

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

247 FULL MOON
RD ROSEBERY
HIGHLANDS, BC

\$129,000



DETAILS

Just over half acre lot with lake view for sale in Rosebery Highlands Subdivision. About 10 mins out of New Denver, this subdivision has paved roads and services available for connection. If you can't find the perfect view property in the New Denver area this may be a great option!

MLS: 2461286 Size: 0.64 acres

Services: community water user's utility, septic (permit required), hydro, telephone and satellite tv available

TITLE

TITLE SEARCH PRINT

2021-09-13, 14:23:19

File Reference:

Requestor: Kul Nijjar

Declared Value \$61000

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 CA2848946
From Title Number CA2848945

Application Received 2012-10-31

Application Entered 2012-12-24

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

NEW DENVER, BRITISH COLUMBIA
V0G 1S0

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area

Description of Land

Parcel Identifier: 027-660-460

Legal Description:

STRATA LOT 6 DISTRICT LOT 4874 KOOTENAY DISTRICT STRATA PLAN NES3532
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 NONE

Charges, Liens and Interests

Nature:

RIGHT OF WAY

Registration Number:

48382D

Registration Date and Time:

1957-04-09 15:25

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA

PART RIGHT OF WAY PLAN 12339

COMMON PROPERTY

COMMON PROPERTY SEARCH PRINT

2021-09-13, 14:23:19

File Reference:

Requestor: Kul Nijjar

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

| | |
|-------------------------------------|--|
| Land Title District | NELSON |
| Land Title Office | NELSON |
| | |
| Common Property Strata Plan | NES3532 |
| | |
| Transfers | NONE |
| | |
| Legal Notations | NONE |
| | |
| Charges, Liens and Interests | |
| Nature: | RIGHT OF WAY |
| Registration Number: | 48382D |
| Registration Date and Time: | 1957-04-09 15:25 |
| Registered Owner: | BRITISH COLUMBIA HYDRO AND POWER AUTHORITY |
| Remarks: | INTER ALIA PART RIGHT OF WAY PLAN 12339 |
| | |
| Nature: | EASEMENT |
| Registration Number: | LB238310 |
| Registration Date and Time: | 2008-09-10 11:05 |
| Remarks: | INTER ALIA APPURTENANT TO LOT B PLAN NEP87468 (SEE PLAN AS TO LIMITED ACCESS) |
| | |
| Nature: | PRIORITY AGREEMENT |
| Registration Number: | LB238311 |
| Registration Date and Time: | 2008-09-10 11:05 |
| Remarks: | GRANTING LB238310 PRIORITY OVER LB67358 AND LB67359 |
| | |
| Nature: | EASEMENT |
| Registration Number: | LB238312 |
| Registration Date and Time: | 2008-09-10 11:05 |
| Remarks: | INTER ALIA APPURTENANT TO DL 4874 KD EXCEPT (1) PARCEL A (SEE K20364) AND (2) PLANS R131, 9676, NEP20686, NEP21124, NEP23566, NEP75432 AND NEP87468 |
| | |
| Nature: | PRIORITY AGREEMENT |
| Registration Number: | LB238313 |
| Registration Date and Time: | 2008-09-10 11:05 |
| Remarks: | GRANTING LB238312 PRIORITY OVER LB67358 AND LB67359 |

COMMON PROPERTY

COMMON PROPERTY SEARCH PRINT

2021-09-13, 14:23:19

File Reference:

Requestor: Kul Nijjar

Nature: RENT CHARGE
Registration Number: LB238320
Registration Date and Time: 2008-09-10 11:06
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY
Transfer Number: CA2634017
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: LB238321
Registration Date and Time: 2008-09-10 11:06
Remarks: GRANTING LB238320 PRIORITY OVER LB67358 AND LB67359

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB238351
Registration Date and Time: 2008-09-10 11:09
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY
Transfer Number: CA2634018

Nature: COVENANT
Registration Number: LB238352
Registration Date and Time: 2008-09-10 11:09
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA
AS TO PHASE 2

Nature: PRIORITY AGREEMENT
Registration Number: LB238353
Registration Date and Time: 2008-09-10 11:09
Remarks: GRANTING LB238352 PRIORITY OVER LB67358 AND LB67359 - A MORTGAGE AND ASSIGNMENT OF RENTS REGISTERED ON THE TITLES OF THE STRATA LOTS

Nature: STATUTORY BUILDING SCHEME
Registration Number: LB246001
Registration Date and Time: 2008-10-03 10:34
Remarks: INTER ALIA
AS TO PHASE 2

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB259087
Registration Date and Time: 2008-11-18 09:52
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. A0055547

COMMON PROPERTY

COMMON PROPERTY SEARCH PRINT

2021-09-13, 14:23:19

File Reference:

Requestor: Kul Nijjar

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB262622
Registration Date and Time: 2008-12-01 14:36
Registered Owner: TELUS COMMUNICATIONS INC.
Remarks: INTER ALIA
AS TO PHASE 2

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB389955
Registration Date and Time: 2010-06-07 13:27
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY
Transfer Number: CA2634019
Remarks: INTER ALIA
AS TO PHASE 2

Nature: PRIORITY AGREEMENT
Registration Number: LB389956
Registration Date and Time: 2010-06-07 13:27
Remarks: GRANTING LB389955 PRIORITY OVER LB67358 (A MORTGAGE REGISTERED ON THE TITLES OF THE STRATA LOTS)

Nature: EASEMENT
Registration Number: LB389957
Registration Date and Time: 2010-06-07 13:27
Remarks: INTER ALIA
AS TO PHASE 2
APPURTENANT TO DISTRICT LOT 4874 KOOTENAY DISTRICT EXCEPT (1) PARCEL A (SEE K20364) AND (2) PARTS INCLUDED IN PLANS R131, 9676, NEP20686, NEP21124, NEP23566, NEP75432 AND NEP87468

Nature: PRIORITY AGREEMENT
Registration Number: LB389958
Registration Date and Time: 2010-06-07 13:27
Remarks: GRANTING LB389957 PRIORITY OVER LB67358 (A MORTGAGE REGISTERED ON THE TITLES OF THE STRATA LOTS)

Nature: PRIORITY AGREEMENT
Registration Number: LB391407
Registration Date and Time: 2010-06-07 13:27
Remarks: GRANTING LB389955 PRIORITY OVER LB67359 (AN ASSIGNMENT OF RENTS REGISTERED ON THE TITLES OF THE STRATA LOTS)

COMMON PROPERTY

COMMON PROPERTY SEARCH PRINT

2021-09-13, 14:23:19

File Reference:

Requestor: Kul Nijjar

Nature: PRIORITY AGREEMENT
Registration Number: LB391408
Registration Date and Time: 2010-06-07 13:27
Remarks: GRANTING LB389957 PRIORITY OVER LB67359 (AN ASSIGNMENT OF RENTS REGISTERED ON THE TITLES OF THE STRATA LOTS)

