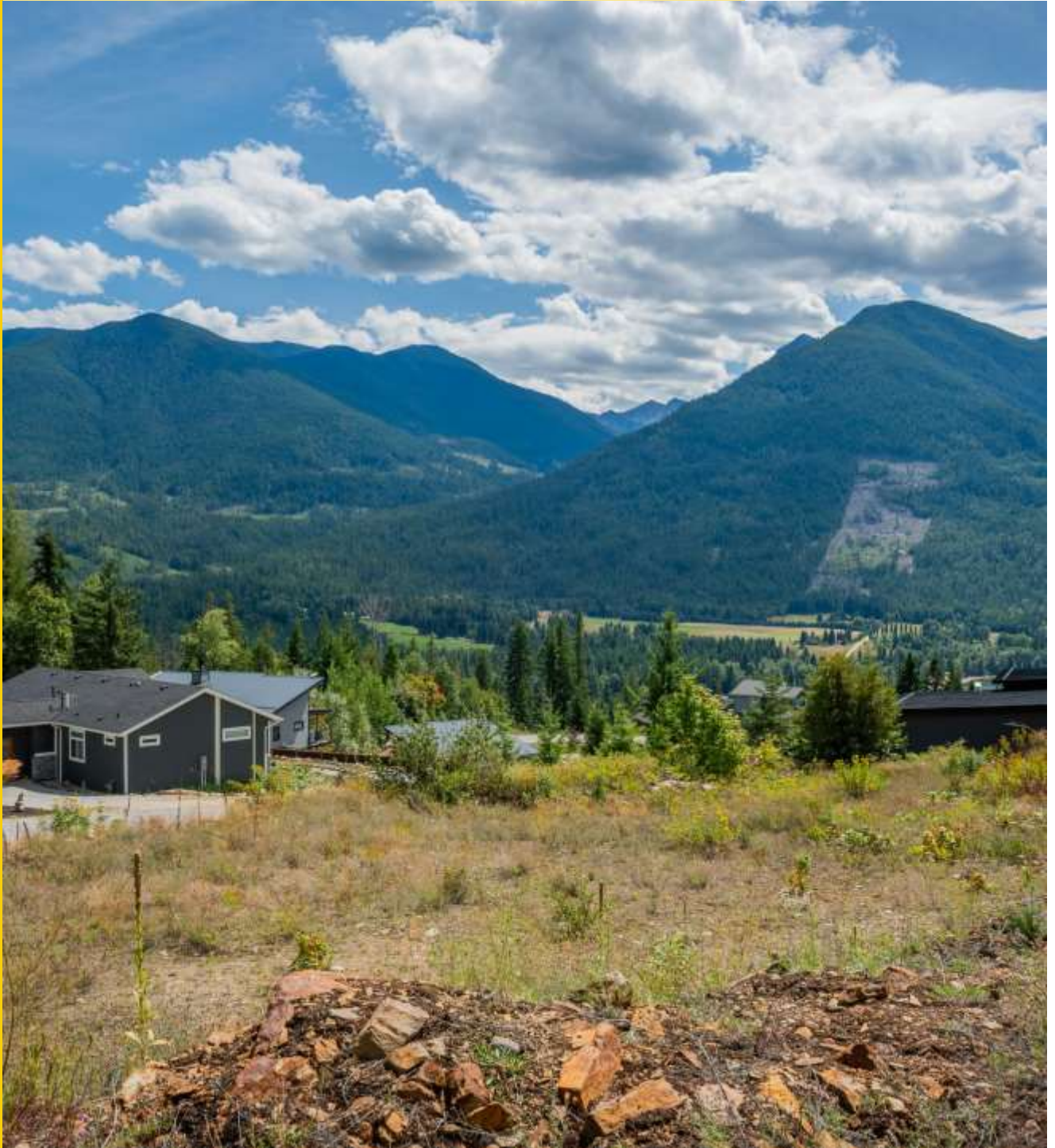


431 Buriview Drive,  
BALFOUR BC  
\$125,000



# DETAILS

One of the last available lots and one of the best views at the Grandview Properties! 143 Buriview Drive is flat, easy to build on, and has easy access from the road.

Located at the top of the Grandview subdivision, it has sweeping views of the mountains and river below. Located in the heart of the West Kootenays you will have access to the laid back and outdoor culture the area provides. Are you fond of skiing, mountain biking, fishing, camping, hiking, water sports, hot springs, golf, music, art, or friendly chats at local coffee shops? It's all waiting for you here.

The Sellers have had professional plans designed and drafted to build on the lot which they can include in the purchase price for a buyer. This lot has everything you need ready to go to build your dream home and slide into that Kootenay lifestyle. Message an agent if you have questions or want to pop by for a look!

**MLS:** 10359818 **Size:** 0.4 acres  
**Services:** Power, Water, and Septic





# TAX ASSESSMENT

8/19/25, 11:47 AM

BC Assessment - Independent, uniform and efficient property assessment



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 431 BURIVIEW DR LONGBEACH

Area-Jurisdiction-Roll: 21-707-08265.934



**Total value**      **\$112,000**

2025 assessment as of July 1, 2024

Land      \$112,000

Buildings      \$0

Previous year value      \$105,000

Land      \$105,000

Buildings      \$0

### Property information

Year built

Description      Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size      .398 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

STRATA LOT 34, PLAN NE53151, DISTRICT LOT 6498, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 030-353-025

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TITLE

**TITLE SEARCH PRINT**

File Reference:

Declared Value \$82000

2025-08-04, 20:47:07

Requestor: Danny Schell

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	CA8703930 CA6570810
<b>Application Received</b>	2021-01-14
<b>Application Entered</b>	2021-02-25
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	JANICE ELAINE BRADEN, DENTAL HYGIENIST SHAUN COLIN MILLBAND, FIRE SUPPRESSION TECHNICIAN 1707 LAKEMOUNT BOULEVARD LETHBRIDGE, AB T1K 3K5 AS JOINT TENANTS
<b>Taxation Authority</b>	Nelson Trail Assessment Area
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-353-025 STRATA LOT 34 DISTRICT LOT 6498 KOOTENAY DISTRICT STRATA PLAN NES3151 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CA3778961 OVER PART OF STRATA LOT 29 STRATA PLAN NES3151 SHOWN ON PLAN EPP42850  HERETO IS ANNEXED EASEMENT CA9794599 OVER STRATA LOT 43 STRATA PLAN NES3151

# TITLE

## TITLE SEARCH PRINT

File Reference:

Declared Value \$82000

2025-08-04, 20:47:07

Requestor: Danny Schell

### Charges, Liens and Interests

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

RENT CHARGE

KT162928

2002-05-21 14:44

600835 B.C. LTD.

INCORPORATION NO. 600835

CHANGE OF ADDRESS FILED, SEE CA5941394

INTER ALIA

EXTENDED BY LA175145

AS TO PART FORMER LOT 4 PLAN NEP70431

Remarks:

