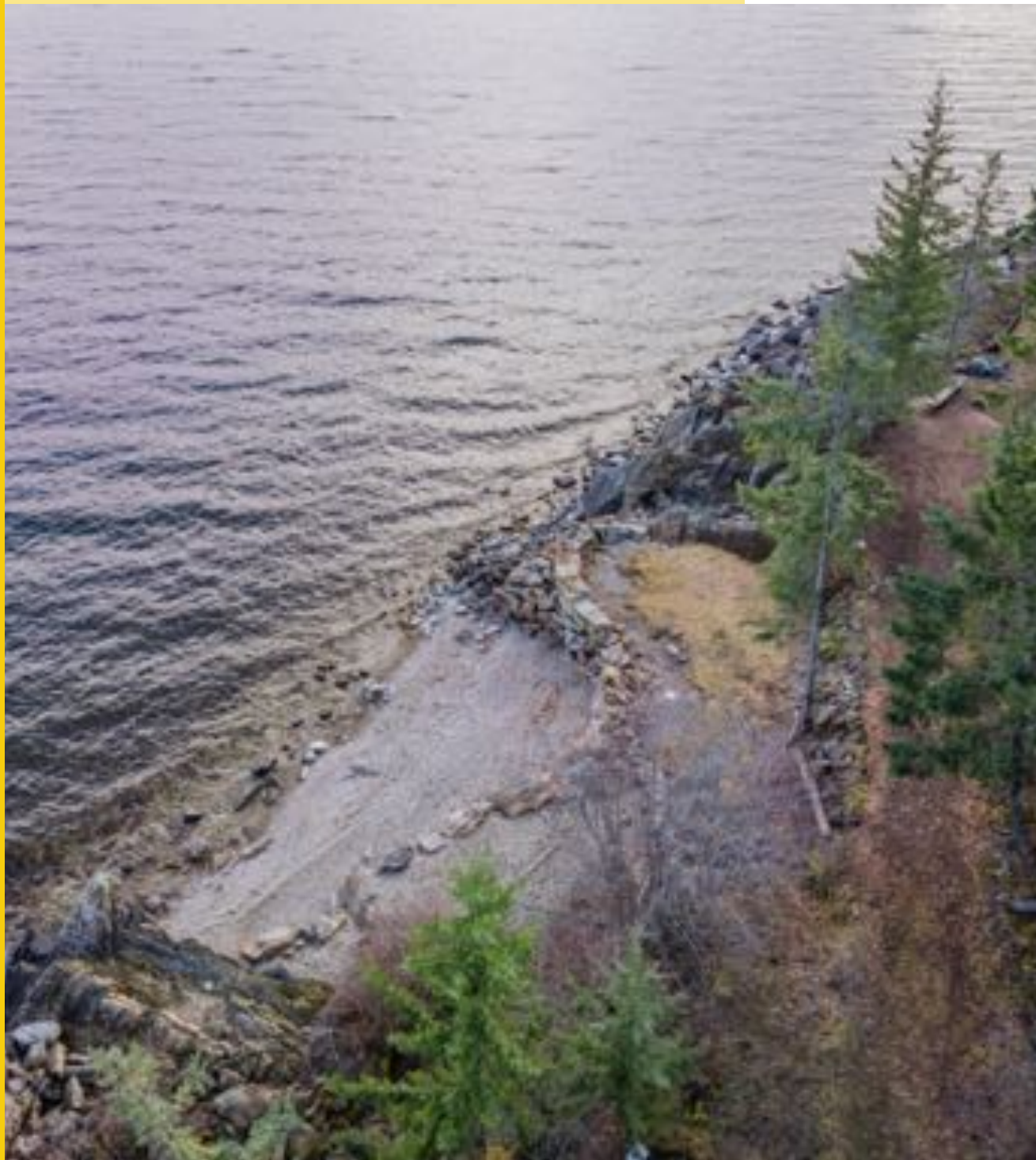


397 PARK AVENUE,  
PROCTER BC  
\$449,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

Escape the hustle and bustle of urban life and embrace the tranquility of Kootenay Village in Procter, BC. Nestled within this scenic development lies a prime waterfront lot offering a serene retreat just a half-hour drive from vibrant Nelson, BC. Encompassing .28 acres, this property boasts captivating views of the lake and with services available, providing access to all community amenities. Imagine waking up to the sounds of nature and stepping outside to explore an extensive network of trails, community parks, a Glasshouse, amphitheater, gardens, and a beach park—all within reach of your own backyard. Set against a backdrop of ancient forest, Kootenay Village is a haven for nature enthusiasts, offering sweeping vistas of Kootenay Lake and the Selkirk and Purcell mountain ranges. With regulatory approval for a reduced setback from the water, this lot ensures enhanced privacy, perfect for crafting your dream home away from the chaos of the city. Plus, significant groundwork, including a retaining wall and beach rock shoreline, has already been completed, streamlining the transition to lakeside living. It's time to make the move and experience the peace and beauty of life by the lake.

**MLS:** 2475151    **Size:** 0.28 acres  
**Services:** community water utility, sewer, and hydro



# TAX ASSESSMENT

## PROCTER EAST RD PROCTER

Area-Jurisdiction-Roll: 21-707-02256.132

Sorry, we have no imagery here.



Imagery © 2024 Google

**Total value**      **\$353,000**

2024 assessment as of July 1, 2023

Land      \$353,000

Buildings      \$0

Previous year value      \$352,000

Land      \$352,000

Buildings      \$0

### Property information

Year built

Description      Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size      .28 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 32, PLAN NES3286, DISTRICT LOT 873, 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: 027-785-122