Nature: EASEMENT
Registration Number: LB392344
Registration Date and Time: 2010-06-18 14:47
Remarks: APPURTENANT TO LOT A PLAN NEP87468 EX: STRATA PLAN NES3532 (PHASES 1 & 2)

Nature: EASEMENT
Registration Number: LB392345
Registration Date and Time: 2010-06-18 14:47
Remarks: APPURTENANT TO DL 4874 KOOTENAY DISTRICT EX:
(1) PARCEL A (SEEK20364)
(2) PARTS INCL IN PLANS R131, 9676, NEP20686, NEP21124, NEP23566, NEP75432 & NEP87468

Miscellaneous Notes: NONE

SURVEY



SURVEY

PHASED BARE LAND STRATA PLAN OF PART OF LOT A, DISTRICT LOT 4874, KOOTENAY DISTRICT, PLAN NEP87468 EXCEPT STRATA PLAN NES3532 (PHASE 1)

PLAN NES3532
PHASE 2

Deposited and registered in the Land Title Office at Kamloops, B.C.
this 07 day of June 2010

A. Brace
L.S. 38999 Registrar LA

Approved as Phase 2 of a 5 phase bare land strata plan under section 224 of the Strata Property Act
Dated this 26 day of MAY 2010

[Signature]
Signature of Approving Officer for the Ministry of Transportation and Infrastructure

MOTI File No. 02-010-20115

Approved as a bare land strata plan under Section 243 of the Strata Property Act and Section 18 of the Regulations
Dated this 26 day of MAY 2010

[Signature]
Approving Officer for the Minister of Transportation and Infrastructure

BCGS 82K.003

SCALE 1: 1000



Distances are in metres

Bearings are astronomic derived from Plan NEP87468

The intended plot size of this plan is 560 mm in width by 864 mm in height (D size) when plotted at a scale of 1:1000.

LEGEND:

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- DENOTES STANDARD CAPPED POST FOUND

NELSON - TRAIL ASSESSMENT DISTRICT.
CIVIC ADDRESS: 5380 HIGHWAY 8

REGISTERED OWNER:

[Signature]
Choir Smith
Printed Name in Full
2-607 Baker St
Nelson, BC V1L 9J3
Occupation: *Laundry Business - Self*

MORTGAGEE AND ASSIGNMENT OF RENTS:
Bank of Montreal

[Signature]
Authorized Signatory
Chris Kehoe
Printed Name in Full
[Signature]
Authorized Signatory
Robert Bleier
Printed Name in Full

[Signature]
Witness to both Signatures
CATHY LYNN FERGUSON
Printed Name in Full

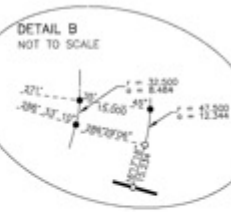
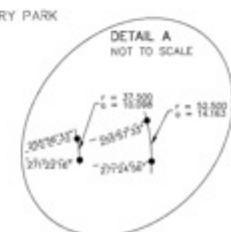
1304 ROBERTSON AVE
Nelson BC V1L 1K4
Occupation: *Commercial Account Manager*

WARD ENGINEERING AND LAND SURVEYING LTD.

1214 Seventh Street Nelson, British Columbia V1L 7C2
Tel: (250) 354-1860 Fax: (250) 354-1870
P.L.C. 08-078 DRNGING 08-03944532



2 3 3 4



This plan lies within the Regional District of Central Kootenay.
I, Peter Ward, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct.
The field survey was completed on the 26th day of January, 2010. The plan was completed and checked, and the checklist filed under #109075, on the 17th day of April, 2010.

[Signature]
Peter Ward F.Eng. B.C.L.S.

ORIGINAL

TAX ASSESSMENT

247 FULLMOON RD ROSEBERY

Area-Jurisdiction-Roll: 21-710-02135.140



Favourite



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Total value **\$73,500**

2021 assessment as of July 1, 2020

| | |
|---------------------|----------|
| Land | \$73,500 |
| Buildings | \$0 |
| Previous year value | \$80,000 |
| Land | \$80,000 |
| 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 | .64 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 6 Plan NES3532 District Lot 4874 Land District 26 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-660-460

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

| |
|------------|
| Width |
| Length |
| Total area |

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: September 14 2021

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 247 Fullmoon Road (Rosebery) New Denver BC V0G 1S0 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) Barn(s) Shed(s)
 Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers 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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

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

| 1. LAND | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------|----------------|
| A. Are you aware of any past or present underground oil storage tank(s) in or on the Development? | | X | | |
| B. Are you aware of any existing tenancies, written or oral? | | X | | |
| C. Are you aware of any current or pending local improvement levies/charges? | | X | | |
| D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body? | | X | | |
| 2. SERVICES | | | | |
| A. Indicate the water system(s) the Development uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <u>RD CK, Gov.</u> <i>Note: Private and Well Water Systems include pumps and other diversions.</i> | | | | |
| B. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions): | | | | |
| (i) Did use of the well or water system commence on or before February 29, 2016? | | | | X |
| (ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)? | | | | X |
| C. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the Water Sustainability Act (British Columbia)? | | | | X |
| D. Are you aware of any problems with the water system? | | X | | |
| E. Are you aware of any problems with the sanitary sewer system? | | X | | |
| 3. BUILDING Respecting the Unit and Common Property | | | | |
| A. Has a final building inspection been approved or a final occupancy permit been obtained? | | | | X |
| B. Has the fireplace, fireplace insert, or wood stove installation been approved: | | | | |
| (i) By local authorities? | | | | X |
| (ii) Received WETT certificate? _ | | | | X |

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PROPERTY DISCLOSURE STATEMENT

September 14 2021

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

247

Fullmoon Road(Rosebery)

New Denver

BC V0G 1S0

| 3. BUILDING Respecting the Unit and Common Property. (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----|----|-------------|----------------|
| C. (i) Has this Unit been previously occupied? | | | | X |
| (ii) Are you the "owner developer" as defined in the Strata Property Act? | | X | | |
| D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.? | | X | | |
| E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.? | | X | | |
| F. Are you aware of any structural problems with any of the buildings in the Development? | | X | | |
| G. Are you aware of any problems with the heating and/or central air conditioning system? | | X | | |
| H. Are you aware of any damage due to wind, fire or water? | | X | | |
| I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats? | | X | | |
| J. Are you aware of any leakage or unrepaired damage? | | X | | |
| K. Are you aware of any problems with the electrical or gas system? | | X | | |
| L. Are you aware of any problems with the plumbing system? | | X | | |
| M. Are you aware of any pet restrictions? | | X | | |
| N. Are you aware of any rental restrictions? | | X | | |
| O. Are you aware of any age restrictions? | | X | | |
| P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments. | | X | | |
| Q. Are you aware of any special assessment(s) voted on or proposed? | | X | | |
| R. Have you paid any special assessment(s) in the past 5 years? | | X | | |
| S. 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 Unit? | | X | | |
| T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit? | | X | | |
| U. Are you aware of any problems with the swimming pool and/or hot tub? | | X | | |
| V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer? | | X | | |
| W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property? | | X | | |
| X. Was this Unit 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. | | X | | |
| Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act? | | X | | |
| Z. Is there a current "EnerGuide for Houses" rating number available for this this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____ | | X | | |
| AA. Nature of Interest/Ownership: Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input checked="" type="checkbox"/> Cooperative <input type="checkbox"/> | | | | |
| BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____ | | | | |
| CC. If self managed: Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____ | | | | |

