



PROPERTY REPORT

2336 LOON LAKE RD
LOON LAKE BC
V0K 1H1
Canada

PID: 006-338-496

APRIL 24, 2024



BLAKE BOLSTER
ROYAL LEPAGE KAMLOOPS REALTY
KAMLOOPS
P: +1(250) 377-5101
bbolster@kadrea.com
blake@blakebolster.com



Blake Bolster REALTOR®
C: 250.377.5101
O: 250.374.3022
E: blake@blakebolster.com
www.blakebolster.com

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

I'm more than a real estate agent. I'm a REALTOR®.



2336 LOON LAKE RD

Area **South West**
 Sub Area **Loon Lake**
 Property Type **Single Family Dwelling**
 Style **Rancher**
 Taxes **\$2,165 (2023)**
 MLS® **178047**
 Year Built **1974**
 Zoning **LR1**
 DOM **2**
 Assessment **\$480,000 (2024)**

Listing Status **Active**
 Current Price **\$399,000**
 Possession
 Title **Freehold**

PRICE HISTORY
 Original Price **\$399,000**
 Sale Price
 Sale Date

INTERIOR **STYLE** **FEATURES**

Bedrooms Above Grade **2**
 Bathrooms **1**
 Ensuite
 Fireplaces **(1) -**
 Rough In Fireplaces
 Flooring **Mixed**

Exterior Finish **Cedar**
 Roof **Metal**
 Construction **Other**
 Access
 Basement Type
 Bsmt Devel
 Foundation **Post & Pad**

Heating **Other**
 Fuel **Wood**
 Water **Intake, Lake**
 Sewer Type **None**
 Dist to Schools
 Dist to Transp

Total Sqft: 575

EXTERIOR FEATURES

	Bsmt	Main	Above	Other
Totals (sqft)		575		
Bedroom		11x8		
Bedroom		11x8		
Living		15x12		
Dining		6x12		
Kitchen		6x7		
Bathroom		3pc		

Lot Width
 Lot Depth
 Lot SqFt **17,921**
 Lot Acres **0.4114**
 Parking Spaces
 Parking Types **Open**
 Site Influences **Waterfront Property, Waterfront: Lake**
 Outdoor Area
 Equipment Included

LEGAL

PID Number **006-338-496**
 Legal **LOT 3 DISTRICT LOT 7756 DISTRICT PLAN 23548**

Agent Information
 Commission Split **3/1.5% If no first physical introduction, sales commission reduced to 25% of selling side.**
 Date Listed **Apr 22/24**
 Expiry Date **Oct 22/24**
 Conditions
 Condition Removal Date
 Realtor Remarks **Sold as is where is, seller will leave possessions behind. No cell service. Will need 1 day code for LB. Quick possession poss.**

AGENT INFORMATION

Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office ROYAL LEPAGE KAMLOOPS REALTY	250-374-3022	Selling Office	
Co-List Office		Selling Slsp1	
Listing Slsp1 BLAKE BOLSTER	250-377-5101	Seller HORST KRUGER	
Listing Slsp2		Seller(s) Name 2	
		Tenant	

Rare waterfront find with this 2 bedroom red cedar pan abode cabin on Loon Lake. Inside the cabin you will find 2 fair sized bedrooms, 2 pc grey water bathroom with hot water shower, sink and a cassette style toilet, cozy living room with lake views and wood fireplace, and a wet bar/kitchen area. There is tons of secured storage under the cabin as well. Outside there is an existing boat storage and dock/party barge, observatory building with removable roof, and matching outhouse. There is parking for a few vehicles. The property is private. Quick possession possible. Sold As is where is including the household items. Email LS for info package.

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. Apr 24, 2024.