### 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**

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

Declared Value \$400000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NELSON  
Land Title Office NELSON**Title Number** CA7752444  
From Title Number CA7459362**Application Received** 2019-09-17**Application Entered** 2019-09-25**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:**Taxation Authority** Nelson Trail Assessment Area**Description of Land**

Parcel Identifier: 027-785-122

Legal Description:

STRATA LOT 32 DISTRICT LOT 873 KOOTENAY DISTRICT STRATA PLAN NES3286  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**HERETO IS ANNEXED EASEMENT CA2097461 OVER PART OF DISTRICT LOT 873  
EXCEPT PLANS RW 1760, NEP83574, NEP87939 AND NEP88311 SHOWN ON PLAN  
EPP13055THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL  
GOVERNMENT ACT, SEE CA9942043HERETO IS ANNEXED EASEMENT LB270938 OVER PART OF DISTRICT LOT 873  
KOOTENAY DISTRICT EXCEPT PLANS RW 1760, NEP83574 AND NEP87939 SHOWN  
ON PLAN NEP88310

# TITLE

## TITLE SEARCH PRINT

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

Declared Value \$400000

### Charges, Liens and Interests

Nature: COVENANT  
Registration Number: LB103260  
Registration Date and Time: 2007-08-28 14:10  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
INTER ALIA  
Remarks:

Nature: STATUTORY BUILDING SCHEME  
Registration Number: LB270903  
Registration Date and Time: 2009-01-07 14:55  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: LB270906  
Registration Date and Time: 2009-01-07 14:56  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA

Nature: RENT CHARGE  
Registration Number: LB270909  
Registration Date and Time: 2009-01-07 14:56  
Registered Owner: PROCTER WATER UTILITY LIMITED  
INCORPORATION NO. BC0740642  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: LB472661  
Registration Date and Time: 2011-07-05 13:38  
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY

Nature: MORTGAGE  
Registration Number: CA7752445  
Registration Date and Time: 2019-09-17 14:20  
Registered Owner: NELSON & DISTRICT CREDIT UNION