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PROPERTY DISCLOSURE STATEMENT

September 14 2021

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

247

Fullmoon Road (Rosebery)

New Denver

BC V0C 1S0

| 3. BUILDING Respecting the Unit and Common Property. (continued) | | | | | | | | | | | |
|---|--|--|--|-----|----|-------------|----------------|-----------------------|----------------|-------------|----------------|
| DD. Are the following documents available? | | | | | | Yes | No | Can be obtained from: | | | |
| Bylaws | | | | | | | | From Strata Council. | | | |
| Rules/Regulations | | | | | | | | | | | |
| Year-to-date Financial Statements | | | | | | | | | | | |
| Current Year's Operating Budget | | | | | | | | | | | |
| All Minutes of Last 24 Months Including Council, Special and AGM Minutes | | | | | | | | | | | |
| Engineer's Report and/or Building Envelope Assessment | | | | | | | | | | | |
| Strata Plan | | | | | | | | | | | |
| Depreciation Report | | | | | | | | | | | |
| Reserve Fund Study | | | | | | | | | | | |
| Summary of Insurance Coverages (including premium) | | | | | | | | | | | |
| EE. What is the monthly strata fee? \$ | | | | | | | | | | | |
| Does this monthly fee include: | | | | YES | NO | DO NOT KNOW | DOES NOT APPLY | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| Management? | | | | | | | | | | | |
| Heat? | | | | | X | | | | | X | |
| Hot Water? | | | | | X | | | | | X | |
| Gas Fireplace? | | | | | X | | | | | | |
| Garbage? | | | | | X | | | | | X | |
| Sewer? | | | | | X | | | | | X | |
| FF. (i) Number of Unit parking stalls included _____ and specific numbers _____ | | | | | | | | | | | |
| (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> | | | | | | | | | | | |
| (b) Common Property? <input type="checkbox"/> | | | | | | | | | | | |
| (c) Rented? <input type="checkbox"/> | | | | | | | | | | | |
| (d) Long Term Lease? <input type="checkbox"/> | | | | | | | | | | | |
| (e) Other? <input type="checkbox"/> | | | | | | | | | | | |
| GG. (i) Storage Locker? _____ Yes <input type="checkbox"/> No <input type="checkbox"/> Number(s) _____ | | | | | | | | | | | |
| (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> | | | | | | | | | | | |
| (b) Common Property? <input type="checkbox"/> | | | | | | | | | | | |
| (c) Rented? <input type="checkbox"/> | | | | | | | | | | | |
| (d) Long Term Lease? <input type="checkbox"/> | | | | | | | | | | | |
| (e) Other? <input type="checkbox"/> | | | | | | | | | | | |
| | | | | | | YES | NO | DO NOT KNOW | DOES NOT APPLY | | |
| HH. Has the Unit been tested for radon? | | | | | | | | | | | |
| (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Unit? | | | | | | | | | | | |
| Unit: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY) | | | | | | | | | | | |
| | | | | | | | | | X | | |
| II. Has the Common Property been tested for radon? | | | | | | | | | | | |
| (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Common Property? | | | | | | | | | | | |
| Common Property: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY) | | | | | | | | | | | |
| | | | | | | | | X | | | |
| JJ. Have the Lands been tested for radon? | | | | | | | | | | | |
| (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Lands? | | | | | | | | | | | |
| Lands: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY) | | | | | | | | | | | |
| | | | | | | | | X | | | |

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BC1003 REV. SEPT 2020

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PROPERTY DISCLOSURE STATEMENT

September 14 2021

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

247

Fullmoon Road (Rosebery)

New Denver BC V0G 1S0

3. BUILDING Respecting the Unit and Common Property. (continued)

| | | | | |
|--|------------|-----------|--------------------|-----------------------|
| KK. Is there a radon mitigation system in the Unit? | | X | | |
| (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit? | | X | | |
| LL. Is there a radon mitigation system for the Common Property? | | X | | |
| (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property? | | X | | |
| MM. Is there a radon mitigation system for the Lands? | | X | | |
| (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Lands? | | X | | |
| 4. GENERAL | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances? | | X | | |
| 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> | | X | | |
| C. Are you aware if the Development, or any portion of the Development, is designated or proposed for designation as a "heritage site" or "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation? | | X | X | |

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

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PROPERTY DISCLOSURE STATEMENT

September 14 2021

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 247 Fallmoon Road (Rosebery) New Denver BC V0G 1S0

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1.

Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

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 Development and, if desired, to have the Development 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)

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 Unit or the Development.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. SEPT 2020

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EXPENSES

STRATA Fees:

2021

\$451



Rosebery Water:

2021

\$790.90 / year



WATER SYSTEM

2021 Drinking Water Rates

\$1,079 Single Family Dwelling (including mobile and manufactured homes not in a mobile home park)

\$514 Parcel Tax

\$1,393 Total water utility cost per year, a 3.8% increase from 2020



- Meeting Provincial (i.e. Ontario Health) and Federal Drinking Water Regulations
- Water recycling, water conservation education programs, public information, customer communications
- Billing, grant applications, water licensing, bylaw amendments, public consultations, capital project planning, new development/ water service requests
- Water treatment operations and maintenance, testing and monitoring, distribution system maintenance, service repair and installation, cross connection control
- Financial planning and asset renewal, infrastructure records tracking and maintenance, risk and liability assessments for distribution systems

What it takes to deliver safe drinking water to your tap

New Notifications Service

The Regional District is pleased to announce it is using Voyent Alert! Service for both water system and emergency related notifications.

Sign up for FREE to receive important information on your water system via text, email, or phone call by visiting rdck.ca/water and clicking on the link provided, or installing the Mobile App "Voyent Alert!" from the App Store or Google Play.

For assistance in signing up, please call 1.833.223.2662.

Contact Us

For billing inquiries:
250.428.2612 or 1.833.223.2662
WaterFinance@rdck.bc.ca

For water system emergencies 24/7:
250.352.1504

General RDCK water system inquiries:
1-800-268-7325 ext. 8171, (250) 352-8171
WaterContact@rdck.bc.ca

For current water advisories, water conservation tips, the RDCK water bylaw and more: www.rdck.ca/water



rdck.ca

Phone: 250.352.6665 | Email: info@rdck.ca
Toll Free: 1.800.268.7325 (BC)



2021 Water System Information Rosebery Highlands



rdck.ca



New well pump house piping

About Your Water System

The Rosebery Highlands water system is located in a subdivision above the community of Rosebery, north of the Village of New Denver, and within RDCK Electoral Area H. It services 6 active connections, with an additional 15 serviceable lots located within water service area. The system was constructed in 2007 and became a RDCK service in 2012.