Property Information Report

Report Generated on: April 10, 2024 12:01:14 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

2336 Loon Lake Rd

Parcel Description & Location [More Details](#)

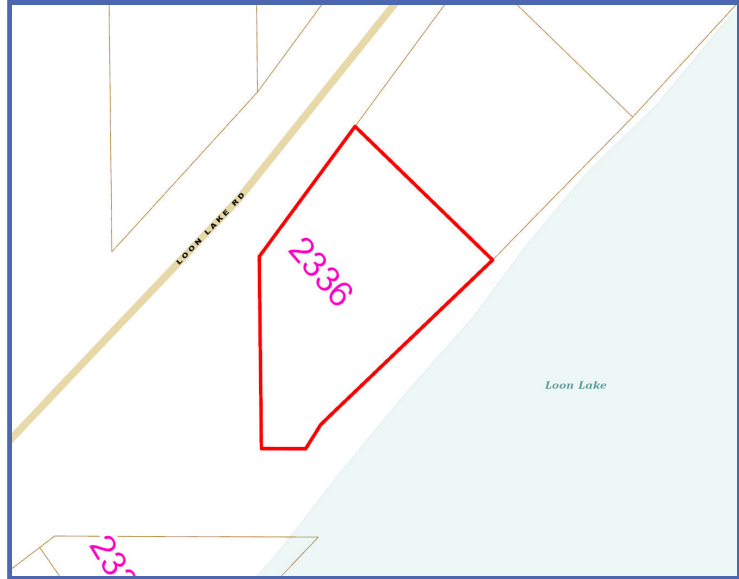
Legal Description:
 LOT 3 DISTRICT LOT 7756 LILLOOET DISTRICT PLAN 23548

Plan Number:
 KAP23548
Parcel Type (Class):
 SUBDIVISION
Owner Type:
 PRIVATE

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

Square Meter:	Acre:	Hectare:
1674.27	0.414	0.167

Community: Loon Lake
Local Authority: TNRD (Electoral Area "E")
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: Loon Lake Fire Protection Service Area
 Establishment Bylaw No. 2651, 2018

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

Future Debt: b'Loon Lake Fire - \$653,000'

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

Zoning Bylaw: 2400	Site Specific Zoning: N/A
Zoning: LR-1	Development Permit Area: N/A
Lakeshore Development Guidelines (Intersect): Yes	Official Community Plan Name: N/A
Lake Name: Loon Lake	OCP Designation: N/A
Lake Classification: Critical Lake, Special Case Lake	Agriculture Land Reserve (Intersect): No
Fringe Area: N/A	Riparian Area (Source: TRIM)(Intersect): Yes
Floodplain Information: Refer to Local Government floodplain regulation.	Post-Wildfire Geohazard Risk Restrictions: Yes

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:
	Type of Construction:		Status:

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

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
730.06175.007	006-338-496	2024	\$341,000.00	\$139,000.00	1-Res
730.06175.007	006-338-496	2023	\$326,000.00	\$134,000.00	1-Res
Folio:	Actual Use:	Manual class:			
730.06175.007	SEASONAL 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.

2336 LOON LAKE RD

Area-Jurisdiction-Roll: 23-730-06175.007



Total value \$480,000

2024 assessment as of July 1, 2023

Land \$341,000

Buildings \$139,000

Previous year value \$460,000

Land \$326,000

Buildings \$134,000

Property information

Year built 1974

Description 1 STY house - Basic

Bedrooms 2

Baths

Carports

Garages G

Land size 17921 Sq Ft

First floor area 575

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 3, PLAN KAP23548, DISTRICT LOT 7756, LILLOOET LAND DISTRICT

PID: 006-338-496

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



View recently viewed properties

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: April 17 2024

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

ADDRESS: 2336 LOON LAKE RD CACHE CREEK BC V0K 1H1 (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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

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)?				

--	--	--

BUYER'S INITIALS

DS Hk		
----------	--	--

SELLER'S INITIALS

April 17 2024

DATE OF DISCLOSURE

ADDRESS: 2336 LOON LAKE RD CACHE CREEK BC V0K 1H1

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?				

--	--	--

BUYER'S INITIALS

ds Hk		
----------	--	--

SELLER'S INITIALS

April 17 2024

DATE OF DISCLOSURE

ADDRESS: 2336 LOON LAKE RD CACHE CREEK BC V0K 1H1

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>				

--	--	--

BUYER'S INITIALS

DS HK		
----------	--	--

SELLER'S INITIALS



April 17 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 2336 LOON LAKE RD CACHE CREEK BC V0K 1H1

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)

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:


 SELLER(S) HORST KRUEGER 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.

