

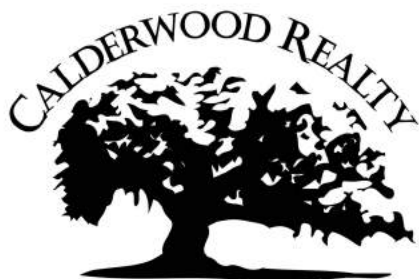


# SOLID & SOUND WITH PLENTY OF STORAGE

**1638 TOWER STREET | \$299,500**

An updated, two-storey home on a large lot in Telkwa. This captivating 3 bedroom, 3 bathroom residence is worth considering especially with the new roof shingles, bedroom flooring, hot water tank, kitchen appliances, high efficiency furnace, and interior paint. It has an open concept upstairs and the functional main floor offers plenty of storage and living space. Enjoy the south facing sun deck and attached garage that is long enough to add a 4th bedroom. The home sits on a 100 x 120 lot in a nice neighbourhood.

GATHER MORE INFORMATION AT [WWW.JESSEBUTLER.CA](http://WWW.JESSEBUTLER.CA)



**JESSE BUTLER**  
PERSONAL REAL ESTATE CORPORATION  
☎ (250) 877-2471  
✉ [INFO@JESSEBUTLER.CA](mailto:INFO@JESSEBUTLER.CA)

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

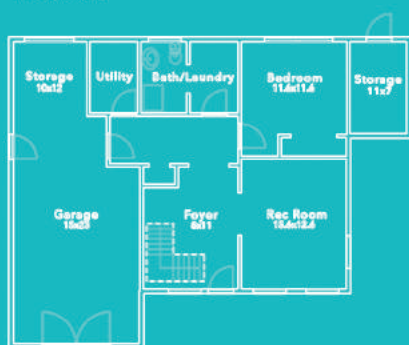




## Upper Level



## Lower Level



## PROPERTY DETAILS:

**BEDROOMS:** 3

**BATHROOMS:** 3

**YEAR BUILT:** 1995

**SQ FT:** 2,026

**TAXES:** \$3,088.58 (2015)

**FOUNDATION:** Concrete Perimeter

**ROOF:** Asphalt Shingles

**HEATING:** Natural Gas Furnace

**EXTERIOR:** Wood

**ZONING:** R1

**PROPERTY SIZE:** 100' X 120'

**HEAT:** \$105.00 average per month

**HYDRO:** \$59.00 average per month



## DID YOU KNOW

This house features a vaulted ceiling in the living room giving it a larger, grander look and feel with more natural light adding load of character.

\*All drawings and dimensions are approximate

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# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: April 18, 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 #:** 1638 Tower Street  
Telkwa

V0J 2X0

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

JD

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 1638 Tower Street

Telkwa

V0J 2X0

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?		ND	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		ND	X	X
L. Are you aware of any damage due to wind, fire or water?		ND	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2014</u> years)		ND	X	X
N. Are you aware of any problems with the electrical or gas system?		ND	X	X
O. Are you aware of any problems with the plumbing system?		ND	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?			X	ND
Q. Do the Premises contain unauthorized accommodation?		ND	X	X
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		ND	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.)			X	ND
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		ND	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? _____			ND	X
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		ND	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?		ND	X	X
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or "heritage value" under the Heritage Conservation Act or under municipal legislation?		ND	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

ND

INITIALS

April 18, 2016

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 1638 Tower Street

Telkwa

V0J 2X0

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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## Detailed Tax Report

### Property Information

<b>Prop Address</b>	1638 TOWER ST	<b>Jurisdiction</b>	VILLAGE OF TELKWA
<b>Municipality</b>	VILLAGE OF TELKWA	<b>Neighborhood</b>	VILLAGE OF TELKWA
<b>Area</b>	SMITHERS AND AREA (ZONE 54)	<b>SubAreaCode</b>	N54HT
<b>PropertyID</b>	010-810-919	<b>BoardCode</b>	N
<b>PostalCode</b>			

### Property Tax Information

<b>TaxRoll Number</b>	00162030	<b>Gross Taxes</b>	\$3,088.58
<b>Tax Year</b>	2015	<b>Tax Amount Updated</b>	07/03/2015

#### More PIDS

010-810-919

### Owner Name & Mailing Address

<b>Owner1 1</b>	** NOT AVAILABLE **	<b>Owner2 1</b>	
<b>Owner1 2</b>		<b>Owner2 2</b>	
<b>Mail Addr1</b>	PO BOX 214	<b>Mail Addr3</b>	
<b>Mail Addr2</b>	TELKWA BC	<b>Mail Addr4</b>	
<b>MailPostalCode</b>	V0J 2X0		