The Rosebery Highlands water system draws water from a deep well and utilizes chlorine disinfection for water treatment. The system includes a 275,720 liter concrete reservoir

The distribution system consists of new 150mm diameter PVC mains. Dead-end mains in cul-de-sacs are 100mm diameter. 100mm diameter lines reduce the opportunity for stagnation of water in the mains. All dead-ends are equipped with stand pipes to allow flushing of the distribution lines.



Xeriscape garden at Crescent Valley Regional Park

System News

The RDCK would like to remind customers to limit water use to essential use only during extended power outages as there is no back-up power source for the well pump.

Capital Upgrades Completed

- Well pump house pipe replaced
- New chlorine analyser installed
- Cellular remote access for chlorine analyser alarms

Future Planned Upgrades

- Central scada intermigration (2021).
- Sampling station install (2021)

Water Conservation

Water conservation helps to protect and preserve our drinking water sources and ensure they are sustainable into the future. By lowering water demand, communities can mitigate the cost of water system operations and maintenance, and extend the life of their existing infrastructure.

From June 1 to September 30, Stage 1 measures go into effect every year regardless of seasonal weather patterns. The RDCK may, upon notification, impose further water conservation measures (Stages 2-4) as necessary.

Ways to reduce your water use

- Drip irrigation/soaker hoses
- Rain harvesting
- Grass alternatives/Xeriscaping
- Low-flow shower heads
- Dual-flush toilets
- Front load wash machines
- Water wise tooth brushing/hand washing

Water quality is good

ROSEBERY HIGHLANDS

SCHEDULE OF RESTRICTIONSA. Definitions

"**Accessory Building**" means a structure or building, including a garage but excluding a temporary structure covered in plastic, which is approved for construction by the Developer but not for the purpose of human habitation unless specifically stated.

"**Agricultural Facility**" means a facility for the growing, rearing, producing and/or harvesting of agricultural products, including, without limitation, the rearing of livestock; feedlots, mink farms, mushroom farms, poultry farms, pig farms and fish farms.

"**Automotive Repair, Service and Sales**" means the repair, servicing or sale of any motor vehicle, whether conducted in a building, any part of a building or upon any un-built or open portion of any Lot.

"**Bed & Breakfast (B&B)**" means a residence occupied by the owner thereof in which not more than three bedrooms are rented to paying customers on a short-term overnight basis with not more than one meal served daily before noon.

"**Building Permit**" means a permit to construct as issued by the Regional District of Central Kootenay ("RDCK") and which permit allows the permittee to proceed with construction according to the plans submitted to and approved by the RDCK.

"**Building Plans**" means those plans and specifications submitted by an Owner for approval by the Developer prior to construction of any improvements on any Lot.

"**Common Property**" means those areas shown as common property, including the Lane, on Plan NES 3532.

"**Completion**" or "**Substantial Completion**" of a Single Family Residence means that state of completion whereby the Developer has provided its approval in writing of such completion and the RDCK has issued a Final Inspection containing either no conditions to be satisfied or, if conditions are expressed, all shall be able to be, and shall be, satisfied within three (3) months thereafter.

"**Day Care Facility**" means a facility providing childcare for a fee to children of persons other than the Owner of the Lot on which the facility is located (facility in this instance may mean all or part of a Single Family Residence) and which may also mean someone providing supervision to others according to the Community Care Facility Act of BC.

STRATA RESTRICTIONS

"Developer" means Bergevin Developments Inc., its successor and assigns and any of its authorized agents.

"Farm Animals" means horses, cattle, sheep, goats, swine, mink, poultry or rabbits.

"Final Inspection" means a notice issued by the RDCK indicating:

- a) approval of construction which has been the subject of a Building Permit issued by the RDCK, or
- b) deficiencies in construction, which may or may not require correction prior to final approval of such construction.

"Front Yard" means that portion of each Lot between the residence located thereon and the Lane.

"Home Occupation" means a use accessory to a residential use where an Owner carries on an occupation, profession, hobby or craft, which does not unreasonably interfere with the residential use and enjoyment of the Owner's Lot and the other Lots

"Junkyard" means an area where old or used materials including but not limited to metals, paper, rags, rubber tires, bottles, vehicles or vehicle parts are bought, sold, exchanged, stored, collected, baled, packed, disassembled or handled.

"Kennel" means a building, structure, compound, group of pens or cages or property where more than two dogs or cats are, or are intended to be, trained, cared for, bred, treated for medical ailments, boarded or kept.

"Lane" means that area shown as Common Property roadways on Plan NES 3532.

"Lot" means any one of the registered Bare Land Strata Lots as shown on Plan NES 3532.

"Mobile Home" means a pre-manufactured dwelling unit (which may be manufactured under CSA Standard Z240) that is suitable for year-round occupancy and is designed to be moved along a highway to a site and which includes those types of dwellings that are commonly advertised for sale and referred to as "mobile homes".

"Modular Home" means a pre-manufactured dwelling (which may be manufactured according to the National Building Code) that is constructed at a factory and then moved, in one or more parts, onto a permanent foundation.

"Owner" means a person or entity registered as the legal owner of a Lot and their respective successors in title.

"Owners" means every Owner.

"Recreational Vehicle" (RV) means a vehicle; trailer, coach, motor-home, structure or conveyance designed to travel or to be transported on the highways and constructed or equipped to be used as a temporary living or sleeping quarter by travellers.

STRATA RESTRICTIONS

"Single Family Residence" or "Residence" means a building consisting of one dwelling unit, which is occupied or intended to be occupied as a residence.

"Storage Yard" means an outside area where construction materials and equipment, solid or liquid fuels, lumber, metal or other building materials, stone products, public service vehicles and equipment are stored, collected, baled, piled, handled, sold or distributed.

"Strata Corporation" means the strata corporation established pursuant to the Strata Property Act of British Columbia, or any successor legislation, upon the filing of the plans creating the Lots in the Kamloops/Nelson Land Title Office.

"Transition House" means a Single-Family Residence intended to be occupied by women and children in need that provides temporary accommodation, care, supervision and guidance.

"Veterinary Clinic" means a facility designed for the care and treatment of animals.

"Welding Shop" means a facility for the welding of metals and which includes, without limitation, a building or area of land used for the commercial fabrication, storage, repair or modification of any metal part or object.

"Wood Manufacturing Facility" means a facility for manufacturing of wood products and which includes, without limitation, a sawmill, planer mill, lumber re-manufacturing plant, log storage yard or shake-mill.