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

RENT CHARGE

LA175145

2006-12-21 11:49

600835 B.C. LTD.

INCORPORATION NO. BC0600835

CHANGE OF ADDRESS FILED, SEE CA5941395

INTER ALIA

EXTENSION OF KT162928

AS TO PART FORMER (1) PART DL 6498 KD WHICH LIES

SOUTH OF EXTENSION EASTERLY OF NORTHERLY BOUNDARY

BLK 2 PL 2225 AND WEST 125 FT FROM EASTERLY

BOUNDARY BLK 2 EXCEPT PLAN 2225 (2) CLOSED RD ON

PLAN NEP82751 (3) LTS 3 & 4 PL NEP70431 (4)

LT 15 PL NEP70437

Remarks:

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Transfer Number:

Remarks:

STATUTORY RIGHT OF WAY

LA175155

2006-12-21 11:50

REGIONAL DISTRICT OF CENTRAL KOOTENAY

CA2333309

INTER ALIA

Nature:

Registration Number:

Registration Date and Time:

Remarks:

EASEMENT

LA175156

2006-12-21 11:50

INTER ALIA

APPURTENANT TO LOT C PLAN NEP82752

Nature:

Registration Number:

Registration Date and Time:

Remarks:

STATUTORY BUILDING SCHEME

LA175157

2006-12-21 11:50

INTER ALIA

# TITLE

## TITLE SEARCH PRINT

2025-08-04, 20:47:07

File Reference:

Requestor: Danny Schell

Declared Value \$82000

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB211284  
Registration Date and Time: 2008-06-18 14:10  
Registered Owner: TERASEN GAS INC.  
INCORPORATION NO. BC0778288  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB211289  
Registration Date and Time: 2008-06-18 14:11  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A55547  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB211294  
Registration Date and Time: 2008-06-18 14:11  
Registered Owner: THE CORPORATION OF THE CITY OF NELSON  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA6570813  
Registration Date and Time: 2018-01-16 15:53  
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF  
BRITISH COLUMBIA  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Remarks: INTER ALIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES - BARE LAND STRATA

PAGE 1 of 10 PAGES



Date of disclosure: August 12 2025

The following is a statement made by the Seller concerning the Property or Strata Lot located at:

**ADDRESS / STRATA LOT #:** 431 Buriview Balfour BC V1L 0A7 (the "Strata Lot")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

\_\_\_\_ Principal Residence \_\_\_\_ Residence(s) \_\_\_\_ Barn(s) \_\_\_\_ Shed(s)  
\_\_\_\_ Other Building(s) Please describe \_\_\_\_\_

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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.

"Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including limited Common Property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Development" is defined as the land upon which the Strata Lot, all other strata lots, and Common Property are situated.

**THE SELLER SHOULD INITIAL  
THE APPROPRIATE REPLIES.**

YES

NO

DO NOT  
KNOW

DOES NOT  
APPLY

**1. LAND**

A. Are you aware of any past or present underground oil storage tank(s) in or on the Strata Lot?		✓		
B. Are you aware of any existing tenancies of the Strata Lot, written or oral?		✓		
C. Are you aware of any current or pending local improvement levies / charges?		✓		
D. Are you aware of any pending litigation or claim affecting the Development or the Strata Lot from any person or public body?		✓		
E. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way affecting the Strata Lot or the Common Property?		✓		
F. Is there a survey certificate available for the Strata Lot?	✓			
G. Have you received any other notice or claim affecting the Strata Lot from any person or public body?		✓		

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BUYER'S INITIALS

<i>Jb</i>	<i>Jm</i>	
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SELLER'S INITIALS

BC1010 JA 2025

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

PAGE 2 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

431

Buriview

Balfour

BC V1L 0A7

## 2. SERVICES respecting the Strata Lot

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility). <input type="checkbox"/> I have a private groundwater system (e.g. well, cisterns and other diversions). <input type="checkbox"/> I have a shared groundwater system (e.g. well, cisterns and other diversions). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Strata Owned / Operated. <input type="checkbox"/> Not connected. Other _____				
B. If you indicated in 2.A. that the Strata Lot has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Strata Lot already?				
(ii) Have you applied for a water licence and are awaiting a response?				
C. Are you aware of any problems with the water system serving the Strata Lot?		✓		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation / maintenance records) for the Strata Lot?			✓	
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests) for the Strata Lot?			✓	
F. Indicate the sanitary sewer system the Strata Lot is connected to: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Pump and Haul Other _____ <input type="checkbox"/> Strata Owned / Operated <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected				
G. Are you aware of any problems with the sanitary sewer system serving the Strata Lot?		✓		
H. Are there any current service contracts for Strata Lot services (e.g., septic removal or maintenance)?		✓		
I. If the system serving the Strata Lot is septic or lagoon and installed after May 31, 2005, are maintenance records available?			✓	

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BUYER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

PAGE 3 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

431 Burview

Balfour

BC V1L 0A7

## 3. SERVICES respecting the Common Property

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility). <input type="checkbox"/> I have a private groundwater system (e.g., well, cisterns and other diversions). <input type="checkbox"/> I have a shared groundwater system (e.g., well, cisterns and other diversions). <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake). <input type="checkbox"/> Strata Owned / Operated. <input type="checkbox"/> Not Connected. Other _____	RDCK			
B. If you indicated in 3.A. that the Common Property has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Does the Strata Corporation have a licence already?			✓	
(ii) Has the Strata Corporation applied for a water licence and is awaiting a response?			✓	
C. Are you aware of any problems with the water system serving the Common Property?		✓		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records) for the Common Property?			✓ most likely	
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests) for the Common Property?			✓ Greg	
F. Please indicate the water system(s) the Common Property is connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Strata System <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____	RDCK			Coleman
G. Are you aware of any problems with the sanitary sewer system serving the Common Property?		✓		
H. Are there any current service contracts for Common Property services (e.g., septic removal or maintenance)?			✓	
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?			✓	

Greg Coleman  
operates  
septic

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BUYER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

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DATE OF DISCLOSURE:

ADDRESS / STRATA UNIT #:

431

Burview

Balfour

BC V1L 0A7

4. BUILDING respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls of any building on the Strata Lot insulated?				✓
B. To the best of your knowledge, are the ceilings of all buildings on the Strata Lot insulated?				✓
C. To the best of your knowledge, have the buildings on the Strata Lot ever contained any asbestos products?				✓
D. Has a final building inspection for the buildings on the Strata Lot been approved or a final occupancy permit been obtained?				✓
E. Has the fireplace, fireplace insert, or wood stove installation in the Strata Lot been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT-certified inspector?				✓
F. (i) Have the buildings on this Strata Lot been previously occupied?				✓
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?				✓
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?		✓		
H. Are you aware of any additions or alterations made to the Strata Lot in the last 60 days?		✓		
I. Are you aware of any additions or alterations made to the Strata Lot without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		✓		
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?				✓
K. Are you aware of any problems with the heating and / or central air conditioning system for the Strata Lot?				✓
L. Are you aware of any moisture and / or water problems in the walls, basement, or crawl space of any buildings on the Strata Lot?				
M. Are you aware of any damage to the Strata Lot due to wind, fire, or water?		✓		
N. Are you aware of any infestation or unrepaired damage to any building on the Strata Lot by insects, rodents, or bats?				✓
O. Are you aware of any roof leakage or unrepaired roof damage to any building on the Strata Lot? (Age of roof if known: _____ years)				✓
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?				✓
Q. Are you aware of any problems with the plumbing system of the Strata Lot?				✓

