13312 HIGHWAY 31
MEADOW CREEK, BC

$860,000
Introducing a fantastic opportunity to embrace nature and a self-sustainable lifestyle in the community of Meadow Creek. This 3-bedroom, 1-bathroom home offers an open concept layout for the main living spaces, providing a versatile and inviting atmosphere. As you step inside, you'll be greeted by a warm and welcoming ambiance. The wood stove, perfect for those chilly workdays, creates a cozy and comforting atmosphere in the home. Situated on a generous plot of land, this property features a fenced yard, ideal for privacy and security. The gardens and greenhouse present an exciting opportunity for green thumbs to indulge their passion for horticulture. Additionally, there are outbuildings and a large shop, providing ample space to store tools, equipment, and supplies. There is a wonderful opportunity to work from home at this property. Outdoor enthusiasts will be in awe of the natural beauty and recreational options that abound in the area. Meadow Creek is renowned for its world-class Cat Skiing operation, making it a paradise for winter sports enthusiasts. The community is also home to farms and commercial gardens, allowing residents to embrace a more self-sustainable lifestyle and have nature right at their doorstep. Located between the stunning Kootenay Lake and Duncan Lake, this property offers easy access to these pristine bodies of water. Whether you’re looking to embark on a boating adventure, indulge in fishing, or simply bask in the tranquility of nature, the options are endless.

MLS. 2471222        SIZE 1.88 ACRES
SERVICES: Septic, Hydro, Internet, Telephone, Well
13312 - TITLE

TITLE SEARCH PRINT
File Reference: 2022-06-16, 09:27:52
Declared Value $140000
Requestor: Kul Nijjar

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

Land Title District
Land Title Office
NELSON
NELSON

Title Number
From Title Number
CA7002105
KV155626

Application Received
2018-08-15

Application Entered
2018-08-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address:
Nelson Trail Assessment Area

Taxation Authority

Description of Land
Parcel Identifier: 014-497-069
Legal Description:
LOT 1 DISTRICT LOT 881 KOOTENAY DISTRICT PLAN 5334

Legal Notations
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999
10/10/1974

Charges, Liens and Interests
Nature: RIGHT OF WAY
Registration Number: 68520D
Registration Date and Time: 1964-12-10 16:04
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA7002165
Registration Date and Time: 2018-08-15 16:04
Registered Owner: CBT COMMERCIAL FINANCE CORP.
INCORPORATION NO. BC0690650
Remarks: INTER ALIA
<table>
<thead>
<tr>
<th>Nature:</th>
<th>ASSIGNMENT OF RENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registration Number:</td>
<td>CA7002166</td>
</tr>
<tr>
<td>Registration Date and Time:</td>
<td>2018-08-15 16:04</td>
</tr>
<tr>
<td>Registered Owner:</td>
<td>CBT COMMERCIAL FINANCE CORP.</td>
</tr>
<tr>
<td></td>
<td>INCORPORATION NO. BC0690650</td>
</tr>
<tr>
<td>Remarks:</td>
<td>INTER ALIA</td>
</tr>
</tbody>
</table>

**Duplicate Indeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE
13312 HIGHWAY 31 MEADOW CREEK V0G 1N0
Area-Jurisdiction-Roll: 21-786-03410.000

Total value $267,100
2023 assessment as of July 1, 2022
Land $81,400
Buildings $185,700
Previous year value $238,800
Land $81,800
Buildings $157,000

Property information
Year built 1965
Description Retail Store
Bedrooms
Baths
Carports
Garages
Land size 1.88 Acres
First floor area
Second floor area
Basement finish area
Strata area
Building storeys 1

Legal description and parcel ID
LOT 1, PLAN NEP5334, DISTRICT LOT 881, KOOTENAY LAND DISTRICT
PID: 014-497-069

Sales history (last 3 full calendar years)
No sales history for the last 3 full calendar years

Manufactured home
Width
Length
Total area

Register with BC Assessment
Search properties on a map
Compare property information and assessment values
Store and access favourite properties across devices
View recently viewed properties

https://www.bcassessment.ca/property/info/print/QTAwMDBSMjRMSw==
PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES – LAND AND BUILDING

Date of disclosure: May 18, 2023

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 13312 Highway 31 Meadow Creek BC V0G 1N0 (the “Premises”)

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:
- [ ] Principal Residence
- [ ] Barn(s)
- [X] Shed(s)
- [X] Other Building(s) Please describe: SHOP/STORE

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.