B. Single Family Residences

1. The Developer shall only permit the construction of one Single-Family Residence per Lot and each such Residence unless otherwise approved by the Developer, shall include a two-car garage, detached or otherwise.
2. The Developer will not permit the construction of:
 - a) duplexes or other multi-family dwellings, ✓
 - b) separate residences or suites in basements, garages or other outbuildings intended to be occupied as living quarters, or
 - c) temporary residences or cabins. ✓
3. No Owner shall permit a used dwelling, existing dwelling or Modular Home to be located or placed on any Lot. ✓
4. No Owner shall permit a Mobile Home or Recreational Vehicle to be used as a temporary or permanent residence on any Lot provided that an owner may use a motorhome or RV as a temporary residence for one period not exceeding six (6) months while the owner is constructing a residence on the Lot. ✓

STRATA RESTRICTIONS

C. Site Requirements

1. The Owner shall ensure that:
 - a) cut slopes and backfills are minimized and do not adversely affect adjacent Lots,
 - b) foundation excavations are filled back,
 - c) excess soil is removed from the site after construction,
 - d) landscaping and other site changes do not interrupt the drainage pattern of the Lot or adjacent Lots, and
 - e) upon completion of landscaping, there is a smooth finished grade or ground level transition with the adjacent Lots.

D. Size And Height

1. For the purpose of calculating dimensions of Single Family Residences, the living area square footage of a Residence shall be calculated exclusive of any garage, covered extension, patio, porch, or other Accessory Building.
2. The main floor living area of a single level residence shall be not less than 1250 square feet and for a multi-level residence the main floor living area shall be not less than 900 square feet. The Developer must approve other floor dimensions.
3. In general all residences and structures shall be located so as to minimize their impact on the views from the building sites on uphill Lots. Specifically, residences and structures on Lots 2, 3, 4, 5, 6, 7 and 8 shall not exceed twelve (12) vertical feet above the centre line of the Lane and on Lots 10 and 11 shall not exceed three (3) vertical feet above the northern boundary of those Lots. Similarly all vegetation on Lots shall be maintained to meet the foregoing criteria for residences and structures. The Developer shall refuse to approve any other design of residences for these Lots unless the Developer shall be satisfied that any such design does not exceed the height restriction referred to above.
4. The height of all Accessory Buildings shall not exceed the height of the Residence on each such Lot.

E. Construction Guidelines

1. Construction of each Residence must be Substantially Complete prior to occupancy thereof. All exterior finishing shall be completed within six (6) months of initial occupancy.
2. All buildings must be set back at least 15 feet from the Lane, and at least 10 feet from all other property boundaries of the Lot.

STRATA RESTRICTIONS

3. Decks and balconies shall, as much as reasonably possible, attempt to maintain the privacy of neighbouring Lots.
4. Retaining walls will be less than 4 feet in height above the finished grade of the Lot, and must be constructed of pressure treated timber (excluding treated railway ties), concrete, rock, stone or brick.
5. Exposed concrete foundation walls should not exceed an average of 2 feet above the finished grade.
6. Within twelve (12) months of Completion, all Lots shall have a finished driveway surface of gravel (commonly referred to as "road gravel"), interlocking pavers, asphalt, exposed aggregate, concrete or a combination thereof. Pit-run gravel shall not be permitted as a finished product.
7. Overhead lines, antennae or mast poles, electrical or otherwise, are not permitted on any Lot.
8. Exterior light fixtures shall be located and directed so as to minimize undue glare or illumination of adjacent Lots. Widespread, and all night yard lighting with mercury vapour or other similar bulbs are not permitted.

F. Roofing Materials

1. The roofing material for all structures located on the Lots must be cedar shake, asphalt/fibreglass shingle, tar & gravel, concrete, tile or coloured metal.

G. Exterior Finishing

1. The exterior cladding of any Residence or Accessory Building must be finished in materials consisting of one of:
 - a) timber framing (post and beams) in combination with cedar siding, stucco, hardi-plank, brick or stone, where "hardi-plank" or another approved trade-name means a manufactured exterior siding consisting of a mixture of concrete and wood pulp, "cedar siding" means cedar siding that is finished with a solid or semi-transparent stain and, "stucco" means stucco that is properly sealed to prevent discolouration, or
 - b) cedar siding with stucco, brick or stone, or a combination of stucco and brick or stone, or
 - c) natural coloured vinyl siding, but only in combination with stucco, stone or brick where the vinyl siding comprises a minimal (not more than 25%) component of the exterior finishing, or
 - d) logs.
2. If any cedar or vinyl siding is used in accordance with restriction G. 1 above, it shall be installed either horizontally or vertically and in no other manner.

STRATA RESTRICTIONS

3. No Owner shall use aluminium siding or vinyl siding as the primary exterior finish of any structure located on a Lot.

H. Exterior Colours

1. Only the following colour schemes shall be acceptable:
 - a) natural low contrast: natural colour wood stain (solid or semi-transparent) with blending trim colour,
 - b) natural high contrast: natural colour wood stain (solid or semi-transparent) with contrasting trim colour; and
 - c) heritage colours: subdued pastel colours with contrasting trim colour.

I. Facias, Soffits, Gutters and Trim

1. All fascias and soffits shall be colour coordinated and made of cedar or aluminium.
2. All gutters shall be colour coordinated and made of aluminium or other approved material. A gutter constructed from a one-piece colour matching aluminium gutter may be combined with wood fascia boards.
3. All door trims shall be finished in timber, brick, stone or cedar.
4. All window boards shall be finished in timber, brick, stone or cedar.

J. Landscaping

1. The Owner shall prepare a landscape design plan and submit such plan to the Developer for approval prior to commencing any landscape works on any Lot. Subsequent thereto, prior to making any significant changes to such approved landscape plan, the Owner shall again submit such changes for approval by the Developer.
2. The Developer may provide typical landscape plans to assist the Owner in preparing such plans.
3. Owners shall remove dangerous and dead trees in favour of shrubbery and ornamental trees.
4. Vegetable gardens shall not be located in the Front Yard of any Lot.
5. No yard shall remain un-landscaped (i.e. in its natural state) for a period exceeding twelve (12) months after Substantial Completion of the Residence.
6. Landscape plans are to be implemented only after being approved by the Developer.

K. Fencing

1. No fence shall be constructed higher than 6 feet above ground.
2. Fencing is not permitted in the Front Yard of any Lot.

STRATA RESTRICTIONS

3. Fences shall not be constructed of any barbed wire, electric wire or plywood.
4. Childproof fences shall be constructed around outdoor swimming pools in accordance with applicable building codes.

L. Time For Completion

1. The construction of any Residence, Accessory Building, or other improvements on a Lot must commence within twelve (12) months of the date of granting approval of the Building Plans and specifications, otherwise such approval shall be deemed to have expired and be of no force or effect and the Owner will be required to resubmit such Building Plans or new Building Plans for reapproval.
2. Construction of the approved Residence, Accessory Building, landscaping or other improvements will proceed diligently and continuously from commencement of construction until completion thereof, which will not be later than twelve (12) months from the date of commencement of construction, or as otherwise approved by the Developer.
- * 3. In the event of a delay of the commencement of construction on any Lot exceeding twelve months from the date of purchase of such Lot, the Owner thereof shall be responsible to maintain the Lot free of noxious weeds, or the Developer may perform such maintenance at the Owner's expense.