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BUYER'S INITIALS

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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

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DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 431 Buriview Balfour BC V1L 0A7

4. BUILDING Respecting the Strata Lot (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
R. Are you aware of any problems with the swimming pool and / or hot tub on the Strata Lot?				✓
S. Does the Strata Lot contain unauthorized accommodation?				✓
T. Are you aware of any additions, alterations, or upgrades made to the Strata Lot that were not installed by the original developer?				✓
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and / or maintenance of alterations to the Strata Lot?				✓
V. Was this Strata Lot constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last ten years? If Yes, attach the required Owner Builder Disclosure Notice.				✓
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the Homeowner Protection Act?				✓
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____				✓

## 5. BUILDING respecting the Common Property

A. To the best of your knowledge, are the exterior walls of all buildings on the Common Property insulated?				✓
B. To the best of your knowledge, are the ceilings of all buildings on the Common Property insulated?				✓
C. To the best of your knowledge, have the buildings on the Common Property ever contained any asbestos products?				✓
D. Has a final building inspection for the buildings on the Common Property been approved, or a final occupancy permit been obtained?				✓
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT-certified inspector?				✓
F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?				✓
G. Are you aware of any additions or alterations made to the Common Property in the last 60 days?				✓
H. Are you aware of any additions or alterations made to the Common Property without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				✓

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BUYER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

PAGE 6 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 431 Buriview Balfour BC V1L 0A7

5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
I. Are you aware of any structural problems with any of the buildings in the Common Property?				✓
J. Are you aware of any problems with the heating and / or central air conditioning system for the Common Property?				✓
K. Are you aware of any moisture and / or water problems in the walls, basement or crawl space of any buildings on the Common Property?				✓
L. Are you aware of any damage to the Common Property due to wind, fire, or water?				✓
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents, or bats?				✓
N. Are you aware of any roof leakage or unrepaired roof damage to any building on the Common Property? (Age of roof if known: _____ years)				✓
O. Are you aware of any problems with the electrical or gas system of the Common Property?				✓
P. Are you aware of any problems with the plumbing system of the Common Property?				✓
Q. Are you aware of any problems with the swimming pool and / or hot tub on the Common Property?				✓
R. Does the Common Property contain unauthorized accommodation?				✓
S. Are you aware of any additions, alterations, or upgrades made to the Common Property that were not installed by the original developer?				✓
T. Is the Common Property covered by home warranty insurance under the Homeowner Protection Act?				✓
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and / or maintenance of alterations to the Common Property?				✓
V. Is there a current "EnerGuide for Houses" rating number available for the Common Property? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____				✓

## 6. STRATA CORPORATION GOVERNANCE MATTERS

A. Are you aware of any pet restrictions?	✓			
B. Are you aware of any rental restrictions?	✓			
C. Are you aware of any age restrictions?		✓		

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BUYER'S INITIALS

JS	JK	
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

August 12, 2025

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DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

431 Buriview

Balfour

BC VTL 0A7

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are you aware of any other restrictions? If so, provide details on page 9, Section 8. ADDITIONAL COMMENTS AND / OR EXPLANATIONS		✓		
E. Are you aware of any special levy(ies) voted on or proposed? How much? _____		✓		
F. Have you paid any special levy(ies) in the past five years? How much? _____		✓		
G. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Strata Lot?		✓		
H. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Strata Lot?		✓		
I. Nature of Interest / Ownership: <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative				
J. Management Company _____ Name of Manager <u>Greg Coleman</u> Telephone _____ Address _____				
K. If self-managed: Strata Council President's Name <u>Cibylla Rakestraw</u> Telephone _____ Strata Council Secretary/Treasurer's Name _____ Telephone _____				
L. Are the following documents available?	YES	NO	CAN BE OBTAINED FROM:	
Bylaws	✓			
Rules / Regulations	✓			
Year-to-date Financial Statements	✓			
Current Year's Operating Budget	✓			
All Minutes of Last 24 Months, including Council, Special, and Annual General Meeting Minutes	✓			
Engineer's Report and/or Building Envelope Assessment		?		
Strata Plan	✓			
Depreciation Report	✓			
Reserve Fund Study	✓			
Summary of Insurance Coverages (including premium)	?			

BUYER'S INITIALS

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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

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DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

431

Burview

Balfour

BC V1L 0A7

## 6. STRATA CORPORATION GOVERNANCE MATTERS (continued)

M. What is the monthly strata fee? \$ 33

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gardening?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fireplace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caretaker?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

N. (i) Number of Strata Lot parking stalls included NA and specific numbers \_\_\_\_\_

- (ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?  
☐ (d) Long Term Lease? ☐ (e) Other?

O. (i) Storage Locker? ☐ Yes ☒ No NA Number(s) \_\_\_\_\_

- (ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?  
☐ (d) Long Term Lease? ☐ (e) Other?

## 7. GENERAL

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Strata Lot, or any other Strata Lot, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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BUYER'S INITIALS

<u>DA</u>	<u>AM</u>	
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SELLER'S INITIALS

BC1010 JUL 2025

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

PAGE 9 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 431 Buriview Balfour BC V1L 0A7

7. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. To the best of your knowledge, has the Strata Lot been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		✓		
F. Is there a radon mitigation system in the Strata Lot?			✓	
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?				✓
G. To the best of your knowledge, has the Common Property been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				✓
H. Is there a radon mitigation system in the Common Property?				✓
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?				✓

## 8. 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. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

--	--	--

BUYER'S INITIALS

  
SELLER'S INITIALS

BC1010 JUL 2025

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# PROPERTY DISCLOSURE STATEMENT

August 12 2025

PAGE 10 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #:

431

Burview

Balfour

BC V1L 0A7

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



SELLER(S) Janice Elaine Allen



SELLER(S) Shaun Colin Millband

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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 Strata Lot and the Common Property and, if desired, to have the same inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.**

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Strata Lot or the Development.