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# COMMON PROPERTY TITLE

COMMON PROPERTY SEARCH PRINT

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

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

**Land Title District** NELSON  
**Land Title Office** NELSON

**Common Property Strata Plan** NES3286

**Transfers** NONE

**Legal Notations** NONE

## **Charges, Liens and Interests**

**Nature:** UNDERSURFACE RIGHTS  
**Registration Number:** H2350  
**Registration Date and Time:** 1974-02-20 15:21  
**Registered Owner:** HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
**Remarks:** INTER ALIA  
MINES AND MINERALS  
TRANSFERRED FROM V18718  
PART FORMER LOT 1 PLAN NEP81789

**Nature:** COVENANT  
**Registration Number:** LB103260  
**Registration Date and Time:** 2007-08-28 14:10  
**Registered Owner:** THE CROWN IN RIGHT OF BRITISH COLUMBIA  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
**Remarks:** INTER ALIA

**Nature:** STATUTORY RIGHT OF WAY  
**Registration Number:** LB103266  
**Registration Date and Time:** 2007-08-28 14:10  
**Registered Owner:** THE CROWN IN RIGHT OF BRITISH COLUMBIA  
**Remarks:** AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN PHASE 1 ONLY

**Nature:** STATUTORY RIGHT OF WAY  
**Registration Number:** LB103267  
**Registration Date and Time:** 2007-08-28 14:10  
**Registered Owner:** PROCTER WATER UTILITY LIMITED  
INCORPORATION NO. BC0740624  
**Remarks:** AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN PHASE 1 ONLY

# COMMON PROPERTY TITLE

## COMMON PROPERTY SEARCH PRINT

2024-02-20, 06:36:50

File Reference:

Requestor: Kul Nijjar

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB215725  
Registration Date and Time: 2008-07-02 11:01  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. A55547  
Remarks: AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 1 ONLY

Nature: PRIORITY AGREEMENT  
Registration Number: LB270888  
Registration Date and Time: 2009-01-07 14:55  
Remarks: GRANTING LB270887 PRIORITY OVER LB118926, A  
MORTGAGE REGISTERED ON THE TITLE OF THE STRATA  
LOTS

Nature: PRIORITY AGREEMENT  
Registration Number: LB270889  
Registration Date and Time: 2009-01-07 14:55  
Remarks: GRANTING LB270887 PRIORITY OVER LB262808 AND  
LB262809, A MORTGAGE AND ASSIGNMENT OF RENTS  
REGISTERED ON THE TITLE OF THE STRATA LOTS

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB270904  
Registration Date and Time: 2009-01-07 14:55  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 2 ONLY

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB270905  
Registration Date and Time: 2009-01-07 14:55  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: AS TO THAT PART OF THE COMMON PROPERTY INCLUDED IN  
PHASE 2 ONLY

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB270934  
Registration Date and Time: 2009-01-07 14:57  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: PART ON PLAN NEP88309

**Miscellaneous Notes:** NONE

# PROPERTY DISCLOSURE STATEMENT



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

PAGE 1 of 10 PAGES



Date of disclosure: February 19 2024

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

**ADDRESS/STRATA LOT #:**      **397**      **PARK AVENUE**      **Procter**      **BC** **V1L 0B6** **(the "Strata Lot")**

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

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

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. "Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including related 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 Strata Lot, all other strata lots and Common Property.

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

*MSR Anik Cristof*

SELLER'S INITIALS



# PROPERTY DISCLOSURE STATEMENT

February 19 2024

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

397

PARK AVENUE

Procter

BC V1L 0B6

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 2A 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 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 the water available (such as pumping test 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"/> Strata Owned/Operated <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Pump and Haul <input type="checkbox"/> Not connected Other _____				
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 (i.e., 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

<i>MS</i>	<i>Arik Cash</i>	
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SELLER'S INITIALS

