

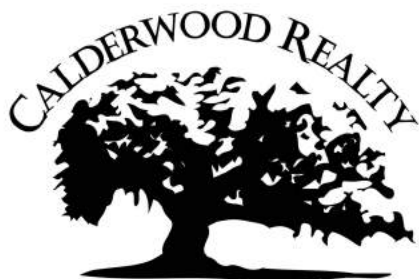


CHARMING HOME IN EXCELLENT LOCATION

3566 16TH AVENUE | \$292,500


Charming home in excellent location. Enjoy the mature trees, well-kept gardens, and great view of Hudson Bay Mountain in this 2288 sq ft home. The tastefully finished upstairs has 3 bedrooms, 1 bathroom, and an open concept kitchen, dining, living room. Updates include: Flooring, appliances, furnace, windows and hot water tank. The updates help keep the monthly natural gas and hydro costs very affordable. Also, the large bath has private access from the master bedroom and all rooms have plenty for rest and relaxation. Consider also the partially finished basement for either a rental income suite or modified for your specific needs. Great price, great location.


GATHER MORE INFORMATION AT WWW.JESSEBUTLER.CA



JESSE BUTLER

PERSONAL REAL ESTATE CORPORATION

 (250) 877-2471

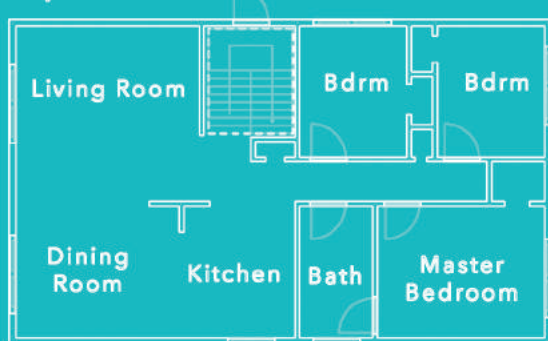
 INFO@JESSEBUTLER.CA

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

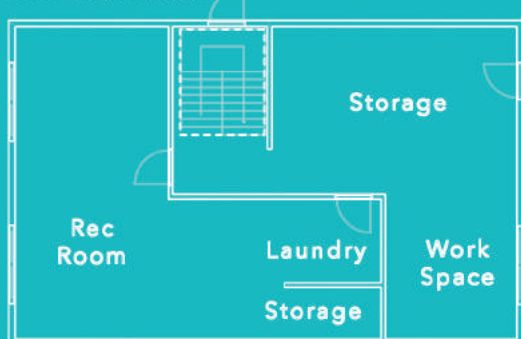




Upstairs



Downstairs



PROPERTY DETAILS:

BEDROOMS: 3
BATHROOMS: 1
YEAR BUILT: 1984
SQ FT: 2288
TAXES: \$3,066.64 (2016)
FOUNDATION: Concrete Perimeter
ROOF: Asphalt Shingles
HEATING: Natural Gas Furnace, Forced Air
EXTERIOR: Wood
ZONING: R1
PROPERTY SIZE: 55x118
HEAT: \$80.00 average per month
HYDRO: \$40.00 average per month



DID YOU KNOW

This home has a security system that notifies you which door is open, has a medical alert feature, and is linked to the fire detectors.

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

PAGE 1 of 3 PAGES



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: July 4, 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 #: 3566 16 Ave
Smithers

V0J 2N0

(the "Premises")

<p>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.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		CSH	<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?		CSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?			CSH	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		CSH	<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?		CSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input 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?		CSH	<input checked="" type="checkbox"/>	
C. Are records available regarding the quantity of the water available?		CSH	<input checked="" type="checkbox"/>	
D. Are records available regarding the quality of the water available?		CSH	<input checked="" type="checkbox"/>	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input 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?		CSH	<input checked="" type="checkbox"/>	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		CSH	<input checked="" type="checkbox"/>	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			<input checked="" type="checkbox"/>	CSH
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	CSH			
B. To the best of your knowledge, is the ceiling insulated?	CSH			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		CSH		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			CSH	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				CSH
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		CSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		CSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		CSH	<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.?		CSH	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