# EXPENSES

## Property Taxes:

2025  
\$727.21



## Strata Fees:

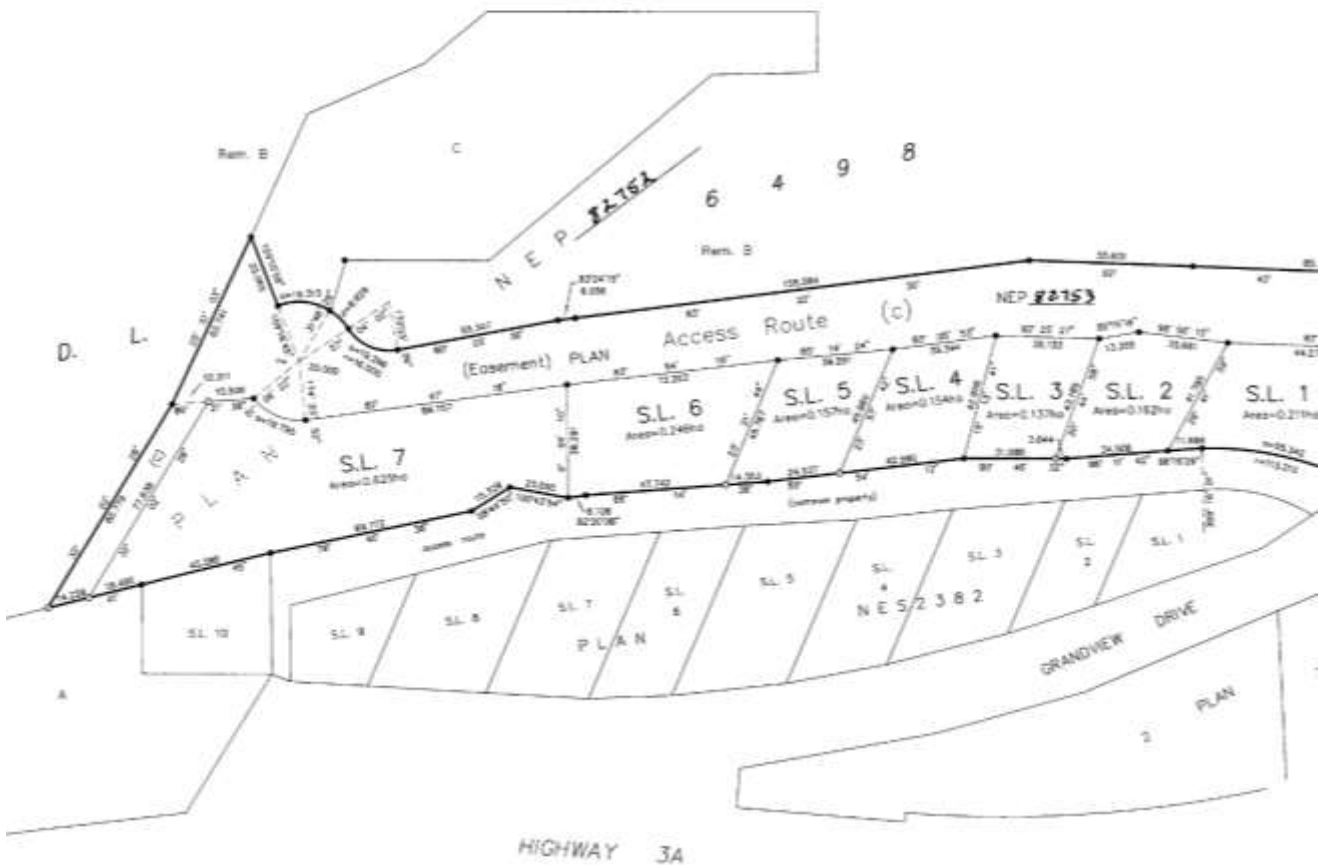
2025  
\$393.50 / year



*\*Buyers must do their own due diligence of services/utilities availability, and the connection/installation costs involved.*

# BARELAND STRATA PLAN

Doc #: NES3151



OWNER  
Coleman Properties Ltd.  
INC. No. 50070

Witness  
Noted Name  
Signature  
Noted Name  
Signature

Witness  
Noted Name  
Signature  
Noted Name  
Signature

Address 2-659 Baker St.  
Vancouver, B.C. V6L 4T3  
Occupation Broker + Solicitor

Royal Bank of Canada  
Mortgages and Assignments of Rent

Witness  
Noted Name  
Signature  
Noted Name  
Signature

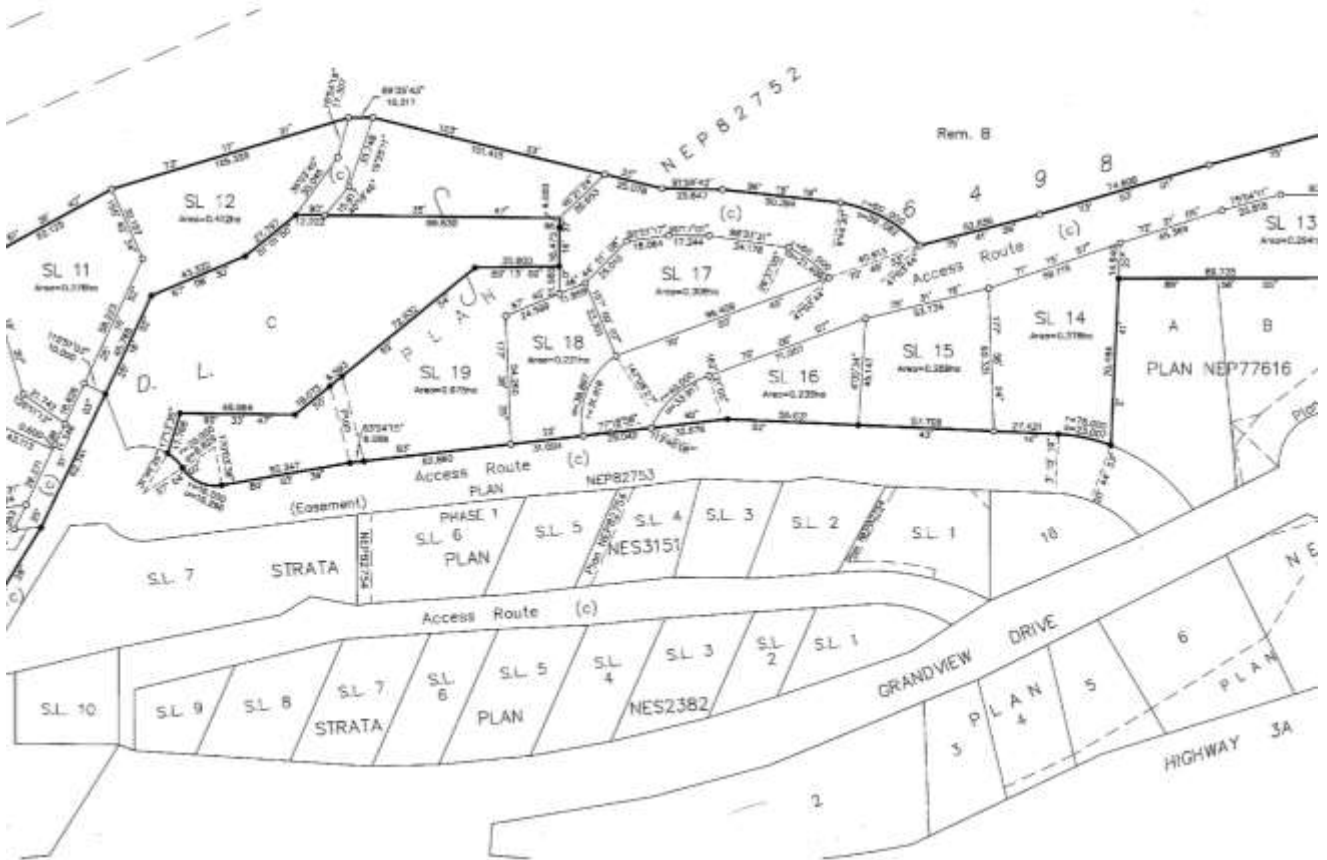
Witness  
Noted Name  
Signature  
Noted Name  
Signature

Address 2-659 Baker St.  
Vancouver, B.C. V6L 4T3  
Occupation Broker + Solicitor

The registered owners designated herein hereby declare that they have entered into a covenant in favour of Her Majesty the Queen in right of the Province of British Columbia, as represented by the Minister of Transportation and the Regional District of Central Kootenay, under Section 215 of the Land Title Act.