BC1010 NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

February 19 2024

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

397 PARK AVENUE

Procter

BC V1L 0B6

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 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 checked="" type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 3A 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 are awaiting 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, water treatment installation/maintenance records) for the Common Property?			✓	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Common Property?			✓	
F. Please indicate the water system(s) the Common Property is connected to: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Strata System <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not connected Other _____				
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 (i.e., 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?			✓	

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BUYER'S INITIALS

*MSM Ann Cash*

SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

February 19 2024

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:            397            PARK AVENUE            Procter            BC V1L 0B6

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 sixty 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

SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

February 19 2024

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:      397      PARK AVENUE      Procter      BC V1L 0B6

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 <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.			✓	
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			✓	
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? If so, what is the rating number? _____ 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 sixty 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

*MSM Arif Cash*

SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

February 19 2024

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

397 PARK AVENUE

Procter

BC V11 0B6

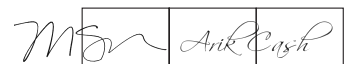
5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
I. Are you aware of any structural problems with any of the buildings in the Common Property?				✓
J. Are you aware of any problems with the heating and/or central air conditioning system for the Common Property?				✓
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 <i>Homeowner Protection Act</i> ?			✓	
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? If so, what is the rating number? _____ 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



SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

February 19 2024

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

397 PARK AVENUE

Procter

BC V1L 0B6

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 5 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 type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input checked="" type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative				
J. Management Company <u>Coldwell Banker</u> Name of Manager <u>Robert Kozlowski</u> Telephone <u>(250) 352-3581</u> Address <u>593 Baker St, Nelson, British Columbia</u>				
K. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
L. Are the following documents available?	YES	NO	CAN BE OBTAINED FROM:	
Bylaws	✓		listing agent	
Rules/Regulations	✓		listing agent	
Year-to-date Financial Statements	✓		listing agent	
Current Year's Operating Budget	✓		listing agent	
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	✓		listing agent	
Engineer's Report and/or Building Envelope Assessment		✓		
Strata Plan	✓		listing agent	
Depreciation Report		✓		
Reserve Fund Study	✓		listing agent	
Summary of Insurance Coverages (including premium)	✓		listing agent	

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BUYER'S INITIALS

*MSR* *Andriush*

SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

February 19 2024

PAGE 8 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

397 PARK AVENUE

Procter

BC V1L 0B6

**6. STRATA CORPORATION GOVERNANCE MATTERS** (continued)

M. What is the monthly strata fee? \$ 160

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	✓				Recreation?	✓			
Heat?		✓			Cable?		✓		
Hot Water?		✓			Gardening?			✓	
Gas Fireplace?		✓			Caretaker?			✓	
Garbage?		✓			Water?		✓		
Sewer?		✓			Other?				

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

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

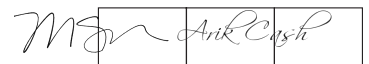
O. (i) Storage Locker?  Yes  No Number(s) \_\_\_\_\_

- (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?		✓		
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: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		✓		
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)?		✓		
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)?		✓		

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BUYER'S INITIALS



SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

February 19 2024

PAGE 9 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:      397      PARK AVENUE      Procter      BC V1L 0B6

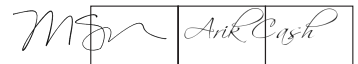
**7. GENERAL** (continued)