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
 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®).



TITLE SEARCH PRINT

2024-04-17, 09:15:26

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$N/A

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

Title Issued Under	SECTION 172 LAND TITLE ACT
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	H61107 H3402
Application Received	1973-11-09
Application Entered	1987-03-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	HORST KRUGER, WINDOW CLEANER 333 SOUTH HYTHE AVE BURNABY, BC
Taxation Authority	Kamloops Assessment Area
Description of Land Parcel Identifier: Legal Description:	006-338-496 LOT 3 DISTRICT LOT 7756 LILLOOET DISTRICT PLAN 23548
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

Part 11: LR-1 Lakeshore Residential Single Family Zone

Purpose

The purpose of this zone is to permit low density lake oriented residential developments within one kilometer of a lake where such developments are considered suitable in accordance with the *TNRD* Lakeshore Development Guidelines.

11.1 Permitted Uses

In the LR-1 zone, the following uses are permitted on a *parcel* and all others are prohibited:

Principal Uses

- (a) one *single family dwelling*, one *two family dwelling*, or one *manufactured home*.

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (b) *community recreation facilities*;
 (c) *home based business*;
 (d) *accessory building*; and
 (e) *bed and breakfast*.

11.2 Parcel Size

The minimum *parcel* size shall be as follows:

- (a) 4,000 square metres for a *single family dwelling* or *manufactured home* served by a *community sewer system* or an onsite sewage disposal system approved by an appropriately qualified *Professional Engineer* or *Geoscientist* experienced in water and sewer;
- (b) 8,000 square metres for a *two family dwelling* served by a *community sewer system* or an onsite sewage disposal system approved by an appropriately qualified *Professional Engineer* or *Geoscientist* experienced in water and sewer; or
- (c) 1 hectare for a *single family dwelling*, *two family dwelling* or *manufactured home* not served by a *community water system* or a *community sewer system*.

11.2.1 Parcel Size & Density – Site Specific

Notwithstanding the preceding limits to parcel size and number of dwellings per parcel, residential development on lands zoned LR-1 off the south end of Lac Le Jeune Road and legally described **District Lot 5739, KDYD, except Plans 15863 and 29344**, is limited to a maximum density of 45 parcels whereby any parcel having an area of 0.45ha or more can be used for no more than one single family dwelling; except that any parcel with an area of 0.8ha or more may have one additional detached single family dwelling.



11.3 **Parcel Coverage**

The maximum *parcel coverage* permitted shall be 25 percent.

11.4 **Setbacks**

11.4.1 The *front setback* shall be 6 metres.

11.4.2 The *side setback* shall be 1.5 metres, unless the side lot abuts a road where it shall be 4.5 metres.

11.4.3 The *rear setback* shall be 6 metres, except in the case of an *accessory building* where it shall be 1.5 metres.

11.5 **Height of Buildings**

The maximum *height of buildings* permitted shall be:

- (a) 12 metres for a *single family dwelling, manufactured home, or principal building*;
- (b) 9 metres for *community recreation facilities*; and
- (c) 6 metres for any *accessory building*.

11.6 **Conditions of Use**

11.6.1 Where the lakeshore development utilizes a *cluster design*, the development shall be serviced by a *community water system*.

11.6.2 The combined *gross floor area* of all *accessory buildings* shall not exceed 65 square metres.

11.6.3 Notwithstanding s.11.6.2, where a *parcel* size is 2,500 square metres or greater, the combined *gross floor area* of all *accessory buildings* permitted shall not exceed 130 square metres.

11.6.4 **Conditions of Use – Site Specific**

In the LR-1 zone, the following conditions of use are permitted on a site specific basis only:

- (a) one *accessory building* to a maximum size of 135 square metres and a maximum combined *accessory building* area of 172 square metres shall be permitted in the case of Lot 39, Section 29, Township 21, Range 15, W6M, KDYD, Plan 21928 (Pinantan Lake, BC).
- (b) one sales and presentation centre of no more than 250 square metres gross floor area is permitted on any portion of **District Lot 5739, KDYD, except Plans 15863 and 29344.**