

1399 PURCELL LANE,
JOHNSONS LANDING BC
\$359,000



REAL ESTATE ®
FAIR REALTY



DETAILS

Experience Bulmer's Pointe, a unique waterfront haven situated on the northern shores of Kootenay Lake in Argenta, BC.

This plot with services available, presents awe-inspiring vistas of the lake and mountains, along with marina access for avid boaters, picturesque forest trails, and a shared garden.

With existing site preparations in place, realizing your vision of a waterfront retreat has never been simpler.

Leave the hustle and bustle behind and indulge in the tranquility of lakeside living in the Kootenays. Seize the opportunity to turn your waterfront dreams into reality at Bulmer's Pointe.

Separate plans for a 4-bedroom, 3-bathroom home are also available.

MLS: 10326969 **Size:** 1.38 acres
Services: community water user utility, septic, and hydro, internet available



TITLE

TITLE SEARCH PRINT

2024-10-26, 11:22:07

File Reference:

Requestor: Kul Nijjar

Declared Value \$267210

****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** CA9177340
From Title Number CA1549719**Application Received** 2021-07-09**Application Entered** 2021-07-13**Registered Owner in Fee Simple**
Registered Owner/Mailing Address:**Taxation Authority** Nelson Trail Assessment Area**Description of Land**
Parcel Identifier: 027-793-036
Legal Description:
STRATA LOT 18 DISTRICT LOT 7827 KOOTENAY DISTRICT STRATA PLAN NES3603
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**
SECTION 102 FOREST ACT SEE DF W15482 FILED 06/08/1987
FOREST (NOTICES) REG.RE: CLAUSES (E) AND (F) SEC. 23(1) LAND TITLE ACT SEE D.F. S19151
FILED 28/07/1983 HIGHWAYS (NOTICES) REGULATIONSHERETO IS ANNEXED EASEMENT LB270162 OVER PART OF STRATA LOT 19
STRATA PLAN NES3603 SHOWN ON PLAN NEP88256HERETO IS ANNEXED EASEMENT LB270165 OVER PART OF STRATA LOT 17
STRATA PLAN NES3603 SHOWN AS AREA "C" ON PLAN NEP88256

TITLE

TITLE SEARCH PRINT

2024-10-26, 11:22:07

File Reference:

Requestor: Kul Nijar

Declared Value \$267210

HERETO IS ANNEXED EASEMENT LB270167 OVER PART OF STRATA LOT 16
STRATA PLAN NES3603 SHOWN AS AREA "A" ON PLAN NEP88256

HERETO IS ANNEXED EASEMENT LB319230 OVER PART OF STRATA LOT 17 STRATA
PLAN NES3603 SHOWN AS AREA D ON PLAN NEP88256

Charges, Liens and Interests

Nature: COVENANT
Registration Number: LB129500
Registration Date and Time: 2007-10-30 09:01
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB155642
Registration Date and Time: 2008-01-11 12:01
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A55547
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB155643
Registration Date and Time: 2008-01-11 12:01
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: LB206290
Registration Date and Time: 2008-06-04 11:26
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: LB270079
Registration Date and Time: 2009-01-06 14:58
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB270085
Registration Date and Time: 2009-01-06 14:58
Registered Owner: THE OWNERS, STRATA PLAN NES3603
Transfer Number: LB280456
Remarks: INTER ALIA

TITLE

TITLE SEARCH PRINT

2024-10-26, 11:22:07

File Reference:

Requestor: Kul Nijjar

Declared Value \$267210

Nature: EASEMENT
Registration Number: LB270126
Registration Date and Time: 2009-01-06 14:59
Remarks: INTER ALIA
APPURTENANT TO THE COMMON PROPERTY OF
STRATA PLAN NES3603

Nature: COVENANT
Registration Number: LB275546
Registration Date and Time: 2009-01-06 14:59
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA
PART ON PLAN NEP88251

Nature: EASEMENT
Registration Number: LB270163
Registration Date and Time: 2009-01-06 15:00
Remarks: PART ON PLAN NEP88256
APPURTENANT TO STRATA LOTS 14 - 17 AND
STRATA LOTS 19 - 22 STRATA PLAN NES3603