	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)**

--	--	--

BUYER'S INITIALS



SELLER'S INITIALS



# EXPENSES

## Property Taxes:

2023  
\$1412.33



## Water Utility:

2023  
\$840 / year



## Sewer:

2023  
\$595 approx. / year

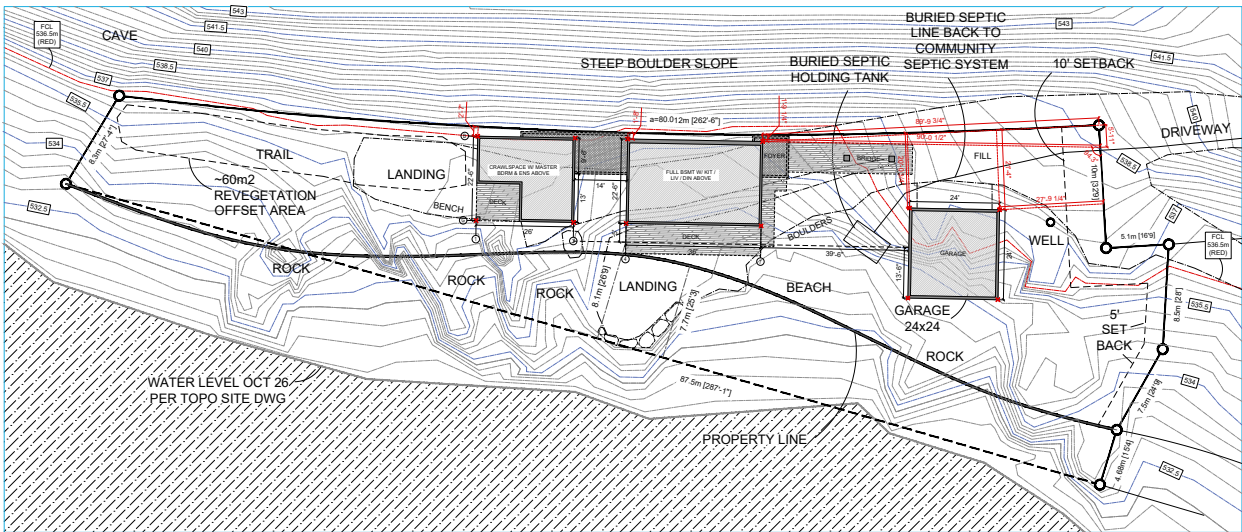


\*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.



# SITE PLAN

SITE PLAN



**purcell** TIMBER FRAME HOMES  
www.purcell.com 1-800-655-5574

RAMOS-CASH RESIDENCE  
KOOTENAY LAKE VILLAGE, ROCK, B.C.  
SITE PLAN

IMPORTANT NOTE: ALL DRAWINGS AND DESIGNS PROVIDED BY PURCELL, TIMBERFRAMES AND BEARING THE COMPANY LOGO ARE THE EXCLUSIVE PROPERTY OF PURCELL. TIMBERFRAMES, DRAWINGS WILL NOT BE COPIED OR USED FOR ANY PURPOSE UNLESS SPECIFICALLY AUTHORIZED BY PURCELL. TIMBERFRAMES \*COPYRIGHT RESERVED\*

SCALE: 3/32"=1'-0"