### Legal Information

#### Legal Description

PL PRP4885 LT 3 BLK 8 LD 14 SEC 35 TWP 5 RNG 5

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
PRP4885	3	8		14	35	5	5	

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	0.27 ACRES	<b>Land Use</b>	
<b>Actual Use</b>	SINGLE FAMILY DWELLING		
<b>Year Built</b>	1994		
<b>BCA Description</b>	1 STY SFD - NEW STANDARD	<b>Zoning</b>	
<b>WaterConn</b>			
<b>BCAData Update</b>	12/16/2015		

### Supplementary Property Info

<b>BedRooms</b>	3	<b>Foundation</b>	BASEMENT
<b>Full Bath</b>	1	<b>Half Bath2</b>	1
<b>Half Bath3</b>	1	<b>Stories</b>	1
<b>Pool Flg</b>		<b>Carport</b>	0
<b>Garage S</b>	1	<b>Garage M</b>	0

### Actual Totals

Land	Improvement	Actual Total
\$38,300.00	\$216,000.00	\$254,300.00

### Municipal Taxable Totals

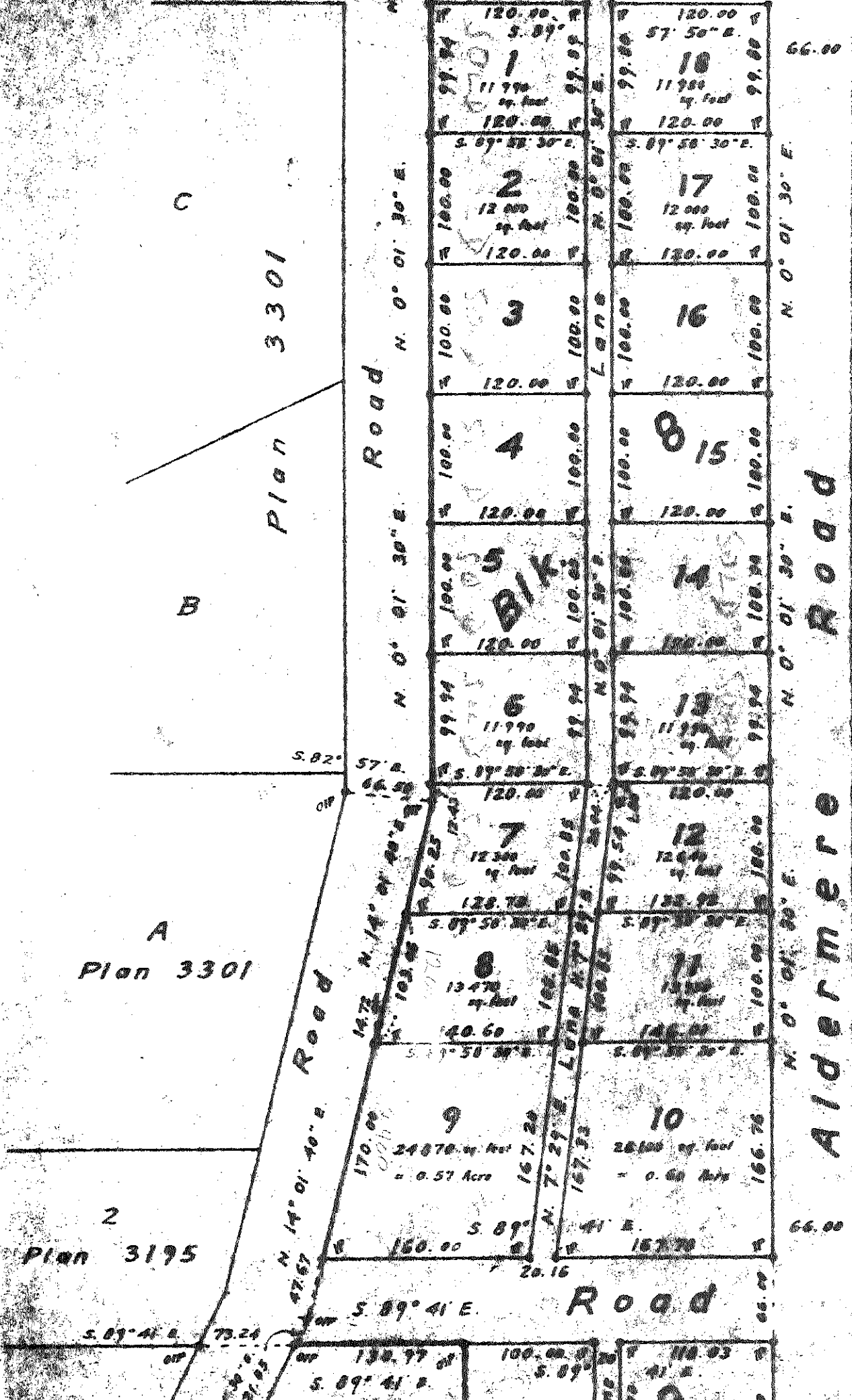
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$38,300.00	\$216,000.00	\$0.00	\$0.00	\$254,300.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$38,300.00	\$216,000.00	\$0.00	\$0.00	\$254,300.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/12/2013	\$272,800.00	CA3504199	IMPRV SINGLE PROPERTY CASH TRANSACT
7/18/2008	\$211,100.00	CA856394	REJECT NOT SUITED SALE ANALYSIS



