

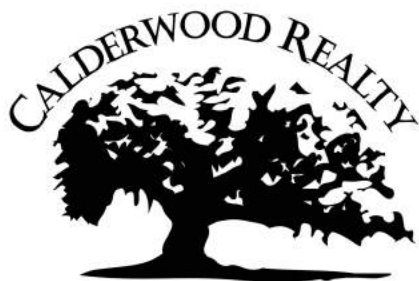


CLEAN, COZY, AND AFFORDABLE

#90 95 Laidlaw Road | \$59,500


Recently updated and well-cared-for 14' x 68' mobile home with a large entrance. Enjoy yourself in this clean, cozy, and affordable home with its fenced yard, new flooring, good location, storage shed and green house. It has 3 bedrooms, 1 bathroom, a practical layout, and covered deck. The air conditioning and included appliances make this home move-in ready. This is affordable housing at its best. Check it out before it's gone!


GATHER MORE INFORMATION AT WWW.JESSEBUTLER.CA



JESSE BUTLER

PERSONAL REAL ESTATE CORPORATION

 (250) 877-2471

 INFO@JESSEBUTLER.CA

The enclosed information, while deemed to be correct, is not guaranteed.





PROPERTY DETAILS:

BEDROOMS: 3

BATHROOMS: 1

YEAR BUILT: 1980

SQ FT: 1,053

TAXES: \$230.44 (2016)

FOUNDATION: Wood Blocks

ROOF: Metal

HEATING: Natural Gas Furnace

EXTERIOR: Metal

ZONING: MHP

HEAT: \$105.00 average per month

HYDRO: \$85.00 average per month



DID YOU KNOW

This house has vinyl plank flooring which is extremely durable and easy to clear. Plus The odd chance a board does get ruined it is able to be replaced individually

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: May 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 #: 90 95 Laidlaw Road
Smithers, BC

V0J 2N6

(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?		TC	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		TC	X	X
C. Is there a survey certificate available?		TC	X	X
D. Are you aware of any current or pending local improvement levies/charges?		TC	X	X
E. Have you received any other notice or claim affecting the Premises from any person or public body?		TC	X	X
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		TC	X	
C. Are records available regarding the quantity of the water available?		TC		
D. Are records available regarding the quality of the water available?		TC		
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
F. Are you aware of any problems with the sanitary sewer system?		TC	X	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		TC	X	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		TC	X	
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	TC			
B. To the best of your knowledge, is the ceiling insulated?	TC			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		TC		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			TC	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?		TC		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		TC	X	X
G. Are you aware of any structural problems with any of the buildings?		TC	X	X
H. Are you aware of any additions or alterations made in the last sixty days?		TC	X	X
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		TC	X	X

TC
TC
TC

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 90 95 Laidlaw Road

Smithers, BC

V0J 2N6

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?		TC	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		TC	X	X
L. Are you aware of any damage due to wind, fire or water?		TC	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>3.5</u> years)		TC	X	X
N. Are you aware of any problems with the electrical or gas system?		TC	X	X
O. Are you aware of any problems with the plumbing system?		TC	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?		TC	X	TC
Q. Do the Premises contain unauthorized accommodation?		TC	X	X
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		TC	X	X
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.)		TC	X	X
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		TC	X	X
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? _____		TC	X	X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		TC	X	X
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?		TC	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?		TC	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

TC TC

INITIALS

May 13, 2016

PAGE 3 of _____ PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 90 95 Laidlaw Road

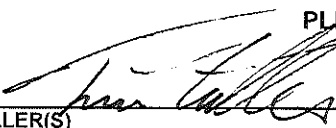
Smithers, BC


V0J 2N6

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.

Detailed Tax Report

Property Information

Prop Address	95 LAIDLAW RD UNIT# 90	Jurisdiction	SMITHERS RURAL (AA25)
Municipality	SMITHERS RURAL	Neighborhood	MORICETOWN- TELKWA, E OF RIV
Area		SubAreaCode	
PropertyID		BoardCode	
PostalCode	V0J 2N6		

Property Tax Information

TaxRoll Number	70006900	Gross Taxes	\$230.44
Tax Year	2015	Tax Amount Updated	02/19/2016

More PIDS

Owner Name & Mailing Address

Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1	90-95 LAIDLAW RD	Mail Addr3	
Mail Addr2	SMITHERS BC	Mail Addr4	
MailPostalCode	V0J 2N6		

Legal Information

Legal Description

LD 14

Legal FreeFormDescription

MANUFACTURED HOME REG. # 68534, BAY # 90, MOUNTAINVIEW MANUFACTURED HOME PARK, MHP ROLL # 68534 25-754-03746.010.

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
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Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	MANUFACTURED HOME (WITHIN MANUFACTURED HOME PARK)	Zoning	
BCA Description	MANUFACTURED HOME-SINGLE WIDE - AVE Q		
WaterConn			
BCAData Update	12/16/2015		

Actual Totals

Land	Improvement	Actual Total
\$0.00	\$40,300.00	\$40,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$0.00	\$40,300.00	\$0.00	\$0.00	\$40,300.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$0.00	\$40,300.00	\$0.00	\$0.00	\$40,300.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/15/2015	\$31,500.00	390483	IMPRV SINGLE PROPERTY CASH TRANSACTION
9/7/2011	\$35,000.00	345453	REJECT NOT SUITED SALE ANALYSIS
12/4/2009	\$25,000.00	326147	IMPRV SINGLE PROPERTY CASH TRANSACTION
9/28/2006	\$18,500.00	278626	IMPRV SINGLE PROPERTY CASH TRANSACTION