

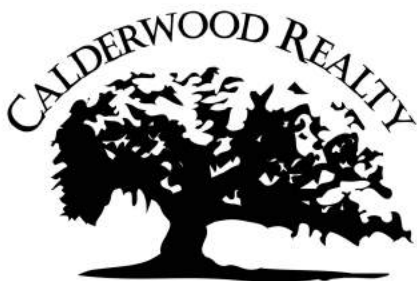


PRACTICAL LAYOUT & LARGE LOT

1343 COTTONWOOD STREET | \$217,000


This home has a practical layout and is located on large lot (1.08 acres). With 4 bedrooms, the 3-level-split layout has seen many tasteful updates to the kitchen, bathroom, flooring, and living room. The attached garage/workshop is great for secure storage and the new WETT certified wood stove can help reduce heating costs while adding charm. Walking distance to parks, trails, and the Telkwa BBQ grounds. This home has extreme value at an affordable price.


GATHER MORE INFORMATION AT WWW.JESSEBUTLER.CA



JESSE BUTLER

PERSONAL REAL ESTATE CORPORATION

 (250) 877-2471

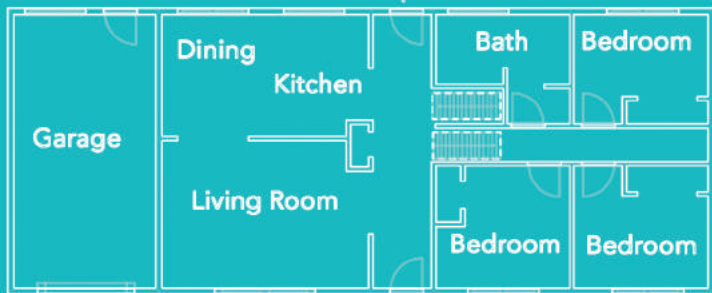
 INFO@JESSEBUTLER.CA

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

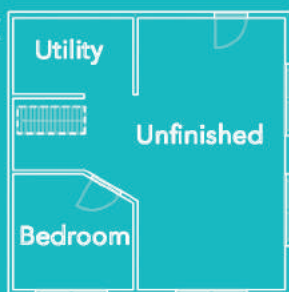




Main and Upstairs



Basement



PROPERTY DETAILS:

- BEDROOMS:** 4
- BATHROOMS:** 1
- YEAR BUILT:** 1979
- SQ FT:** 2075
- TAXES:** \$2,764.03 (2016)
- FOUNDATION:** Preserved Wood
- ROOF:** Metal
- HEATING:** Natural Gas Boiler, Wood Stove
- EXTERIOR:** Vinyl
- ZONING:** R4
- PROPERTY SIZE:** 1.08 Acres
- NATURAL GAS:** \$52.00 average per month
- HYDRO:** \$52.00 average per month



DID YOU KNOW

Typical metal roofs last 3–7 times longer than asphalt shingles. This means they often last over 50 years!

*All drawings and dimensions are approximate

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

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: June 27, 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 #: 1343 Cottonwood Road
Telkwa, BC

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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		G.W.	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		G.W.	X	X
C. Is there a survey certificate available?		G.W.	X	X
D. Are you aware of any current or pending local improvement levies/charges?		G.W.	X	X
E. Have you received any other notice or claim affecting the Premises from any person or public body?		G.W.	X	X
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?		G.W.	X	
C. Are records available regarding the quantity of the water available?		G.W.		
D. Are records available regarding the quality of the water available?		G.W.		
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
F. Are you aware of any problems with the sanitary sewer system?		G.W.	X	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		G.W.	X	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			X	G.W.
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	G.W.	G		
B. To the best of your knowledge, is the ceiling insulated?	G.W.			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		G.W.		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			G.W.	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	G.W.			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		G.W.	X	X
G. Are you aware of any structural problems with any of the buildings?		G.W.	X	X
H. Are you aware of any additions or alterations made in the last sixty days?		G.W.	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.?		G.W.	X	X

G.W. | W | | |

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 1343 Cottonwood Road

Telkwa, BC

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

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

GW LW

INITIALS

June 27, 2016

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 1343 Cottonwood Road


Telkwa, BC


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

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®).