M. Animals and Pets

1. No more than two dogs shall be kept on any Lot, none of which shall be Rotweillers or Pitbulls.
2. No more than two cats shall be kept on any Lot.
3. No Farm Animals shall be kept on any Lot.
4. No organized or commercial breeding of any animal or domestic pets shall be allowed on any Lot.
5. No Kennel facilities shall be permitted on any Lot.

N. Vehicles

1. Not more than one RV or boat shall be stored outside a building on any Lot.
2. Owners shall habitually park or store all other ancillary vehicles including motorcycles, snowmobiles, ATV's, or other boats and RV's in approved buildings located on their respective Lots.

STRATA RESTRICTIONS

3. Trucks in excess of one (1) ton capacity or commercial vehicles of any kind, and in particular (but without limitation) logging trucks, dump trucks or transport trucks shall not be parked or stored on any Lot.
4. Construction equipment including bulldozers, excavators, backhoes or the like shall not be parked or stored on any of the Lots, except during the course of continuous and active construction on such Lot and only as necessary for the construction of structures of such Lot.

O. Home Occupations

1. Home occupations are permitted provided that the business activity is primarily conducted within the Residence or an Accessory Building, that such business activity does not use a floor area of such Residence or Accessory Building in excess of 200 square meters and that there is normally not more than one client of the business present at any one time.
2. The Home Occupation shall not display a sign larger than three by five feet on the Lot and no sign shall be lit between the hours of 10:00 PM and 7:00 AM.
3. Notwithstanding the permission of certain Home Occupations herein, there shall not be permitted to be operated or exist on any Lot any of the following uses:
 - a) Junkyard
 - b) Storage Yard
 - c) Agricultural Facility
 - d) Kennel
 - e) Veterinary Clinic
 - f) Day Care Facility
 - g) Wood Manufacturing Facility
 - h) Transition House
 - i) Welding or Machine Shop
 - e) Automotive Repair, Service & Sales

P. General Appearance and Maintenance

1. No Lot or improvements shall be in a state of disrepair, unsightly or untidy. Improvements thereon shall be maintained at all times in a neat and attractive condition.
2. No junk, waste or materials of any kind, intended for personal or commercial use, whatsoever shall be stored or accumulated in any exposed area of any Lot at any time.
3. Garbage receptacles, composting facilities, or firewood storage are permitted only if screened from view at all times. Nothing herein prohibits garbage containers from being placed temporarily at the roadside for scheduled pickup.
4. Garbage incinerators are not permitted on any Lot.
5. No Owner shall habitually permit the burning of yard debris, household garbage (suitable for burning) or construction debris.

STRATA RESTRICTIONS

6. No Owner shall cause swimming pool water, hot tub water or surface drainage water to enter the septic system.
7. Not more than two satellite dishes are permitted on any Lot. Any satellite dishes are limited to a maximum two-foot diameter and shall be placed discretely upon the Residence or Accessory Building.
8. All clotheslines and poles shall be located on Lots in such a position as to cause minimum sight obstruction to neighbours.
9. Billboards and signs are not permitted to be erected, posted, pasted or displayed upon or about any of the Lots or improvements located thereon with the exception of those indicating that the property is for sale, owner name & address signs, Home Occupation signs (in accordance with Part O hereof) or election campaign signs (which shall be removed within 48 hours of said election), and such election campaign signs are not to exceed a dimension of 18" x 30".

Q. Exception and Liability

1. The Developer may exempt any of the restrictions or stipulations relating to any of the Lots remaining unsold, including any restrictions or stipulations which may become binding on the Developer by virtue of this Statutory Building Scheme, provided that the Developer shall exercise this discretion reasonably and in keeping with the spirit and intent of this Statutory Building Scheme. If any Lot is exempted from some or all of the restrictions hereby created, the remaining Owners shall not be entitled to enforce those restrictions which are so exempted.
2. Any exemption by the Developer or its agent of any of the restrictions or stipulations relating to any of the Lots, including any restrictions or stipulations which may become binding on the Developer by virtue of this Statutory Building Scheme, shall be made in writing and the Owners shall be provided notice thereof.