Nature: COVENANT
Registration Number: LB270169
Registration Date and Time: 2009-01-06 15:00
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME
Registration Number: LB276583
Registration Date and Time: 2009-02-02 12:23
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA7142140
Registration Date and Time: 2018-10-22 11:38
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TAX ASSESSMENT

1399 PURCELL LANE JOHNSONS LANDING

Area-Jurisdiction-Roll: 21-786-05836.380



Favourite



Compare



Print



Total value **\$313,000**

2024 assessment as of July 1, 2023

Land	\$313,000
Buildings	\$0
Previous year value	\$274,000
Land	\$274,000
Buildings	\$0

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information

Are the property details correct? ▾

Year built

Description

Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size

1.38 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 18, PLAN N5S3603, DISTRICT LOT 7827, 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: 027-793-036

Sales history (last 3 full calendar years)

May 28, 2021

\$267,210

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT



STRATA TITLE PROPERTIES – BARE LAND STRATA



Date of disclosure: October 20 2024

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

ADDRESS/STRATA LOT #: **1399 PURCELL LANE** **Johnsons Landing BC V9G 1A0 (the "Strata Lot")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
_____ Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s) _____ Other Building(s) Please describe <u>N/A</u>				
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?		P.H.		
B. Are you aware of any existing tenancies of the Strata Lot, written or oral?		P.H.		
C. Are you aware of any current or pending local improvement levies/charges?		P.H.		
D. Are you aware of any pending litigation or claim affecting the Development or the Strata Lot from any person or public body?		P.H.		
E. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way affecting the Strata Lot or the Common Property?		P.H.		
F. Is there a survey certificate available for the Strata Lot?			P.H.	
G. Have you received any other notice or claim affecting the Strata Lot from any person or public body?		P.H.		

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **Oct 20 2024**

ADDRESS/STRATA UNIT #: **1399 PORCELL LANE** **Johnsons Landing BC V9B 1A0**

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 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?		P.H.		
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?			P.H.	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Strata Lot?			P.H.	
F. Indicate the sanitary sewer system the Strata Lot is connected to: <input type="checkbox"/> Municipal <input 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 _____				P.H.
G. Are you aware of any problems with the sanitary sewer system serving the Strata Lot?				P.H.
H. Are there any current service contracts for Strata Lot services (i.e., septic removal or maintenance)?				P.H.
I. If the system serving the Strata Lot is septic or lagoon and installed after May 31, 2005, are maintenance records available?				P.H.

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **Oct 20 2024**

ADDRESS/STRATA UNIT #: **1399 PURCELL LANE**

Johnsons Landing BC V9G 1A0

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 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?			P.H.	
(ii) Has the Strata Corporation applied for a water licence and are awaiting response?			P.H.	
C. Are you aware of any problems with the water system serving the Common Property?		P.H.		
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?			P.H.	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Common Property?			P.H.	
F. Please indicate the water system(s) the Common Property is connected to: <input type="checkbox"/> Municipal <input 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?				P.H.
H. Are there any current service contracts for Common Property services (i.e., septic removal or maintenance)?			P.H.	
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?			P.H.	

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **Oct 20 2024**

ADDRESS/STRATA UNIT #: **1399 FORCELL LANE** **Johnsons Landing BC V0G 1A0**

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?				P.H.
B. To the best of your knowledge, are the ceilings of all Buildings on the Strata Lot insulated?				P.H.
C. To the best of your knowledge, have the Buildings on the Strata Lot ever contained any asbestos products?				P.H.
D. Has a final building inspection for the Buildings on the Strata Lot been approved or a final occupancy permit been obtained?				P.H.
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?				P.H.
F. (i) Have the Buildings on this Strata Lot been previously occupied?				P.H.
(ii) Are you the "owner developer" as defined in the Strata Property Act?		P.H.		
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?		P.H.		
H. Are you aware of any additions or alterations made to the Strata Lot in the last sixty days?				P.H.
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.)?				P.H.
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?				P.H.
K. Are you aware of any problems with the heating and/or central air conditioning system for the Strata Lot?				P.H.
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?				P.H.
M. Are you aware of any damage to the Strata Lot due to wind, fire or water?				P.H.
N. Are you aware of any infestation or unrepaired damage to any Building on the Strata Lot by insects, rodents or bats?				P.H.
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.H.
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?				P.H.
Q. Are you aware of any problems with the plumbing system of the Strata Lot?				P.H.

