Split	<b>3/1.5% WITH FIRST PHYSICAL INTRO OR \$2,000</b>
Date Listed	<b>Mar 12/24</b>	Expiry Date	<b>Sep 12/24</b>
Conditions		Condition Removal Date	
Realtor Remarks	<b>Lease in place till July 15,2024 - notice needed due to tenants</b>		

<b>AGENT INFORMATION</b>			
Listing Office/Salesperson Info.		Phone	Selling Office/Salesperson Info.
Listing Office	<b>ROYAL LEPAGE KAMLOOPS REALTY</b>	<b>250-374-3022</b>	Selling Office
Co-List Office			Selling Slsp1
Listing Slsp1	<b>BLAKE BOLSTER</b>	<b>250-377-5101</b>	Seller
Listing Slsp2			Seller(s) Name 2
			<b>TOLKAMP, ERIC N</b>
			<b>TOLKAMP, NATASHA J</b>
			Tenant

**4 bedroom, 2 bath bungalow style home in the quiet community of Clinton. Inside on the main you will find a large living room, welcoming dining room, large and functional updated kitchen, 3 fair sized bedrooms, a nicely done 4 pc main bath, and the handy mud room leading to the backyard. Downstairs there is a large 4th bedroom perfect for a master suite, a 3 pc updated bath, rec room/tv room area and outside separate access. Outside there is a good sized fenced back yard and alley access with extra parking. The home is just steps away from the park with a play ground and easy walking distance to the school! Email L.S for info package. Notice needing for showings re.tenant.**

This listing information is provided to you by:

**BLAKE BOLSTER**  
 📞 250-377-5101 ✉️ bbolster@kadrea.com  
**ROYAL LEPAGE KAMLOOPS REALTY**

📞 250-374-3022 📠 250-828-2866 Toll Free: 1-888-374-3022 ✉️ royallepage@kadrea.com 🌐  
<http://www.royallepage.ca/kamloopsrealty>  
 322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2  
 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. Mar 13, 2024.






# Property Information Report

Report Generated on: March 11, 2024 12:01:15 AM

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

1404 Soues St

## Parcel Description & Location [More Details](#)

**Legal Description:**

LOT 152 TOWNSITE OF CLINTON

**Plan Number:**

KAP1CL

**Parcel Type (Class):**

SUBDIVISION

**Owner Type:**

PRIVATE

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

**Square Meter:**

804.36

**Acre:**

0.199

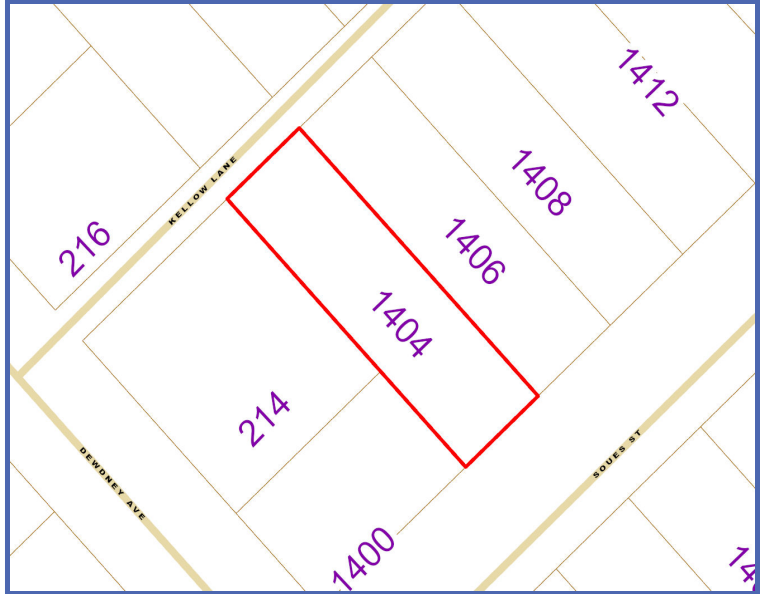
**Hectare:**

0.08

**Community:** Clinton

**Local Authority:** Village of Clinton

**School District:** Gold Trail



## 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:** b'Unknown - contact Village of Clinton for any future debt.'

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

**Zoning Bylaw:** CONTACT VILLAGE OF CLINTON

**Zoning:** CONTACT VILLAGE OF CLINTON

**Lakeshore Development Guidelines (Intersect):** Yes

**Lake Name:** Unknown

**Lake Classification:** Unclassified

**Fringe Area:** N/A

**Floodplain Information:** Refer to Local Government floodplain regulation.

**Site Specific Zoning:** Contact Local Authority

**Development Permit Area:** Contact Local Authority

**Official Community Plan Name:** CONTACT LOCAL AUTHORITY

**OCP Designation:** CONTACT LOCAL AUTHORITY

**Agriculture Land Reserve (Intersect):** No

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

**Post-Wildfire Geohazard Risk Restrictions:** Unknown

## 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:
<b>Type of Construction:</b>					

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

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
515.00274.000	012-815-969	2024	\$60,400.00	\$227,000.00	1-Res
515.00274.000	012-815-969	2023	\$59,600.00	\$232,000.00	1-Res