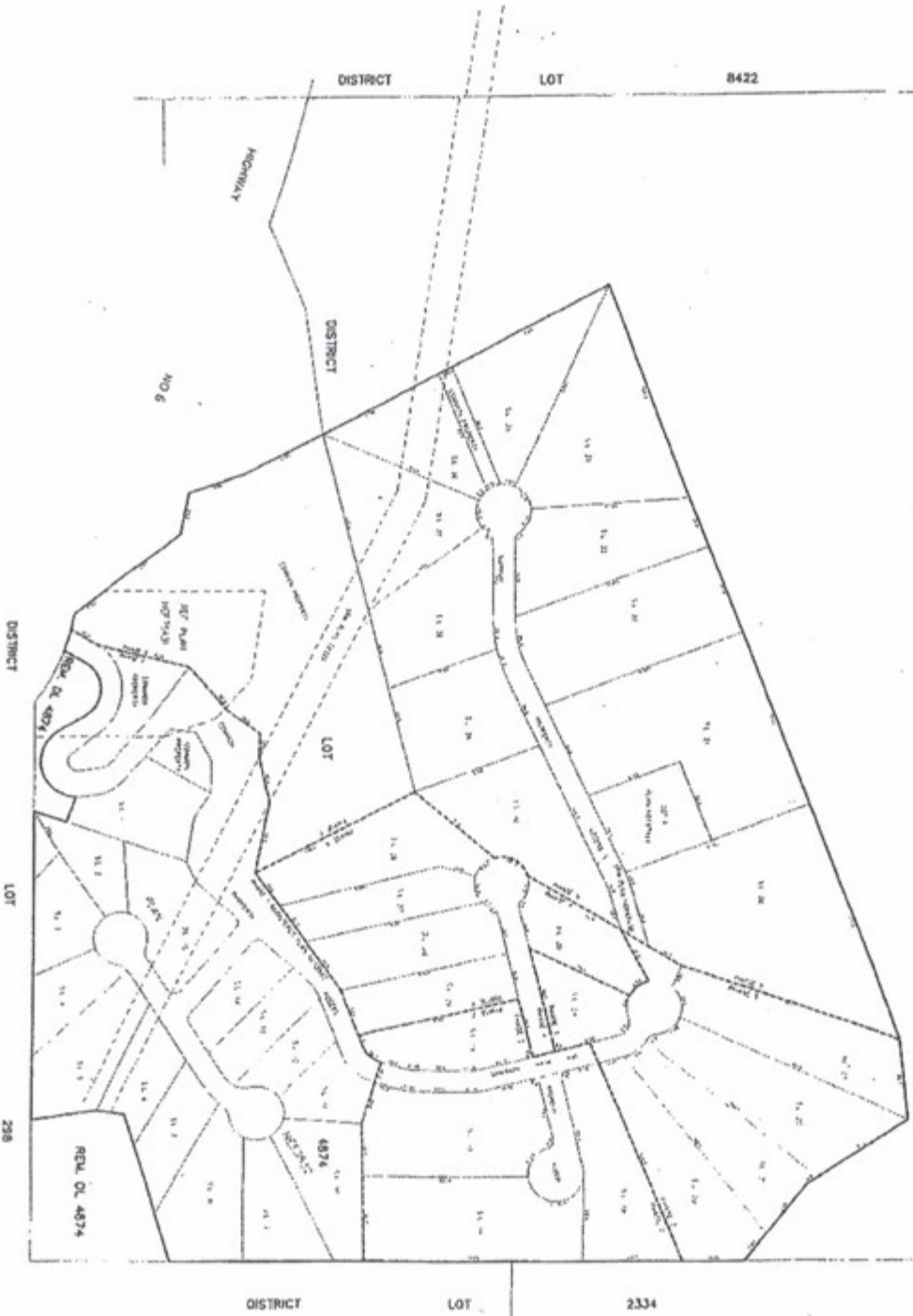
R. Compliance

1. The terms, restrictions and benefits herein shall remain in full force and effect and shall be binding on the Owners and occupiers of the Lots. Upon the Developer ceasing to own any of the Lots, the approving function of the Developer shall cease and shall become the responsibility of the Owners.

SKETCH PLAN TO ACCOMPANY AMENDED FORM P FOR A PHASED BARELAND STRATA SUBDIVISION
 OVER LOT A, DISTRICT LOT 4874, KOOTENAY DISTRICT, PLAN NP87488.

SCALE 1" = 50'
 DATE 1/1/88

Exhibit "A"



REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 2200 BROADWAY
 VANCOUVER, B.C. V6K 3K7
 TEL: 681-1111
 FAX: 681-1112

RDCK MAP



RDCK Property Report

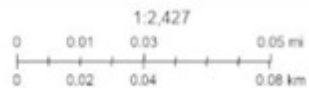
Area of Interest (AOI) Information

Area : 0.64 acres

Sep 24 2021 15:4:10 Eastern Daylight Time



- Legal Parcel Report
- Civic Add Report
- Electoral Areas
- RDCK Roads
- Cadastre - Legal Parcels
- Civic Address



Sources: Esri, Airbus DS, UGG, NGA, NASA, CNR, VRS, NCEAS, NLS, OS, NMA, Geostationary, Rijkswaterstaat, GSA, Geoport, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, UGG, © OpenStreetMap contributors, and the GIS User Community

RDCK REPORT

Summary

| Name | Count | Area(acres) | Length(mi) |
|------------------------------------|-------|-------------|------------|
| Cadastre - Legal Parcels | 1 | 0.64 | - |
| Civic Address | 1 | - | - |
| Electoral Areas | 1 | 0.64 | - |
| Fire Service Areas | 1 | 0.64 | - |
| Water Systems | 1 | 0.64 | - |
| Zoning | 0 | 0 | - |
| Official Community Plan | 1 | 0.64 | - |
| Agriculture Land Reserve | 0 | 0 | - |
| Non Standard Flooding Erosion Area | 0 | 0 | - |
| Flood Construction Levels - 1990 | 0 | 0 | - |

Cadastre - Legal Parcels

| # | Folio | PID | Site Address | Actual Use | Plan Number |
|---|---------------|-------------|---------------------------|--------------------------------------|-------------|
| 1 | 710.02135.140 | 027-660-460 | 247 FULLMOON RD, ROSEBERY | Vacant Residential Less Than 2 Acres | NES3532 |

| # | LTO Number | Lot | Block | District Lot | Land District |
|---|------------|-----|-------|--------------|---------------|
| 1 | CA2848945 | 6 | - | 4874 | KOOTENAY |

| # | Legal Long | Lot Size | Lot Description | Area(acres) |
|---|--|----------|-----------------|-------------|
| 1 | STRATA LOT 6, PLAN NES3532, DISTRICT LOT 4874, 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 | .64 | ACRES | 0.64 |

Civic Address

| # | Folio | Unit Number | House Number | Street Name | Full Address | Count |
|---|--------------|-------------|--------------|-------------|-----------------|-------|
| 1 | 710.02135.40 | - | 247 | FULLMOON RD | 247 FULLMOON RD | 1 |

Electoral Areas

| # | Area Name | Director | Area(acres) |
|---|--------------------------------------|---------------|-------------|
| 1 | Electoral Area H - The Slocan Valley | Walter Popoff | 0.64 |

Fire Service Areas

| # | Bylaw | Department | Area(acres) |
|---|-------|-----------------|-------------|
| 1 | 1068 | N DENVER/SILVER | 0.64 |