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **Oct 20 2024**

ADDRESS/STRATA UNIT #: **1399 FURCELL LANE** **Johnsons Landing BC V0G 1A0**

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?				P.H.
S. Does the Strata Lot contain unauthorized accommodation?				P.H.
T. Are you aware of any additions, alterations or upgrades made to the Strata Lot that were not installed by the original developer?				P.H.
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?				P.H.
V. Was this Strata Lot constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.				P.H.
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the Homeowner Protection Act?				P.H.
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? _____				P.H.

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?			P.H.	
B. To the best of your knowledge, are the ceilings of all Buildings on the Common Property insulated?			P.H.	
C. To the best of your knowledge, have the Buildings on the Common Property ever contained any asbestos products?			P.H.	
D. Has a final building inspection for the Buildings on the Common Property been approved or a final occupancy permit been obtained?			P.H.	
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?				P.H.
F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?			P.H.	
G. Are you aware of any additions or alterations made to the Common Property in the last sixty days?		P.H.		
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.)?		P.H.		

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **Oct 20 2024**

ADDRESS/STRATA UNIT #: **1399 FURCELL LANE** **Johnsons Landing BC V0G 1A0**

5. BUILDING Respecting the Common Property <i>(continued)</i>	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?			P.H.	
J. Are you aware of any problems with the heating and/or central air conditioning system for the Common Property?			P.H.	
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?			P.H.	
L. Are you aware of any damage to the Common Property due to wind, fire or water?			P.H.	
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents or bats?			P.H.	
N. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Common Property? <i>(Age of roof if known _____ years)</i>			P.H.	
O. Are you aware of any problems with the electrical or gas system of the Common Property?			P.H.	
P. Are you aware of any problems with the plumbing system of the Common Property?			P.H.	
Q. Are you aware of any problems with the swimming pool and/or hot tub on the Common Property?				P.H.
R. Does the Common Property contain unauthorized accommodation?			P.H.	
S. Are you aware of any additions, alterations or upgrades made to the Common Property that were not installed by the original developer?			P.H.	
T. Is the Common Property covered by home warranty insurance under the Homeowner Protection Act?			P.H.	
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?			P.H.	
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? _____			P.H.	

6. STRATA CORPORATION GOVERNANCE MATTERS

A. Are you aware of any pet restrictions? See bylaws	P.H.			
B. Are you aware of any rental restrictions?		P.H.		
C. Are you aware of any age restrictions?		P.H.		

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **OCT 20 2024**ADDRESS/STRATA UNIT #: **1399 FURCELL LANE** **Johnsons Landing BC V0G 1A0**

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		P.H.		
E. Are you aware of any special levy(ies) voted on or proposed? How much? _____		P.H.		
F. Have you paid any special levy(ies) in the past 5 years? How much? _____		P.H.		
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?		P.H.		
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?		P.H.		
I. Nature of Interest/Ownership: <input 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 Ryan O'Connor Telephone _____ Address _____				
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			See Strata Docs	
Rules/Regulations			See Strata Docs	
Year-to-date Financial Statements			See Strata Docs	
Current Year's Operating Budget			See Strata Docs	
All Minutes of Last 24 Months Including Council, Special and AGM Minutes			See Strata Docs	
Engineer's Report and/or Building Envelope Assessment			See Strata Docs	
Strata Plan			See Strata Docs	
Depreciation Report			See Strata Docs	
Reserve Fund Study			See Strata Docs	
Summary of Insurance Coverages (including premium)			See Strata Docs	

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **OCT 20 2024**

ADDRESS/STRATA UNIT #: **1399 PURCELL LANE** **Johnsons Landing BC V0G 1A0**

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)

M. What is the monthly strata fee? \$_____ See Strata Docs									
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	P.H.				Recreation?		P.H.		
Heat?				P.H.	Cable?		P.H.		
Hot Water?				P.H.	Gardening?	P.H.			
Gas Fireplace?				P.H.	Caretaker?	P.H.			
Garbage?		P.H.			Water?		P.H.		
Sewer?		P.H.			Other?				