DRAWN BY: KK

SEPT 17/20

3 / 14

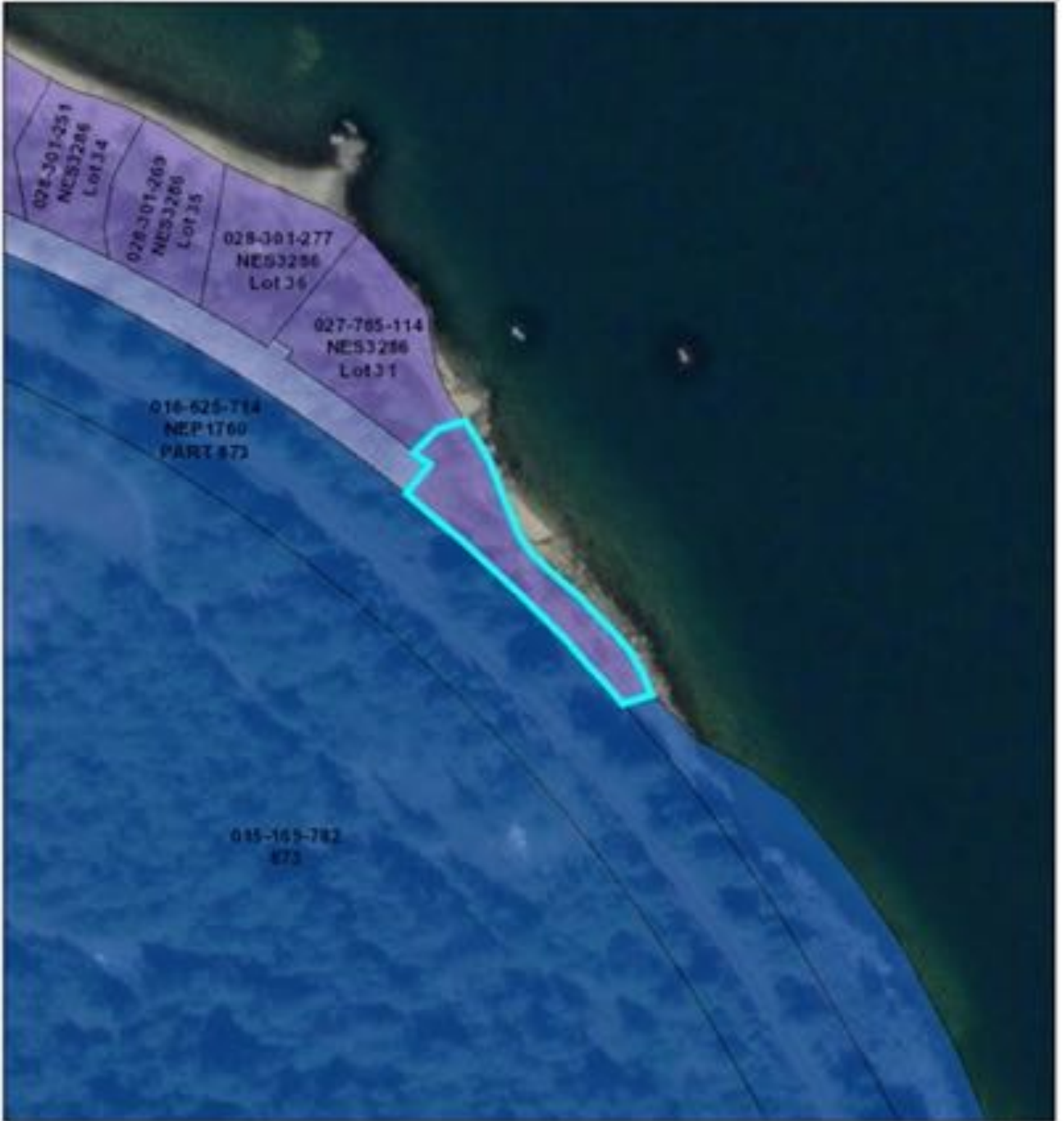
STRATA LOT 32 D.L. 973  
PLAN NES3286 PID 027-785-122  
(KOOTENAY LAKE VILLAGE)  
AREA E ROCK

ISSUED FOR REVIEW

# EXTERIOR PLAN



# LTSA MAP



February 20, 2024

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

Interest	Building Strata	Return To Crown
<b>Parcels By Class</b>	Bare Land Strata	Crown Subdivision
Air Space	Common Ownership	Part of Primary
Subdivision	Park	Primary
Absolute Fee Book	Road	

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.02256.132	027-785-122	397 PARK AVE, PROCTER	Vacant Residential Less Than 2 Acres	NES3286

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7752444	32	-	873	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	STRATA LOT 32, PLAN NES3286, DISTRICT LOT 873, 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	.28	ACRES	0.30

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	397 PARK AVE	-	397	PARK	AVE	Procter	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area E	Cheryl Graham	0.30

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1158	HARROP	0.30

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2260	RS	Suburban Residential	Suburban Residential	0.30

The mapping information shown are approximate representations and should be used for reference purposes only.