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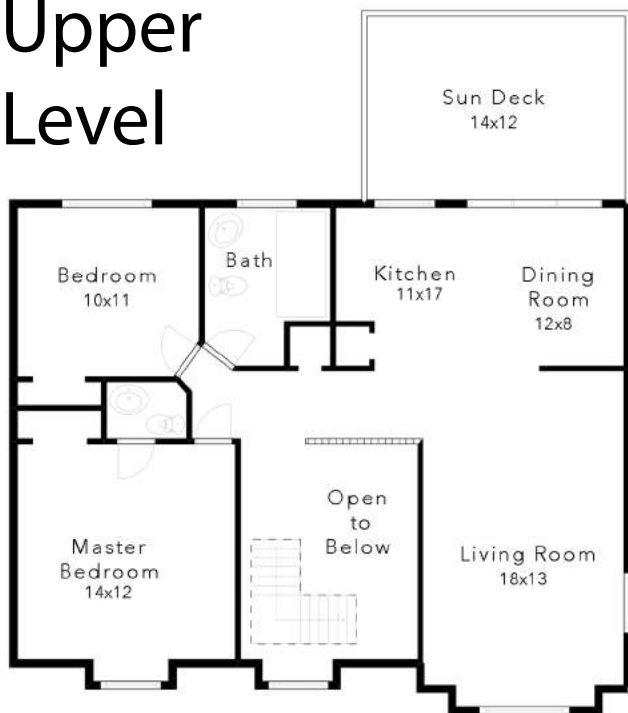
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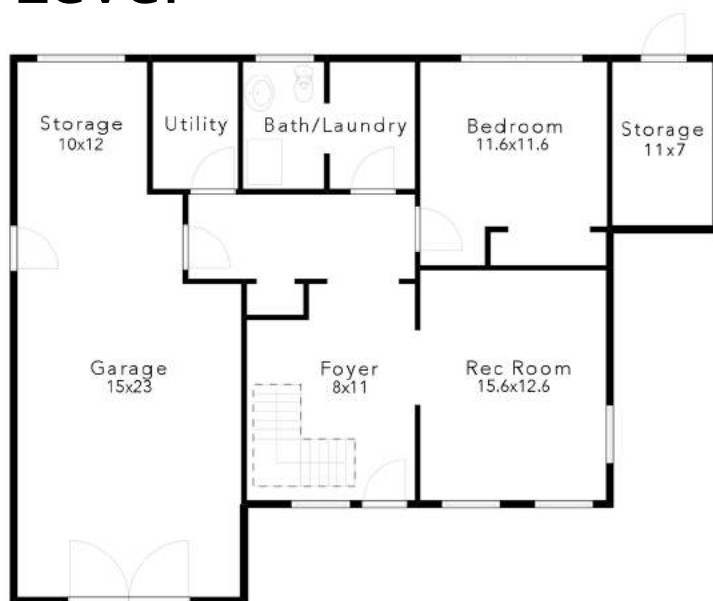
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# 1638 Tower Street Telkwa, BC

## Upper Level

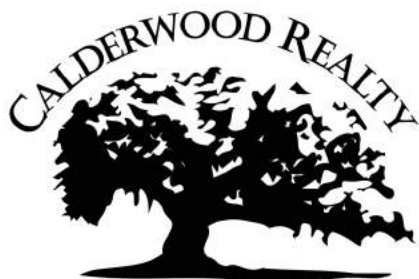


## Lower Level



\*Measurements approximate.

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