N. (i) Number of Strata Lot parking stalls included _____ 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 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?		P.H.		
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>		P.H.		
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 Heritage Conservation Act or municipal legislation)?		P.H.		
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)?		P.H.		

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **OCT 20 2024**

ADDRESS/STRATA UNIT #: **1399 FURCELL LANE** **Johnsons Landing BC V0G 1A0**

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)			P.H.	
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?			P.H.	P.H.
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)			P.H.	
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?			P.H.	P.H.

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE **Oct 20 2024**

ADDRESS/STRATA UNIT #: **1399 PORCELL LANE Johnsons Landing BC V0G 1A8**

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary) (continued)

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

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 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 or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Strata Lot or the Development.

*FIREC represents Personal Real Estate Corporation.

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BC1010 NOV 2023

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EXPENSES

Property Taxes:

2023
\$1025.22



STRATA Fee:

2023
\$253.42 / mo.



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

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 1.39 acres

Sep 13 2023 12:58:01 Eastern Daylight Time



- Electoral Areas
- RDCK Streets
- Cadastre - Legal Parcels
- Address Points



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RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05836.380	027-793-036	1399 GERRARD LANE, JOHNSON'S LANDING	Vacant Residential Less Than 2 Acres	NES3603
#	LTO Number	Lot	Block	District Lot	Land District
1	CA9177340	18	-	7827	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(aces)	
1	LOT 18 PLAN NES3603 DISTRICT LOT 7827 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.	1.39	ACRES	1.39	

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1399 GERRARD LANE	-	1399	GERRARD	LANE	Argenta	1

Electoral Areas

#	Area Name	Director	Area(aces)
1	Electoral Area D	Aimee Watson	1.39

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(aces)
1	2435	RC	Country Residential	Country Residential	1.39

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(aces)
1	Bulmer Creek	Bulmer Creek	-	F	1.27

Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(aces)
1	NO	536.5	15	Kootenay Lake	0.12

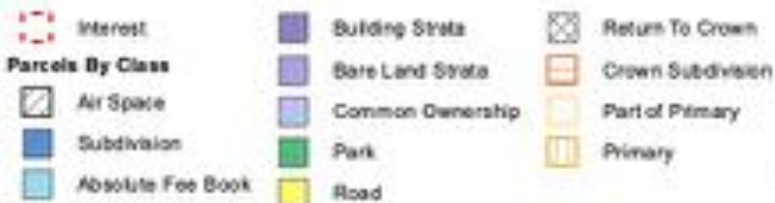
The mapping information shown are approximate representations and should be used for reference purposes only.

LTSA MAP



September 13, 2023

WARNING: MAP IS NOT PRINTED TO SCALE



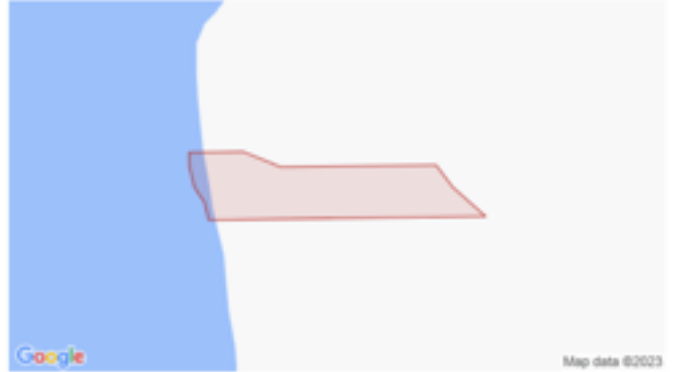
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUMMARY

Summary Sheet

1399 PURCELL LN Rural BC

FID	027-793-036
Registered Owner	HE*, P*
Legal Description	STRAZA LOT 18 DISTRICT LOT 7827 KOOTENAY DISTRICT STRAZA PLAN NES3603 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRAZA LOT AS SHOWN ON FORM V
Plan	NES3603
Zoning	
Community Plan(s)	OCP: RC - Country Residential, not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	-	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	593.61 m	Min Elev.	533.76 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	\$1,025.22