# SUMMARY

## PROCTER EAST RD Rural BC

FID	027-785-122
Registered Owner	RA*, M*
Legal Description	STRATA LOT 32 DISTRICT LOT 873 RIDGEMOUNT DISTRICT STRATA PLAN N53286 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	N53286
Zoning	
Community Plan(s)	DCP: R5 - Suburban Residential, not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	-	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	539.73 m	Min Elev.	533.74 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	\$1,425.51

### ASSESSMENT

	2023	%	2024
Building	90	-	90
Land	\$352,000	↑ 0.28	\$353,000
Total	\$352,000	↑ 0.28	\$353,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$353,000	↓ -11.75
Sales History	11/09/2019	\$400,000	↓ -17.7
	24/04/2019	\$486,000	↓ -22.24
	02/09/2009	\$625,000	-

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Redfish	Trifalgar	Crawford Bay
School District	SD 8	SD 8	SD 8
Grades	K - 7	6 - 8	K - 12

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



# UTILITIES MAP

## Utilities



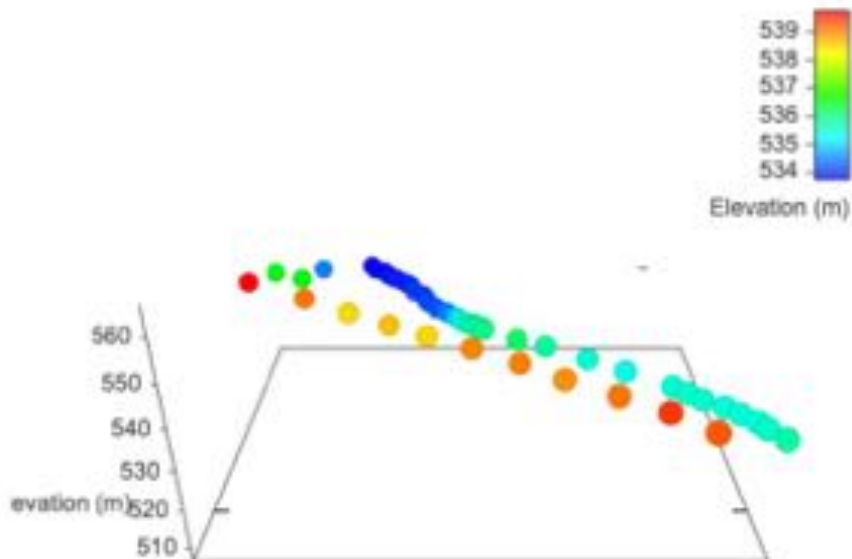
## Legend

- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- ROCK OWNED
- Address Points

# ELEVATION



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



Max Elevation: 539.73 m | Min Elevation: 533.74 m | Difference: 6.00 m

# FLOOD MAP

## Flood and Hazard



## Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Stocian Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- Address Points

# ZONING

## Land Use

### Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">RS - Suburban Residential</a>
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
StatsCan CMA/CA, 2021	Census Subdivision Name: Central Kootenay E Census Metropolitan Area/Census Agglomeration: Nelson Census Subdivision Type: Census subdivision within census agglomeration having no census tracts
Floodplain Data	Status: Not in Floodplain

#### Suburban Residential (RS) Policies

The Regional Board:

1. Directs that the principal use shall be single detached or duplex dwellings.
2. Supports medium density residential development with lot sizes for subdivision purposes being determined by the level of available or proposed servicing, with density increasing with the provision of community water and/or waste water disposal.
3. Encourages cluster housing development based on examination of the criteria set out in General Residential policies.
4. Encourages directing development of this type to municipalities or existing or proposed residential nodes where infrastructure services are available or can be provided.



# 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

## **Harrop-Procter**

Harrop-Procter is located approximately 31 km (19 miles) north-east of Nelson across the West Arm of Kootenay Lake from Balfour.