Folio:	Actual Use:	Manual class:
515.00274.000	SINGLE FAMILY DWELLING	1 STY SFD-AFTER 1930-FAIR

**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](#).



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

# 1404 SOUES ST CLINTON V0K 1K0

Area-Jurisdiction-Roll: 23-515-00274.000



**Total value \$287,400**

2024 assessment as of July 1, 2023

Land \$60,400

Buildings \$227,000

Previous year value \$291,600

Land \$59,600

Buildings \$232,000

### Property information

Year built	1959
Description	1 STY SFD - After 1930 - Basic
Bedrooms	4
Baths	2
Carports	
Garages	
Land size	49.5 x 175 Ft
First floor area	1,176
Second floor area	
Basement finish area	864
Strata area	
Building storeys	1
Cross leasable area	
Net leasable area	
No. of apartment units	

### Legal description and parcel ID

LOT 152, LILLOET LAND DISTRICT, CLINTON TOWNSITE  
PID: 012-815-969

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length  
Total area

## Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



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## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

### **RESIDENTIAL**

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 (date)  
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 or other professional 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

Date of disclosure: March 11 2024

The following is a statement made by the Seller concerning the premises located at:

**ADDRESS:** 1404 SOUES ST CLINTON BC V0K 1K0 (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.			
	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>	<b>DOES NOT APPLY</b>

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any existing tenancies, written or oral?				
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
D. Is there a survey certificate available?				
E. Are you aware of any current or pending local improvement levies/charges?				
F. Have you received any other notice or claim affecting the Premises from any person or public body?				

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				

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BUYER'S INITIALS

DS 	DS 	
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SELLER'S INITIALS

March 11 2024

DATE OF DISCLOSURE

ADDRESS: 1404 SOUES ST CLINTON BC V0K 1K0



2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

**3. BUILDING**

A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				

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BUYER'S INITIALS

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SELLER'S INITIALS



March 11 2024

DATE OF DISCLOSURE

ADDRESS: 1404 SOUES ST CLINTON BC V0K 1K0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
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? _____ (DD/MM/YYYY)				
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				

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BUYER'S INITIALS

DS	DS
SELLER'S INITIALS	

March 11 2024

DATE OF DISCLOSURE

ADDRESS: 1404 SOUES ST CLINTON BC V0K 1K0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?				

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

sellers have not lived in the home for a while now.

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by: [Signature] SELLER(S) TOLKAMP, ERIC N

DocuSigned by: [Signature] SELLER(S) TOLKAMP, NATASHA J

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.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

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**

2024-03-11, 13:27:03

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$177500

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

<b>Land Title District</b>	KAMLOOPS
Land Title Office	KAMLOOPS
<b>Title Number</b>	CA7788880
From Title Number	CA5299310
<b>Application Received</b>	2019-10-03
<b>Application Entered</b>	2019-10-07
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	ERIC NATHAN TOLKAMP, GRIP / CRANE TECH NATASHA JESSICA SARA TOLKAMP, STAY AT HOME MOTHER 1404 SOUES STREET CLINTON, BC V0K 1K0 AS JOINT TENANTS
<b>Taxation Authority</b>	Kamloops Assessment Area Clinton, Village of
<b>Description of Land</b>	
Parcel Identifier:	012-815-969
Legal Description:	LOT 152 TOWNSITE OF CLINTON
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	MORTGAGE
Registration Number:	CA7788881
Registration Date and Time:	2019-10-03 10:00
Registered Owner:	ROYAL BANK OF CANADA
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

## SCHEDULE 'A'

### VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

## R2 - GENERAL RESIDENTIAL

## SECTION 7

### Permitted Uses

- 7.1 The following uses and no others shall be permitted in the R2 Zone:
- duplex
  - multi-family dwelling
  - single family dwelling
  - home based business
  - church
  - accessory use

### Regulations

- 7.2 On a parcel located in an area zoned as R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Maximum number of principal buildings	1 per parcel
.2 Maximum density	18 units/hectare (7 units/acre)
.3 Minimum parcel size - single family dwelling - duplex - multi-family dwelling	550 sq. m (5,920 sq. ft.) 550 sq. m (5,920 sq. ft.) 1000 sq. m (10,764 sq. ft.)
.4 Minimum parcel width	15 m (49 ft.)
.5 Minimum width of principal building	4.2 (14 ft.)
.6 Minimum setback of principal building from: - front parcel line - interior side parcel line - exterior side parcel line - rear parcel line	6 m (20 ft.) 1.5 m (4.9 ft.) 3 m (10 ft.) 6 m (20 ft.)
.7 Maximum parcel coverage	40%
.8 Maximum building height	12 m (39 ft.)

### Livestock Regulations

- 7.3 The keeping of livestock in a general residential area is restricted to parcels over 1,200 Sq. M (12,800 sq ft or 1/3 acre).