ASSESSMENT

	2022	%	2023
Building	\$0	-	\$0
Land	\$272,000	↑ 0.74	\$274,000
Total	\$272,000	↑ 0.74	\$274,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$274,000	↑ 2.54
Sales History	09/07/2021	\$267,210	↑ 6.88
	05/05/2010	\$250,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

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

UTILITIES MAP

Utilities



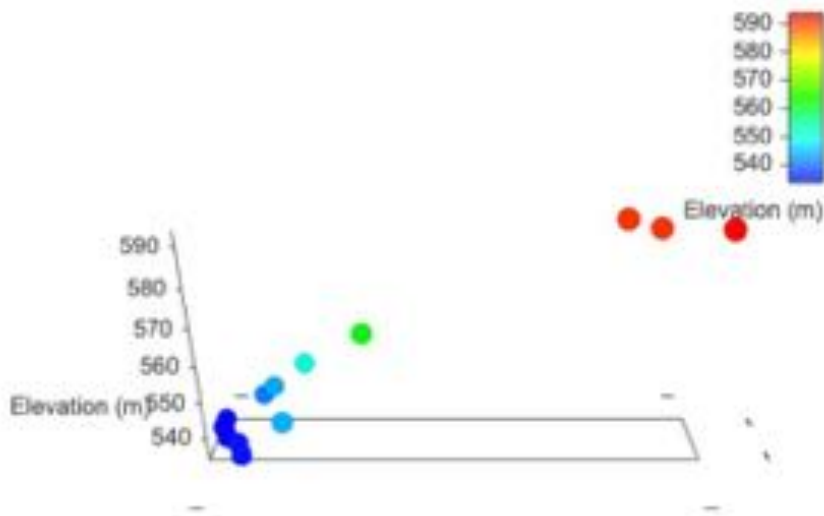
Legend

- Hydrant
- Main Line
- Lakes and Rivers
- Stand Pipe
- MUNICIPAL OWNED
- Catastrophe - Legal Panels
- Other
- RDCK OWNED
- Address Points
- Valves
- Water Service Connections
- Streams and Shorelines