# BARELAND STRATA PLAN

Doc #: NES3151



## OWNER

Coleman Properties Ltd.  
inc. No. 522570

Printed Name: Gregory Richard Coleman

Printed Name: Elizabeth Della Coleman

Witness: Lana Sommerville

Address: Str. 2, 609 Baker Street  
Nelson, BC V1L 4S7

Occupation: Legal Assistant

Royal Bank of Canada,  
Mortgages

Printed Name: Masako Deguchi

Printed Name: Chris Tsang

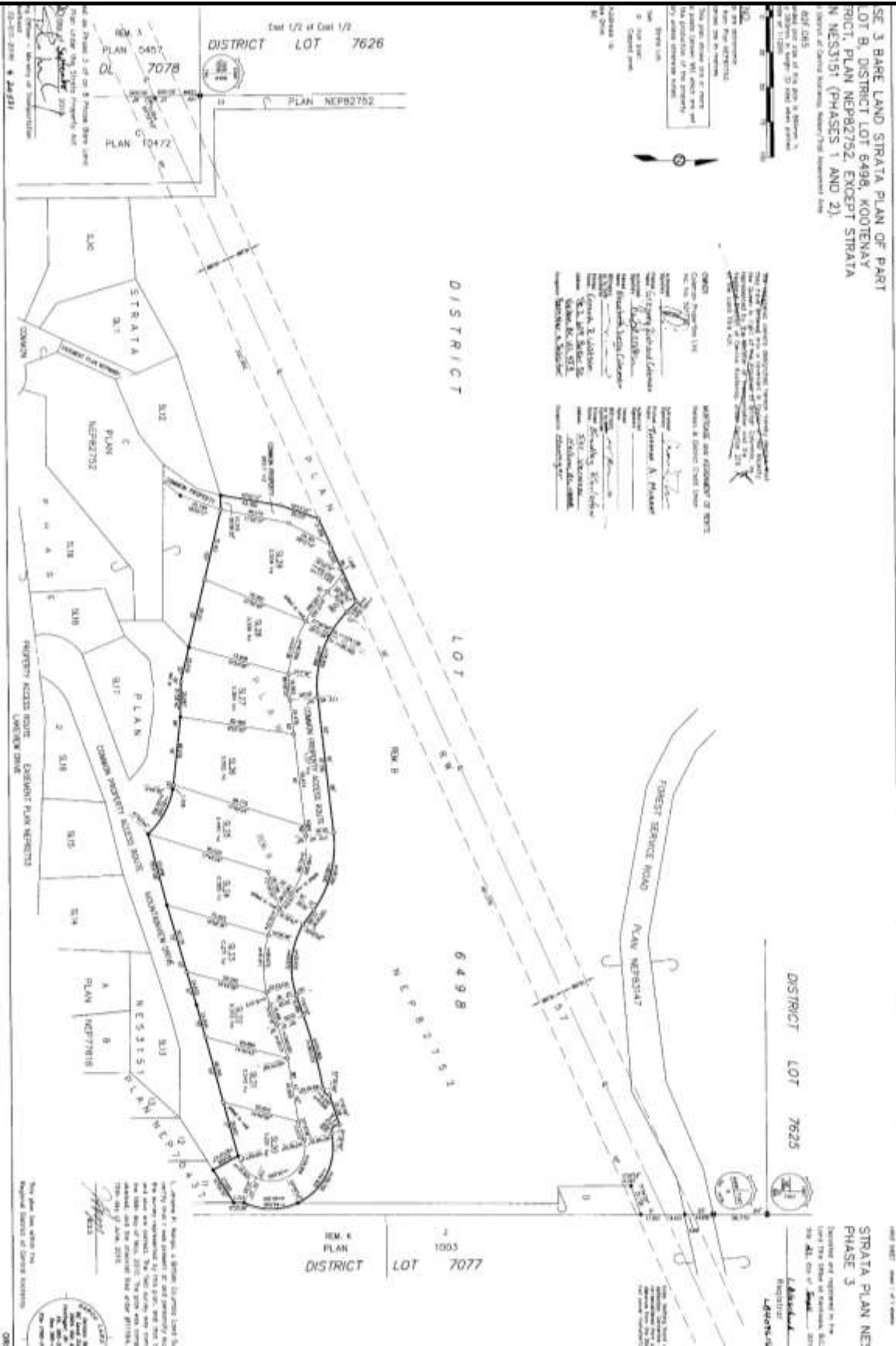
Witness: Lana Sommerville

Address: Str. 2, 609 Baker St.  
Nelson, BC V1L 4S7

Occupation: Legal Assistant

The registered owners, designated persons hereby certify that they have entered into a covenant in favor of Her Majesty the Queen in right of the Province of British Columbia, as represented by the Minister of Transportation and the Regional Council of Central Kootenay, under Section 219 of the Land Title Act.

# BARELAND STRATA PLAN





# BARELAND STRATA PLAN

17 2006-12-21 10:01 2025-08-04 10:47:37

Doc #: NES3151

RCVD

TA PLAN OF PART  
6498 KOOTENAY  
2 EXCEPT STRATA  
1, 2 AND 3).

