

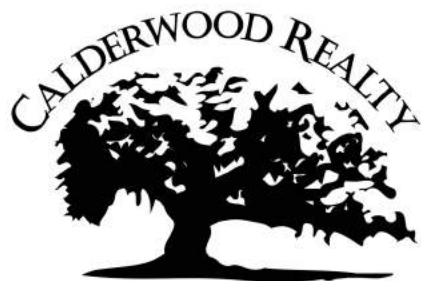


## RIVER VIEWS AND ACCESS

#28 2123 RIVERSIDE DRIVE | \$159,900


Newly renovated 4 bedroom, 2 bathroom home on a quiet street less than two blocks from downtown Smithers. Upgrades include new hot water tank, roof shingles, windows, additional insulation, flooring and downstairs bathroom. Features a large, fenced-in backyard with patio and detached storage shed/workshop facing the alley. Within walking distance of schools, playgrounds, restaurants, shops and recreation facilities. A great starter home or income property.


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



**JESSE BUTLER**

PERSONAL REAL ESTATE CORPORATION

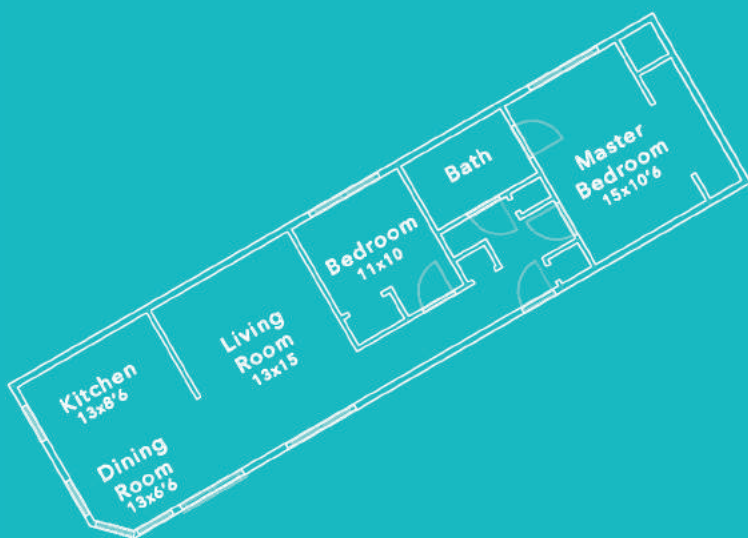
 (250) 877-2471

 [INFO@JESSEBUTLER.CA](mailto:INFO@JESSEBUTLER.CA)

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







## PROPERTY DETAILS:

**BEDROOMS:** 2  
**BATHROOMS:** 1  
**YEAR BUILT:** 2016  
**SQ FT:** 900  
**TAXES:** N/A  
**FOUNDATION:** Post and Beam  
**ROOF:** Asphalt Shingles  
**HEATING:** Nat. Gas Furnace  
**EXTERIOR:** Vinyl  
**ZONING:** MHP  
**TRAILER SIZE:** 15' x 60'  
**HYDRO:** N/A



## DID YOU KNOW

Fishing on the Bulkley River is exceptional good because you can catch all different types of salmon in all four seasons.

# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: August 10, 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 #:**

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

JG               

INITIALS

DATE OF DISCLOSURE

**ADDRESS/BARE-LAND STRATA LOT #:**

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?		JG	<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?		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		JG	<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)		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	JG		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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? _____			JG	<input checked="" type="checkbox"/>
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		JG	<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?		JG	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		JG	<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

JG

INITIALS

ADDRESS/BARE-LAND STRATA LOT #:

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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