ELEVATION



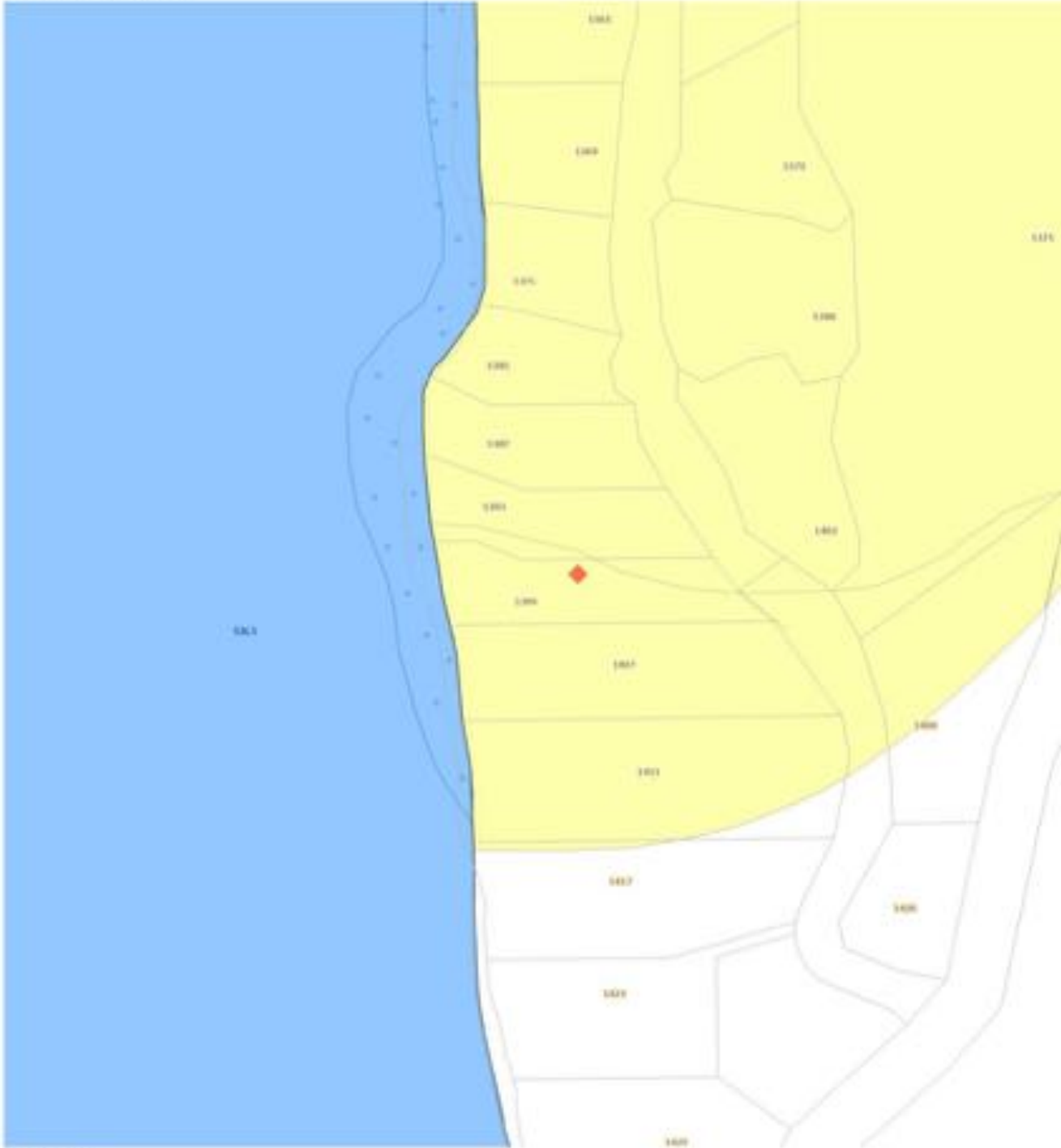
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 593.61 m | Min Elevation: 533.76 m | Difference: 59.85 m

FLOOD MAP

Flood and Hazard



Legend

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

ZONING

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RC - Country Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	High Hazard Area db-423 Title: BC Flood Hazard Map 2004 Name: Bulmer Creek Receiving: Kootenay Lake Hazard: G



PICTURES



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	52.9	1 hr 10 min
	Jewett Elementary (K-3), Meadow Creek	22.9	24 min
Shopping	Front Street, Kaslo	53.3	1 hr 12 min
	Meadow Creek General Store & Gas	22.1	23 min
Airport	West Kootenay Regional Airport, Castlegar	162	2 hr 41 min
	Trail Regional Airport	200	3 hr 13 min
Major Cities	Kaslo, BC	53.1	1 hr 11 min
	Nelson, BC	122	2 hr 12 min
	Spokane, WA	360	5 hr 21 min
	Cranbrook, BC	278	4 hr 42 min
	Calgary, AB	587	8 hr
	Vancouver, BC	739	9 hr 36 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	51.8	1 hr 6 min
	Kootenay Boundary Regional Hospital, Trail	191	3 hr
	Kootenay Lake Hospital, Nelson	120	2 hr 4 min
Dentist	Kootenay Lake Dental Clinic, Nelson	120	2 hr 4 min
	Nelson Ave Dental Clinic, Nelson	118	2 hr
	Silverton Dental Clinic, Silverton	102	2 hr 4 min
Postal Services	Canada Post, Argenta	12.7	25 min
Library	Argenta Library	12.7	25 min

Johnsons Landing

Johnsons Landing is an unincorporated community, former post office and former steamboat landing on the east shore of Kootenay Lake in British Columbia, Canada. The community was founded by Swedish immigrant Algot Johnson (died 1963) when he built the area's first home in 1906

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

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 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.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average High Temperature (c): 25

Average Low Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9-hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

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.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. 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.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

RESOURCES

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

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

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

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station. *There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

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

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

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

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

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

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

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

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