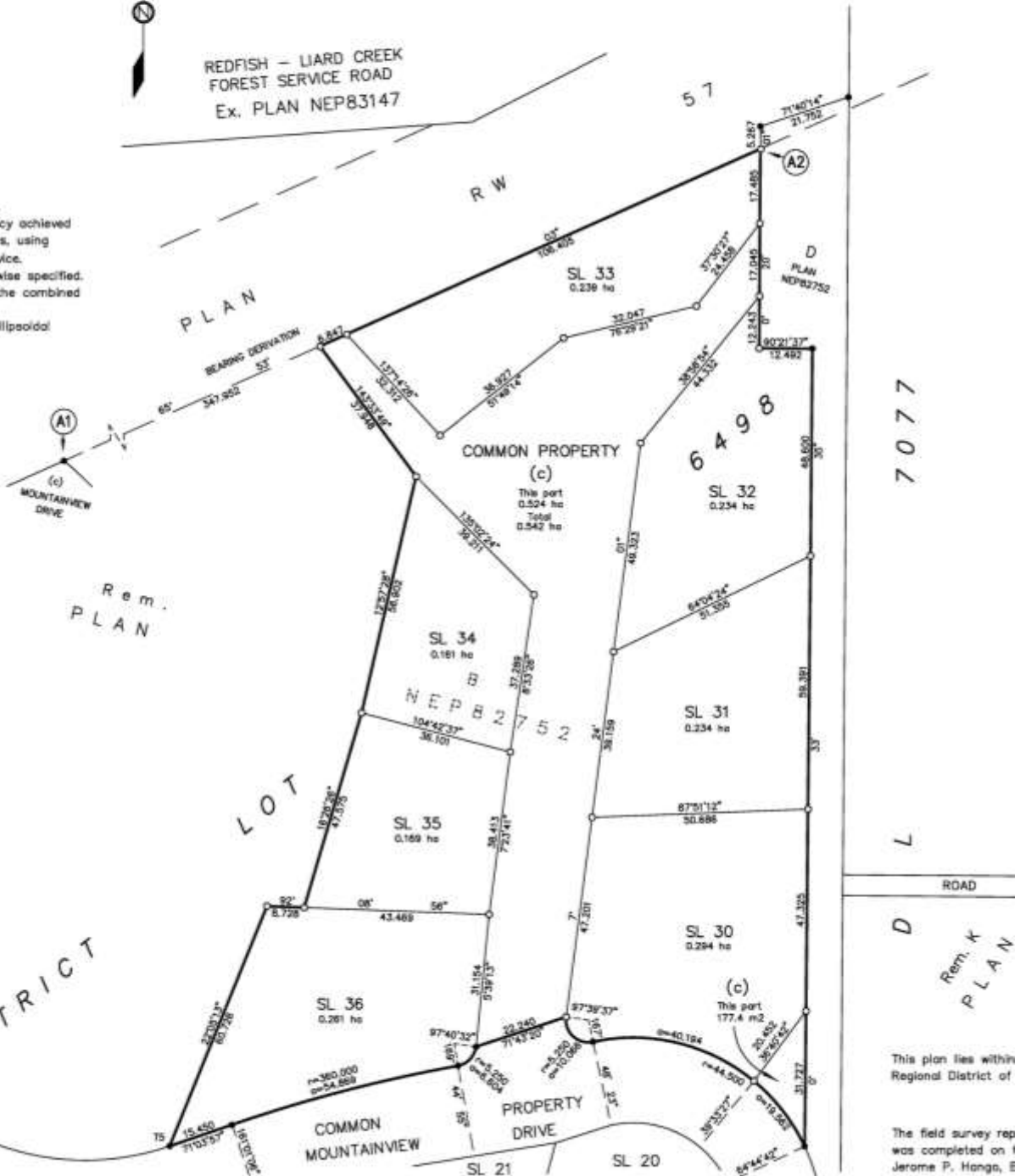
50



REDFISH - LIARD CREEK  
FOREST SERVICE ROAD  
Ex. PLAN NEP83147

D02.D, Zone 11.  
positional accuracy achieved  
using (SS) observations, using  
real time (PPP) service.  
is, unless otherwise specified,  
distances by the combined

based on an ellipsoidal



11  
y 0.050  
42.756  
63.600

067



# RDCK MAP

8/19/25, 12:02 PM

about:blank





## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.4 acres

Aug 19 2025 12:01:57 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points



Bat Community Maps Contributors: Ben Canessa, Earl Timford, Gertie Sandrom, Dactyloscopus, Inc., WETNARA, 11000, EPA, 120 Canada Bunko, U.S.A. HRCat, Rana Canada, Mapcat

# RDCK REPORT

8/19/25, 12:02 PM

about:blank

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.08265.934	030-353-025	431 BURVIEW DR. RDCK REGION	Vacant Residential Less Than 2 Acres	NES3151
#	LTO Number	Lot	Block	District Lot	Land District
1	CAB703930	34	-	6498	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	STRATA LOT 34 PLAN NES3151 DISTRICT LOT 6498 KOOTENAY LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	.398	ACRES	0.40	

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	431 BURVIEW DR	-	431	BURVIEW	DR	Balfour	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area E	Cheryl Graham	0.40

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1158	BALFOUR	0.40

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	GRANDVIEW	2290	RDCK OWNED	0.40

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2260	RS	Suburban Residential	Suburban Residential	0.40

## Development Permit Areas

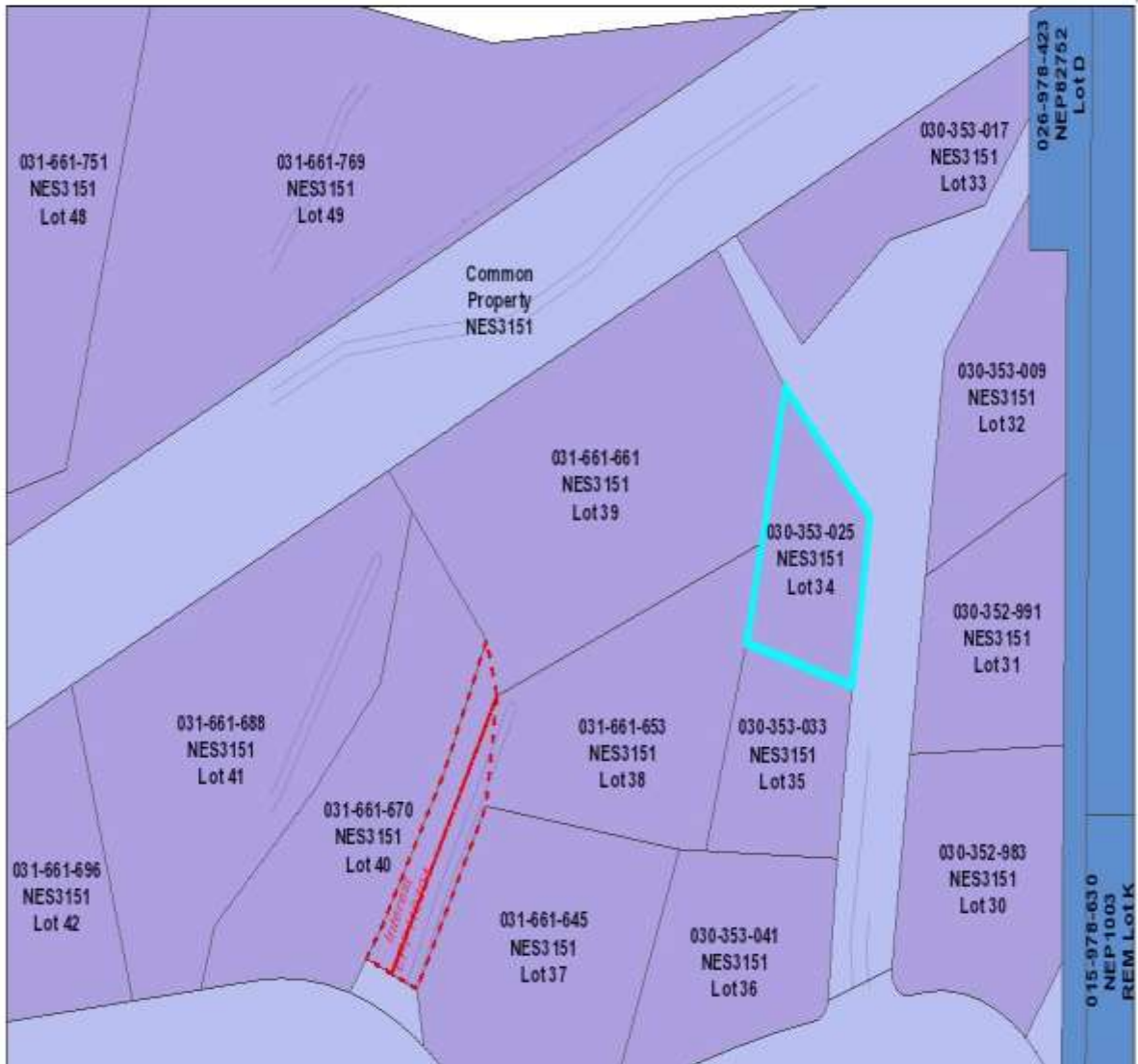
#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	2260	Residential Cluster	<a href="#">2260-E OCP Consolidated 2 751.pdf</a>	The Residential Cluster DPA is designated to ensure new intensive residential development is sensitive to adjoining lands, the natural environment, and rural character.	0.40