Detailed Tax Report

Property Information

Prop Address	1343 COTTONWOOD ST	Jurisdiction	VILLAGE OF TELKWA
Municipality	VILLAGE OF TELKWA	Neighborhood	VILLAGE OF TELKWA
Area	SMITHERS AND AREA (ZONE 54)	SubAreaCode	N54HT
PropertyID	007-495-978	BoardCode	N
PostalCode			

Property Tax Information

TaxRoll Number	00257100	Gross Taxes	\$2,764.03
Tax Year	2016	Tax Amount Updated	05/25/2016

More PIDS

007-495-978

Owner Name & Mailing Address

Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1	PO BOX 44	Mail Addr3	
Mail Addr2	TELKWA BC	Mail Addr4	
MailPostalCode	V0J 2X0		

Legal Information

Legal Description

PL PRP8569 LT A DL 415 LD 14 RNG 5

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
PRP8569	A		415	14			5	

Land & Building Information

Width		Depth	
Lot Size	1.08 ACRES	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1970		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCADData Update	03/30/2016		

Supplementary Property Info

BedRooms	3	Foundation	PARTIAL BASEMENT
Full Bath	1	Half Bath2	
Half Bath3		Stories	1
Pool Flg		Carport	0
Garage S	1	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$56,000.00	\$168,000.00	\$224,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$56,000.00	\$168,000.00	\$0.00	\$0.00	\$224,000.00

School Taxable Totals

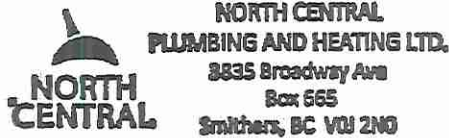
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$56,000.00	\$168,000.00	\$0.00	\$0.00	\$224,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/15/2011	\$158,000.00	CA2316318	REJECT NOT SUITED SALE ANALYSIS
11/29/2007	\$200,000.00	CA640376	IMPRV SINGLE PROPERTY CASH TRANSACT



WETT RECOMMENDED INSPECTION CHECKLIST



Requested by: <u>Greg Williams</u>	Inspection location: <input checked="" type="checkbox"/> Same as requested or:
Address: <u>1343 Cottonwood St. Telkwa BC</u>	Address:
Email:	Email:
Phone No.: <u>250-846-5533</u>	Phone No.:
Inspector's name: <u>David Gourken</u>	WETT No.: <u>9079</u>
Reason(s) for inspection: _____	
Level of inspection requested: <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3	
Date of request: _____	Date of inspection: <u>Sep 30, 2015</u>

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.



WETT RECOMMENDED INSPECTION CHECKLIST

FACTORY-BUILT CHIMNEY

Chimney Type: ULC S604 (Factory-built Type A) ULC S610 (Factory-built Fireplace Chimney)

ULC S629 (650°C) Uncertified Unknown

Listing Agency: ULC ICSA WH/ETBA OTL Other: _____

Make: Selkirk **Model:** 27

Installation manual available: Yes No

Installed by: Home owner **Date:** Sep 2015 Unknown **Approx. Age:** _____

Installed in: Residence Mobile Home Garage
 Other: _____

Total height: 7' **Flue Size:** 6" Inside Installation Outside Installation

Connected to: WoodStove **Make:** Pacific Energy **Model:** Scorpe 27 **Serial#:** 242679

Connected to: _____ **Make:** _____ **Model:** _____ **Serial#:** _____

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

COMPONENT	CODE COMPLIANCE			
1. Horizontal extension beyond inside wall surface	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
2. Wall radiation shield	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
3. Clean-out tee and cap	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
4. Wall supports	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
5. Ceiling support	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
6. Support spacing	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
7. Chimney offsets	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
8. Offset support	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
9. Firestopping	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI

Factory-built Chimney - page 2

COMPONENT	CODE COMPLIANCE			
10. Attic radiation shield	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> UTI
11. Other radiation shield(s)	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
12. Enclosed through living space	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
13. Roof flashing/storm collar	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
14. Roof braces	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
15. Rain cap	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
16.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
17. Height above roof surface	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
18. Chimney clearance to combustibles	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> UTI
19.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
20.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> UTI
OTHER CONSIDERATIONS				
21. Areas of chimney enclosed or hidden	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> UTI
22.				
23.				

Date: _____

File Reference #: _____

File reference No.: _____

Photos taken: Yes No

This checklist contains 4 pages in total. This report contains 9 pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

Please attach additional page(s) for this section.

Customer Signature:

Inspector Signature:



Date:

Date:

Sep 30, 2015