CSH

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3566 16 Ave

Smithers

VOJ 2N0

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?		CSH		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		CSH		
L. Are you aware of any damage due to wind, fire or water?		CSH		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		CSH		
N. Are you aware of any problems with the electrical or gas system?		CSH		
O. Are you aware of any problems with the plumbing system?		CSH		
P. Are you aware of any problems with the swimming pool and/or hot tub?				CSH
Q. Do the Premises contain unauthorized accommodation?		CSH		
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 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.)	CSH			
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		CSH		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? <u>70</u> ii) When was the energy assessment report prepared? <u>Dec. 8, 2006</u>	CSH		CSH CSH	
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		CSH		
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?		CSH		
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?		CSH		

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

CSH

INITIALS

July 4, 2016

DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS/BARE-LAND STRATA LOT #: 3566 16 Ave

Smithers

V0J 2N0

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

3.5.

Property has a security system, including medical alert, smoke detector alert.

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.

Sara Catherine Orest
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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CERTIFICATE OF LOCATION

LOT 6 PLAN 9964
SECTION 30, TOWNSHIP 4, RANGE 5, COAST DISTRICT.
STREET ADDRESS 3566 SIXTEENTH AVE., SMITHERS, B.C.
SCALE: 1:200



This is to certify that:
I am a British Columbia Land Surveyor authorized
to practice in the Province of British Columbia.
I have surveyed the said Lot 6
as a result of the survey I have found no
encroachment thereon or thereinto, and that the
dwelling presently under construction is entirely
within the boundaries of the said Lot 6
as shown hereon.

SMITHERS, B.C., this 29th day
of March 1984

McWILLIAM, WHYTE, GOBLE & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
PRINCE GEORGE KAMLOOPS SMITHERS

REF. NO: 752-1305

EnerGuide for Houses

Energy Efficiency Evaluation Report

Short, Catherine
3566 16 th Avenue
Smithers, BC
VOJ 2N0

File Number: 2207B00638

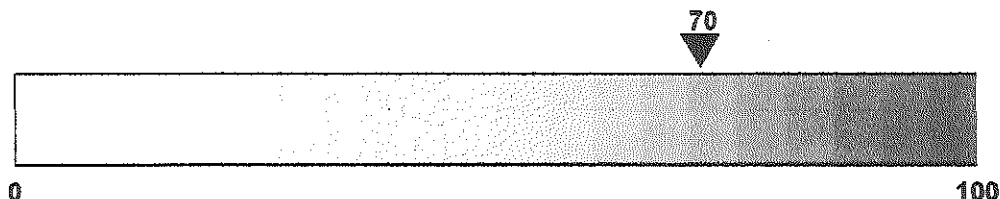
Type of House: Single detached
Year Built: 1985
Date of Evaluation: Dec. 8, 2006



Your House's Energy Efficiency Rating

The energy efficiency of your house has been assessed by a qualified energy advisor using Natural Resources Canada's EnerGuide for Houses procedures. **Based on this evaluation your house has an energy efficiency rating of 70.**

Energy Efficiency Rating



A 0 on the scale represents an uncomfortable house that has major air leakage, no insulation and extremely high energy consumption. At the other end of the scale, 100 represents a house that is very well insulated, airtight, yet well ventilated, and that requires no purchased energy.

House Characteristics	Typical Rating
Older house not upgraded	0 to 50
Upgraded older house	51 to 65
Energy-efficient upgraded older house or typical new house	66 to 74
Energy-efficient new house	75 to 79
Highly energy-efficient new house	80 to 90
House requiring little or no purchased energy	91 to 100

The EnerGuide for Houses scale accommodates the millions of houses across Canada — from older homes in need of renovation to newer, more energy-efficient houses. For older homes a rating of 68 is not a bad achievement. Although the scale ranges from 0 to 100, new houses typically rate at 68 or above simply because of improvements in building standards and practices over the years. The house rating categories vary somewhat across the country as a result of differences in local codes. The Canadian figures noted above may not reflect your area as well as others. Certain factors like the size of a home's windows and their orientation, can also affect the rating. Meeting 80 on the scale is a real achievement! Relatively few homes meet 80 on the scale, and those that do represent the most energy-efficient homes on the market.

By reducing the amount of energy you use at home you reduce the production of greenhouse gases such as CO₂. Small improvements by all of us will help Canada's efforts to combat climate change and protect the environment. Together we can do it.