about:blank

2/3


# LTSA MAP

## ParcelMap BC Print Report



August 19, 2025

**WARNING: MAP IS NOT PRINTED TO SCALE**

 Interest



# SUMMARY

## Summary Sheet

### 431 BURIVIEW DR Rural BC

FID	030-353-025
Legal Description	STRATA LOT 34 DISTRICT LOT 6498 KOOTENAY DISTRICT STRATA PLAN NES3151 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3151
Zoning	
Community Plan(s)	OCP: RS - Suburban Residential, not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	-	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	654.49 m	Min Elev.	644.39 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$727.21

## ASSESSMENT

	2024	%	2025
Building	\$0	-	\$0
Land	\$105,000	⬆ 6.67	\$112,000
Total	\$105,000	⬆ 6.67	\$112,000

## APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$112,000	⬆ 36.59
Sales History	14/01/2021	\$82,000	-

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10359818	Pending 18/08/2025		\$125,000 /	Fair Realty (Kaslo)
2451893KQ	Sold 14/01/2021	203	\$84,900 / \$82,000	RE/MAX Four Seasons (Nelson)
3442113KQ	Expired 21/02/2020	92	\$84,900 / \$0	Coldwell Banker Roasting Real Estate (Nelson)

## DEVELOPMENT APPLICATIONS

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

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



## Legend

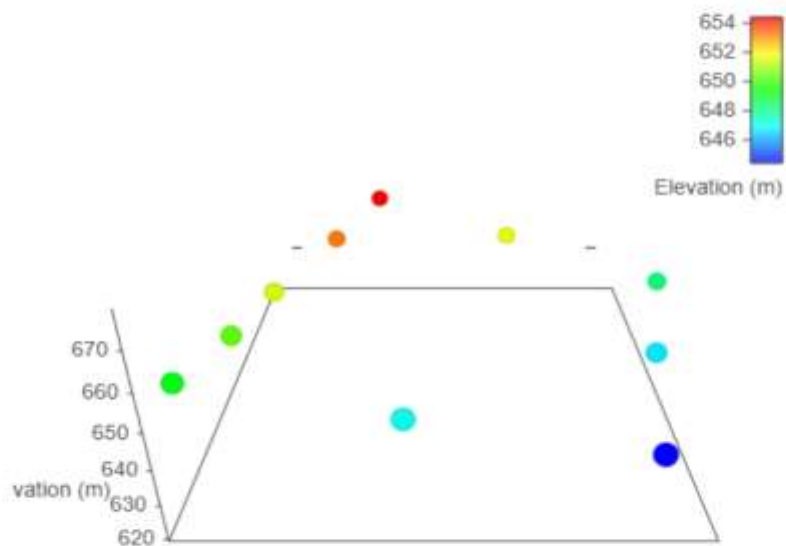
- |                        |                  |                           |                 |
|------------------------|------------------|---------------------------|-----------------|
| Hydrant                | Stand Pipe       | Other                     | MUNICIPAL OWNED |
| Streams and Shorelines | Lakes and Rivers | Cadastre - Property Lines | RDCK OWNED      |
|                        |                  |                           | Address Points  |

# ELEVATION

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 654.40 m | Min Elevation: 644.39 m | Difference: 10.01 m

# FLOOD MAP

## Flood and Hazard

# ZONING

Land Use

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RS - Suburban Residential

**Subject Property Designations:**



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Rosemont Elementary School	700m	2 min
	Hume Elementary School	3.5	7 min
	LV Rogers Secondary	3.9	7 min
	Trafalgar Middle School	1.3	3 min
Shopping	Baker Street Shopping (downtown)	1.7	4 min
	Chahko-Mika Mall	2.9	6 min
Airport	West Kootenay Regional Airport, Castlegar	40.7	30 min
	Trail Regional Airport	77.3	1 hr
Major Cities	Kelowna, BC	345	4 hr 7 min
	Kaslo, BC	71.4	1 hr 5 min
	Spokane, WA	238	3 hr 2 min
	Cranbrook, BC	229	2 hr 36 min
	Calgary, AB	613	6 hr 43 min
	Vancouver, BC	658	7 hr 35 min
Hospital/ Medical Centre	Kootenay Lake Hospital	2.4	5 min
	Nelson Health Centre	1.7	4 min
	Kootenay Boundary Regional Hospital, Trail	70	54 min
Dentist	Kootenay Lake Dental Clinic, Nelson	54.1	51 min
	Nelson Ave Dental Clinic, Nelson	51.8	45 min
Library	Nelson Public Library	1.6	3 min

## Nelson

Nelson is surrounded by the rugged Selkirk Mountains and sits on the shores of the West Arm of Kootenay Lake. Nelson has earned a reputation as a cultural centre. The downtown area is packed with good restaurants, cafes, coffee houses, local shops, small art galleries, the restored Capitol Theatre (a regional hub for the performing arts) and impromptu theatre venues. The city is about forty-five minutes away from the site of the annual Shambhala Music Festival, an internationally known artistic music festival held in August at the Salmo River Ranch. It is also home to the Whitewater Ski Resort and the Nelson Brewing Company (a regional microbrewery). The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

## Weather

Average Yearly Rainfall (mm): 756	Average Yearly Snowfall (cm): 173.2
Average Highest Temperature (c): 27	Average Lowest Temperature (c): -5

# COMMUNITY INFORMATION

## Recreation

Whether gliding through the incredible powder at Whitewater Ski Resort, rafting down class 4 rapids on the Salmo River, catching a twenty-five pound rainbow trout on Kootenay Lake, hiking up to Kokanee Glacier, or golfing several beautiful 9-hole layouts, the area has attractions for everyone. Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

## Historic and Heritage Sites

The famous "Kootenay vibe" runs through the arts, heritage and people of our region. With more heritage buildings per capita than anywhere else in British Columbia, Nelson's and Kaslo's culture can be seen in our historic and gorgeously-restored homes, shops and buildings. Crawford Bay is full of unique artisans that are internationally renowned. You'll be sure to fill the car with local treasures as you travel around and discover the region. Finding Awesome!