Harrop-Procter refers to an area of land that borders the east side of West Arm Provincial Park and Kootenay Lake in the east containing the two small villages of Harrop and Procter. The two communities are about 7 km (4 miles) apart from each other with a main road that connects the two called the Harrop-Procter Hwy.

## **Procter**

Procter was originally called 'Procter's Landing' in 1891 after Thomas G. Procter erected a fishing lodge on Kootenay Lake. During the 1900's, the community prospered with sawmills, hotels, the CPR Railway and served as a destination point for holiday travellers coming from Nelson aboard the CPR steamer, M.V. Nasookin. The last major employer Kootenay Water Transport Company closed in 1977 and Procter is now a retirement and cottage community.

## **Festivals and Events**

### Kootenay Storytelling Festival

Taking place annually in Procter every July, the Kootenay Storytelling Festival brings together with a number of people orating about the rich history of the Kootenay Region. The Kootenay Storytelling Festival includes a free garden tour through Harrop-Procter.

### Harrop Harvest Festival

The Harrop Harvest Festival occurs in mid-September and is held at the Harrop Hall located at 6066 McConnell Road. The festival encompasses a number of vendors selling fresh-baked goods, handicrafts, canned goods plus fresh fruits and vegetables. Other entertainment includes musicians, games and prizes.

## **Recreation**

### West Arm Provincial Park

For exploring around the Harrop-Procter area, there is West Arm Provincial Park, the site of a number of small isolated beaches located on the south shore only accessed by water. The park has a number of areas for wilderness camping, great swimming and areas of 'old-growth' forest.

### Lasca Creek Trail

There is a non-maintained hike that follows a heritage trail up Lasca Creek. You have to be well prepared for encounters with grizzlies who reside in the ideal bear habitats of Lasca Creek and West Arm Provincial Park.

## **Eco-Tourism**

Today Harrop is similar to Procter economically serving as an eco-tourism destination for private solitude, spirituality and inspiration. The communities both are centres for artists to come together producing a number of unique works that are displayed in the shops throughout the West Arm of the Kootenay Lake area.

# HARROP CABLE FERRY



The Harrop ferry runs across Kootenay River, on Highway 3A, 24.5 kilometres northeast of Nelson and 8 kilometres west of Balfour to the communities of Harrop and Procter (on the south bank). Ferry capacity is 24 vehicles and 98 passengers.

**Service hours:**

On demand, 24 hours

**Crossing Time:** 5 minutes

**Safety Information:**

<https://www2.gov.bc.ca/gov/content/transportation/passenger-travel/water-travel/inland-ferries/safety-information>

# PICTURES





# RESOURCES

**Kul Nijjar, Your Kootenay Property Matchmaker:** <http://kootenaybc.com>

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

For building permits, land use and planning, fire services, parks and recreation etc. inside of the City of Nelson limits

**Harrop-Procter:** [http://www.ourbc.com/travel\\_bc/bc\\_cities/bc\\_rockies/harrop\\_procter.htm](http://www.ourbc.com/travel_bc/bc_cities/bc_rockies/harrop_procter.htm)

**Harrop Cable Ferry :** <https://www2.gov.bc.ca/gov/content/transportation/passenger-travel/water-travel/inland-ferries/harrop-cable-ferry>

**Nelson and Area Guide:** <https://www.discovernelson.com>

**Regional District of Central Kootenay:** <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. outside of the City of Nelson limits

**Waste Management:** <https://www.nelson.ca/368/Waste>

**Water Analysis:** <https://www.nelson.ca/374/Water>

## **Health Care/Hospital:**

Kootenay Lake Hospital: 250-352-3111: Monday - Friday : 8am-4pm

Emergency: 911: 24 Hour

## **TV Providers:**

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

Nelson Cable: <https://www.nelsoncable.com/>

Telus: <https://www.nelsoncable.com/>

## **Internet**

Shaw: <https://www.shaw.ca>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

## **Post Office**

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