1. LAND – This Property Disclosure Statement is in respect of the land and the
   PRINCIPAL RESIDENCE
   (describe one building only; for all other buildings use the Rural Premises Land and Building Addendum)

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>DO NOT Know</th>
<th>DOES NOT APPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>B. Are you aware of any existing tenancies, written or oral?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>C. Are you aware of any past or present underground oil storage tank(s) on the Premises?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>D. Is there a survey certificate available?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>E. Are you aware of any current or pending local improvement levies/charges?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>F. Have you received any other notice or claim affecting the Premises from any person or public body?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>G. Are the Premises managed forest lands?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>H. Are the Premises in the Agricultural Land Reserve?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>J. Are you aware of any fill materials anywhere on the Premises?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>L. Are you aware of any uncapped or unclosed water wells on the Premises?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>M. Are you aware of any water licences affecting the Premises?</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

BUYER’S INITIALS

SELLER’S INITIALS

BC1077 REV. JAN 2023

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PROPERTY DISCLOSURE STATEMENT

May 18 2023

DATE OF DISCLOSURE

ADDRESS: 13312 Highway 31 Meadow Creek, BC

1. LAND (continued)

<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>DO NOT KNOW</th>
<th>DOES NOT APPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>N. Has the Premises been logged in the last five years?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) If yes, was a timber mark/licence in place?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) If yes, were taxes or fees paid?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. SERVICES

<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>DO NOT KNOW</th>
<th>DOES NOT APPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Please indicate the water system(s) the Premises use:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ A water provider supplies my water (e.g., local government, private utility)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ I have a private groundwater system (e.g., well)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Water is diverted from a surface water source (e.g., creek or lake)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Not connected</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Do you have a water licence for the premises already?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Have you applied for a water licence and are awaiting response?</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. Are you aware of any problems with the water system?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F. Indicate the sanitary sewer system the Premises are connected to:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Municipal</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Community</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Septic</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Lagoon</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Not Connected</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G. Are you aware of any problems with the sanitary sewer system?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H. Are there any current service contracts; (i.e., septic removal or maintenance)?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

BUYER'S INITIALS

SELLER'S INITIALS

BC1007 REV. JAN 2023

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### PROPERTY DISCLOSURE STATEMENT

**May 10 2023**

**DATE OF DISCLOSURE**

**ADDRESS:** 13312 Highway 31

**Meadow Creek**

**BC**

**V0G 1N0**

#### 3. BUILDING

<table>
<thead>
<tr>
<th><strong>Item</strong></th>
<th><strong>YES</strong></th>
<th><strong>NO</strong></th>
<th><strong>DO NOT KNOW</strong></th>
<th><strong>DOES NOT APPLY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>A. To the best of your knowledge, are the exterior walls insulated?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. To the best of your knowledge, is the ceiling insulated?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C. To the best of your knowledge, have the Premises ever contained any  asbestos products?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D. Has a final building inspection been approved or a final occupancy permit been obtained?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E. Has the fireplace, fireplace insert, or wood stove installation been approved:</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) ☑️ by local authorities?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) ☐ by a WETT certified inspector?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G. Are you aware of any structural problems with any of the buildings?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H. Are you aware of any additions or alterations made in the last 60 days?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. Are you aware of any problems with the heating and/or central air conditioning system?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>L. Are you aware of any damage due to wind, fire or water?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: ______ years)</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N. Are you aware of any problems with the electrical or gas system?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>O. Are you aware of any problems with the plumbing system?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>P. Are you aware of any problems with the swimming pool and/or hot tub?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Q. Does the building contain unauthorized accommodation?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?</td>
<td>☑️</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**BUYER’S INITIALS**

**SELLER’S INITIALS**

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May 18, 2023

PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE

ADDRESS: 13312 Highway 31 Meadow Creek BC V0G 1N0

4. BUILDING (continued)

<table>
<thead>
<tr>
<th>S. Was the building constructed by an &quot;owner builder,&quot; as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)</th>
<th>YES</th>
<th>NO</th>
<th>DO NOT KNOW</th>
<th>DOES NOT APPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>V</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>T. Is this building covered by home warranty insurance under the Homeowner Protection Act?</th>
<th>YES</th>
<th>NO</th>
<th>DO NOT KNOW</th>
<th>DOES NOT APPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>V</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>U. Is there a current &quot;EnerGuide for Houses&quot; rating number available for these premises?</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) If yes, what is the rating number? ____________</td>
</tr>
<tr>
<td>(ii) When was the energy assessment report prepared? ____________ (DD/MM/YYYY)</td>
</tr>
<tr>
<td>YES</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>V. To the best of your knowledge, has the premises been tested for radon?</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) If yes, was the most recent test:</td>
</tr>
<tr>
<td>□ short term or □ long term (more than 90 days)</td>
</tr>
<tr>
<td>Level: ____________ □ bq/m3 □ pCi/L</td>
</tr>
<tr>
<td>on ____________ date of test (DD/MM/YYYY)</td>
</tr>
<tr>
<td>YES</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>W. Is there a radon mitigation system on the Premises?</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?</td>
</tr>
<tr>
<td>YES</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

5. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances? | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| | V |  |  |

B. Are you aware of any latent defect in respect of the Premises? For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation. | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| | V |  |  |

C. Are you aware if the Premises, of any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation? | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| | V |  |  |
May 18, 2023

PROPERTY DISCLOSURE STATEMENT

ADDRESS: 13312 Highway 31
Meadow Creek
BC V0G 1N0

4. BUILDING (continued)

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>DO NOT KNOW</th>
<th>DOES NOT APPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

S. Was the building constructed by an "owner builder," as defined in the *Homeowner Protection Act*, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)

T. Is this building covered by home warranty insurance under the *Homeowner Protection Act*?

U. Is there a current "EnerGuide for Houses" rating number available for these premises?
   (i) If yes, what is the rating number? ____________
   (ii) When was the energy assessment report prepared?
        ____________________ (DD/MM/YYYY)

V. To the best of your knowledge, has the premises been tested for radon?
   (i) If yes, was the most recent test:
      - [ ] short term or [ ] long term (more than 90 days)
      - Level: ____________ [ ] bq/m³ [ ] pCi/L
      - On ____________________ date of test (DD/MM/YYYY)

W. Is there a radon mitigation system on the Premises?

   (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?

5. GENERAL

A. Are you aware if the Premises have 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 Premises?
   For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.

C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the *Heritage Conservation Act* or under municipal legislation?

BUYER'S INITIALS

SELLER'S INITIALS

BC1007 REV. JAN 2023

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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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer’s choice.

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

LEGEND

- Buildings and improvements are depicted
- Contours are shown
- Boundaries are represented

Surveyor’s Name: [Blank]

Deposited in The Land Registry Office Nelson BC
This the day of January

Deputy Registrar

Plan No:

RCVD: 1998-02-05
RQST: 2022-06-16 09.28.10

Status: Filed
Plan #: NEP5334
App #: N/A
Ctrl #: [Blank]

LOT 881
100 Acre

PARCEL A
LOT 14226

L.14226
L.881
L.12415
L.257

LARDEAU-GERARD HIGHWAY

[Signatures and notes on the diagram]

Department of Highways

[Signature]
EXPENSES

Property Taxes:

2022

$ 2464.59

*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.
Area of Interest (AOI) Information
Area: 1.52 acres
Jul 4 2022 16:56:03 Eastern Daylight Time
## Cadastre - Legal Parcels

<table>
<thead>
<tr>
<th>#</th>
<th>Folio</th>
<th>PID</th>
<th>Site Address</th>
<th>Actual Use</th>
<th>Plan Number</th>
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<tr>
<td>1</td>
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<td>014-497-069</td>
<td>13312 HIGHWAY 31, RDCK REGION</td>
<td>Store(S) And Living Quarters</td>
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<table>
<thead>
<tr>
<th>#</th>
<th>LTO Number</th>
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<th>Block</th>
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<tbody>
<tr>
<td>1</td>
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<td>881</td>
<td>KOOTENAY</td>
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<table>
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<th>Lot Size</th>
<th>Lot Description</th>
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<tr>
<td>1</td>
<td>LOT 1 PLAN NEP5334 DISTRICT LOT 881 KOOTENAY LAND DISTRICT</td>
<td>1.88</td>
<td>ACRES</td>
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## Civic Address

<table>
<thead>
<tr>
<th>#</th>
<th>Folio</th>
<th>Unit Number</th>
<th>House Number</th>
<th>Street Name</th>
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<td>HWY 31</td>
<td>13312 HWY 31</td>
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## Electoral Areas

<table>
<thead>
<tr>
<th>#</th>
<th>Area Name</th>
<th>Director</th>
<th>Area(acs)</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Electoral Area D</td>
<td>Aimee Watson</td>
<td>1.52</td>
</tr>
</tbody>
</table>