Known as "The Queen City", Nelson was, from the start, a centre for culture. It is highlighted as the "Number One Small Town Arts Community in Canada" by author John Villani, and is home to a large and diverse artisan community. With more heritage buildings per capita than any other city in the province, Nelson's reputation as the "Heritage Capital of BC" is also appropriate.

## Festivals and Events

[MarketFest](#) invites the entire community to come out and party in celebration of local food and homemade crafts several times during the summer in Nelson.

The MS Society also hosts the Taste of Nelson each fall, while the Hume Hotel invites guests to travel back in time for delicious food and drinks at Grapes & Grains in the spring.

[The Nelson Garden Festival](#) - Enjoy over 60 booths of vegetables, flowers, perennials and annuals, shrubs and bulbs. The festival is free, and is held downtown Nelson on Baker Street.

[The Kaslo Jazz Festival](#) draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

Across the lake, the family-friendly [Starbelly Jam Festival](#) in Crawford Bay is a captivating weekend getaway for kids and the young at heart. Camping on the beach, attending concerts day and night, and eating delicious food are all part of the Starbelly experience.

[Shambhala](#) is the world-famous electronic music festival that transforms into the largest pop-up city in the West Kootenays (near Salmo) each August. Shambhala is cutting edge in its healthy modern way of creating a space for festival goers to experience music and community together.

## Economy

Nelson has a population of 10,232 and a trading area of approximately 60,000. More recently Nelson's excellent climate, location, and quality workforce have helped create a robust and diversified economy including tourism, education, health services, manufacturing, and technology.

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Redfish Elementary School	12.1	12 min
	Trafalgar Middle School	39.7	39 min
	L.V. Rogers High School	37.3	34 min
Shopping	Nelson BC	38.7	37 min
	Front Street, Kaslo BC	31.7	30 min
Airport	West Kootenay Regional Airport, Castlegar	79.3	1 hr 7 min
	Trail Regional Airport	117	1 hr 35 min
Major Cities	Balfour, BC	5.6	7 min
	Nelson, BC	38.7	37 min
	Spokane, WA	278	3 hr 39 min
	Kelowna, BC	384	4 hr 42 min
	Cranbrook, BC	197	3 hr 12 min
	Calgary, AB	589	7 hr 20 min
	Vancouver, BC	698	8 hr 9 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	32.3	31 min
	North Kootenay Lake Community Services	31.5	29 min
	Kootenay Boundary Regional Hospital, Trail	109	1 hr 29 min
	Kootenay Lake Hospital, Nelson	38.3	35 min
Dentist	Kootenay Lake Dental Clinic, Nelson	38.9	37 min
	Nelson Ave Dental Clinic, Nelson	36.6	32 min
	Silverton Dental Clinic, Silverton	83.2	1 hr 21 min

## Balfour BC

Balfour is a small but vibrant community, offering multitudes of opportunities for the avid hiker, biker, golfer, boater and fisherman. Fine dining, great pub food and delicious baked goods will satisfy any craving. Test your skills and play a round or two at our golf courses; the stunning views of the mountains and lake are the icing on the cake. The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

<https://www.balfourcanada.ca/>

## Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kootenay Glacier Provincial Park.

Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

## Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Highest Average Temperature (c): 25

Lowest Temperature (c): -5

# COMMUNITY INFORMATION

## Recreational Facilities

Facilities in and around Queens Bay include a 18 hole golf course in Balfour with a winter skating pond, Kokanee Park with playground, annual kite flying demonstration, visitor's centre, hikes, beaches, salmon run, lovely free ferry ride to Crawford Bay, Pilot Bay Lighthouse trail, Proctor Hall with gymnastics.

## SILVERY SLOCAN

This circle tour will take you through the villages of Kaslo, New Denver, Silverton, and Slocan, all of whom owe their existence to mining rushes of the early 1890s. You'll see sparkling lakes, boomtown architecture, and abandoned mines. Be sure to visit Sandon, a ghost town that was once the epicentre of mining in the area and still has a few vestiges of its heyday. From Sandon, you can also reach Idaho Peak, where a former forestry lookout offers an unrivaled view of the area.

## AINSWORTH & KASLO

Ainsworth Hot Springs is the oldest community on Kootenay Lake. Originally a mining town, it's now much better known for its resort and unique caves — tunnels blasted to increase the water's flow. The resort also has a slightly cooler pool, cold plunge, hotel, and restaurant. Kaslo is home to two national historic sites: city hall, built in 1898, and the SS Moyie, a sternwheeler launched the same year that plied Kootenay Lake for 58 years before being retired and converted into a museum. The Kaslo Jazz Etc. festival is held each August long weekend on a floating stage in Kaslo Bay.

## EAST SHORE

The 35-minute voyage from Balfour to Kootenay Bay is often billed, accurately, as the longest free ferry ride in the world. The trip aboard either the MV Osprey 2000 or smaller MV Balfour must also rank as one of the most scenic ferry voyages. The East Shore communities of Crawford Bay, Gray Creek, Riondel are teeming with artisans and shops, and the delightfully eccentric Gray Creek Store, established in 1913, is one of the few places where you can buy a carton of milk and a wood stove at the same time.

## SELKIRK LOOP

The International Selkirk Loop — dubbed North America's only multi-national scenic loop — winds through two states, one province, and numerous interesting towns and villages. This 450 km excursion will take you through southeast BC, northeast Washington, and northern Idaho, including Nelson, Salmo, Creston, Newport, Bonners Ferry, Sandpoint, and Priest River. Plenty of recreational opportunities can be found along the way, including fishing, boating, hiking, biking, skiing, and horseback riding.

## Geography

Balfour, also known as Balfour Bay, is an unincorporated community in British Columbia, located about 30 kilometres northeast of the city of Nelson and located at the juncture of Kootenay Lake with its West Arm. It is the location of the Kootenay Lake Ferry, which is the longest toll-free vehicle ferry in North America. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Elevation: 1,873'

Population: 459 (2016)



# PICTURES





# RESOURCES

**KOOTENAYBC REAL ESTATE, Your Kootenay Property MatchmakerS:** <http://kootenaybc.com>

**Balfour & District- Business & Historic Association:** <https://balfourcanda.ca/>

**Nelson Chamber of Commerce:** <https://www.discovernelson.com/chamber-of-commerce/>

For land use and planning, business licensing, taxes, permits, parks & rec, fire service  
<https://www.rdck.bc.ca>

**City of Nelson:** <https://www.nelson.ca/>

**Waste Disposal:** <http://www.rdck.ca/EN/main/services/waste-recycling>

**Satellite TV Providers:**

Shaw: <https://www.shaw.ca/tv/satellite-tv>

**Internet**

XploreNet or StarLink , Telus, Shaw

**Hospitals**

: <https://www.interiorhealth.ca>

**Post Office**

Canada Post: <https://www.canadapost.ca>