The mapping information shown are approximate representations and should be used for reference purposes only.
13312 HIGHWAY 31 Rural BC V0G 1N0

PID 014-497-069
Registered Owner KR*
Legal Description LOT 1 DISTRICT LOT 881 KOOTENAY DISTRICT PLAN 5334
Plan NEP5334
Zoning
Community Plan(s) not in ALR

Year Built 1965
Lot Size 1.52 acres
Bathrooms -
Max Elev. 557.25 m
Floor Area -
TransitScore -

Structure
Bedrooms -
Dimensions -
Min Elev. 556.14 m
WalkScore 9 / Car-Dependent

ASSESSMENT
2022 % 2023
Building $157,000 18.28 $185,700
Land $81,800 -0.49 $81,400
Total $238,800 11.85 $267,100

APPRECIATION
Date ($) % Growth
Assessment 2023 $267,100 90.79
Sales History 15/08/2018 $140,000 -12.5
15/12/2003 $160,000 -

DEVELOPMENT APPLICATIONS
-

SCHOOL CATCHMENT
Elementary Secondary
Catchment 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.
Estimated Lot Dimensions and Topography

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

Max Elevation: 558.00 m | Min Elevation: 556.14 m | Difference: 1.86 m
FLOOD MAP

Legend
- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Stream and Shorelines
- Lakes and Rivers
- Slide Hazard
- Cadastre - Legal Parcels
- Slocon Valley GeoHazard
- Address Points
ZONING

ZONING REGULATIONS – This property has no zoning, but does have a Community Plan – AGRICULTURAL LAND RESERVE (ALR)

The ALR is a provincial land-use zone where agriculture is the priority use. The ALR comprises just 5% of BC’s total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land.

The Agricultural Land Reserve, Use, Subdivision and Procedure Regulations (the "ALR Regulation") identifies farm uses that are permitted outright, as well as other permitted uses and non-farm uses. ALR land owners who wish to pursue other uses or to subdivide their property must make an application under the Agricultural Land Commission Act (the "ALC Act") and secure approval from the ALC.

Common farming and ranching activities in the ALR include, but are not limited to:

- Raising livestock (cattle, bison, sheep, goats, hogs, horses)
- Livestock grazing
- Poultry production (chicken, turkeys, waterfowl)
- Dairy operations
- Apiculture
- Agroforestry
- Grapes
- Mushrooms
- Berries
- Tree Fruits
- Vegetables (field, greenhouse)
- Nuts
- Grains and oilseeds
- Forage crops
- Ornamentals (floriculture, horticultural, nursery crops)
- Green housing

Building to be built according to the RDCK Building Department permit process.
**Meadow Creek**

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

**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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Average Yearly Rainfall (mm)</td>
<td>698</td>
</tr>
<tr>
<td>Average Yearly Snowfall (cm)</td>
<td>188</td>
</tr>
<tr>
<td>Highest Average Temperature (°C)</td>
<td>25</td>
</tr>
<tr>
<td>Lowest Temperature (°C)</td>
<td>-5</td>
</tr>
</tbody>
</table>
COMMUNITY INFORMATION

Meadow Creek Spawning Channel
The spawning channel is open to the public for the duration of the spawning season, unless there is unusually high bear activity. Walkways and an interpretive site allow visitors the opportunity to learn about this wonder of nature. It is located 4 km north of Meadow Creek off Highway 31. The gate is open from 10am-2pm, daily, from late August to early October. If gate is closed, there is no access that day (please respect as this is usually due to high bear activity and is for your own safety).

Duncan Dam
Kootenay Lake was dammed in 1967. The Duncan Dam, a 40 metre earthfill dam with no power generation facilities, was the first of the three Columbia River Treaty dams to be built in the Canadian section of the Columbia River Basin. It was designed to control the flow of water from the Duncan River into Kootenay Lake. The Duncan is the tributary that provides about 13% of the water flowing into Kootenay Lake. As the dam neared completion, the valley bottom was cleared of large trees, the original residents of the community of Howser displaced, and some farms and orchards were flooded. When the water began to rise and fill the new reservoir, the original Duncan Lake increased in size from 25 km to 45 km in length.

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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.

Weather
<table>
<thead>
<tr>
<th>Average Yearly Rainfall (mm): 698</th>
<th>Average Yearly Snowfall (cm): 188</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Highest Temperature (c): 25</td>
<td>Average Lowest Temperature (c): -5</td>
</tr>
</tbody>
</table>
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.


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