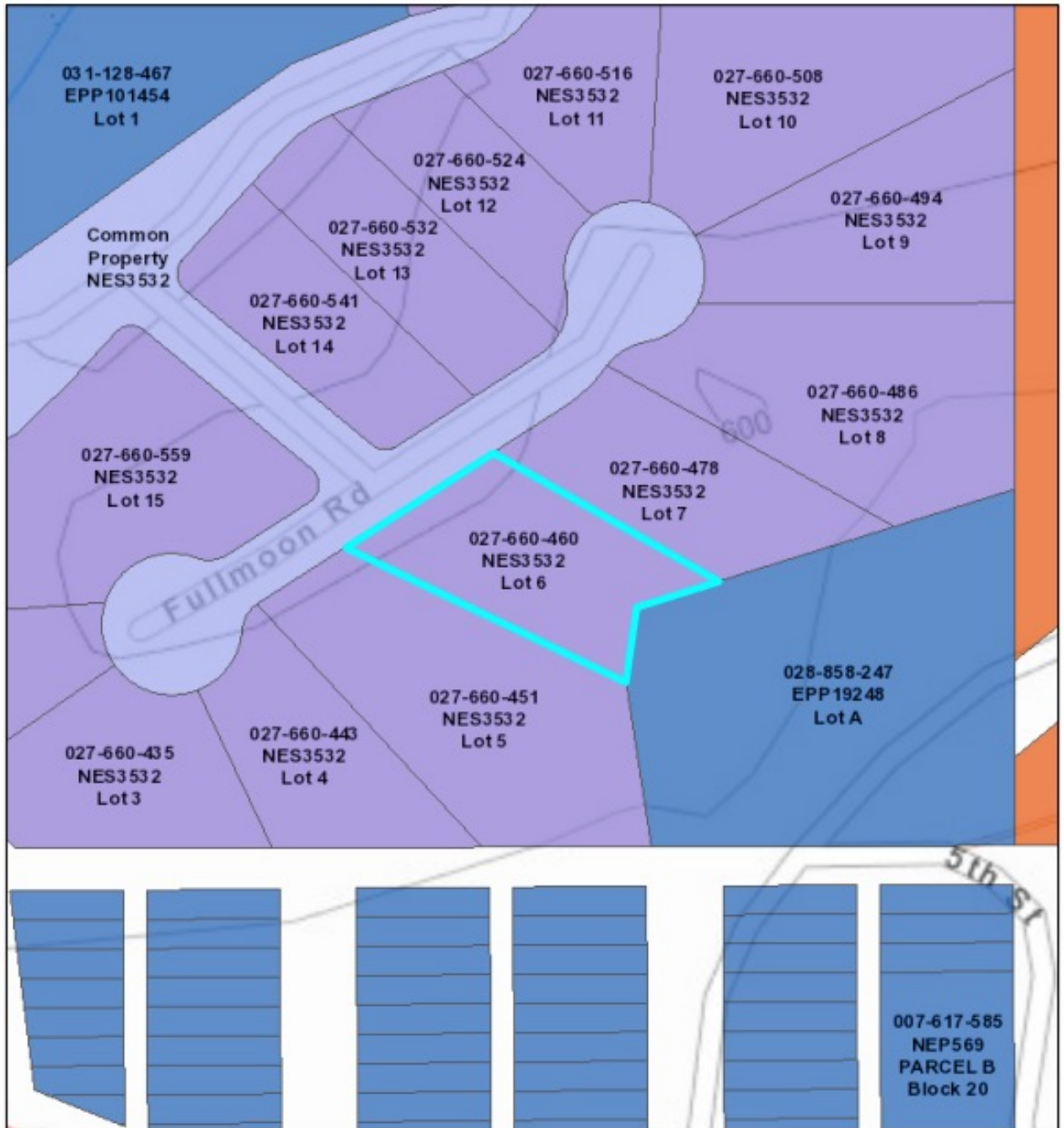
Water Systems

| # | District | Bylaw | Service Type | Area(acres) |
|---|----------------|-------|--------------|-------------|
| 1 | ROSEBERY HLNDS | 2291 | RDCK OWNED | 0.64 |

Official Community Plan

| # | Class | ClassDescription | Bylaw | DPA | Area(acres) |
|---|-------|------------------|-------|-----|-------------|
| 1 | R1 | - | 1967 | No | 0.64 |

LTSA MAP

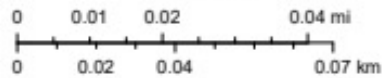


September 24, 2021

1:2,257

Parcels By Class

- | | | |
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| | | |



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

UTILITIES MAP

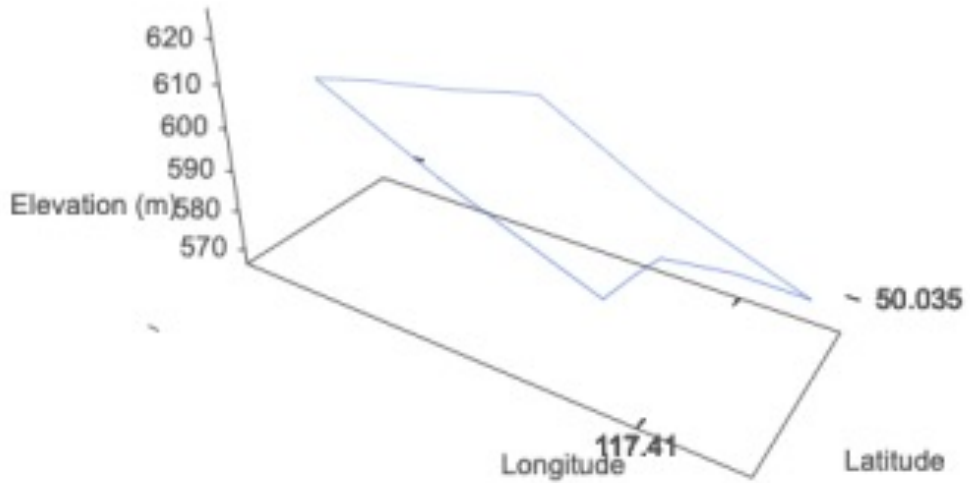
Utilities



Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| Hydrant | Stand Pipe | Other | Valves |
| Main Line | NON RDCK | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | RDCK Roads | Streams and Shorelines |
| | | | Civic Address |

ELEVATION



Max Elevation: 601.79 m | Min Elevation: 590.78 m | Difference: 11.01 m



FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Streams and Shorelines
- Civic Address
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Slide Hazard
- Cadastre - Legal Parcels
- Slocan Valley GeoHazard
- RDCK Roads

DIRECTIONS



via BC-31A W

48 min

Fastest route

53.1 km

[DETAILS](#)

COMMUNITY INFORMATION

| Type | Centre | Distance (km) | Driving Time |
|-----------------------------|--|---------------|--------------|
| School | Lucerne Elementary & Secondary School | 190m | 2 min |
| | JV Humphries Elementary & Secondary School | 46.6 | 44 min |
| Shopping | Downtown New Denver | 200m | 1 min |
| | Downtown Nakusp | 46.3 | 35 min |
| | Baker Street, Nelson | 99.7 | 1 hr 18 min |
| Airport | West Kootenay Regional Airport, Castlegar | 96.3 | 1 hr 15 min |
| | Trail Regional Airport | 135 | 1 hr 48 min |
| Major Cities | Kelowna, BC | 288 | 4 hr 6 min |
| | Nelson, BC | 100 | 1 hr 19 min |
| | Spokane, WA | 331 | 4 hr 18 min |
| | Castlegar, BC | 99.3 | 1 hr 19 min |
| | Calgary, AB | 557 | 6 hr 37 min |
| | Vancouver, BC | 709 | 8 hr 12 min |
| Hospital/ Medical Centre | Slocan Community Health Centre, New Denver | 1.1 | 4 min |
| | Kootenay Boundary Regional Hospital, Trail | 126 | 1 hr 39 min |
| | Kootenay Lake Hospital, Nelson | 101 | 1 hr 21 min |
| Dentist | Kootenay Lake Dental Clinic, Nelson | 100 | 1 hr 20 min |
| | Nelson Ave Dental Clinic, Nelson | 102 | 1 hr 22 min |
| | Silverton Dental Clinic, Silverton | 5 | 6 min |
| Postal Services | Canada Post, New Denver | 300m | 1 min |
| Library | New Denver Reading Centre | 270m | 1 min |

Slocan Valley

The distinct historical origins of each community in the Slocan Valley have shaped what they are today. Each community has its own flavour and character, and are home to friendly and closely-tied residents. The Slocan Valley is comprised of three municipalities in the north: New Denver, Silverton and the Village of Slocan, and roughly 18 other unincorporated communities in Area H of the Regional District of Central Kootenay (RDCK). In the south end of the Valley, communities like Crescent Valley, Slocan Park and Winlaw offer a variety of services for locals and visitors.

New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment centre for Japanese during the Second World War and is now enjoying a renewed interest from people seeking to find a quiet lifestyle away from urban centres. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks: Valhalla Provincial Park, Kokanee Glacier Provincial Park and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole golf courses in the area, soccer pitches, skating arenas and first-class mountain bike trails round out the rural lifestyle.

Weather

Average Yearly Rainfall (mm): 691

Average Winter Month Snowfall (cm): 188.9

Average High Temperature (c): 22.8

Average Low Temperature (c): -4.3

COMMUNITY INFORMATION

NEW DENVER

Eat

<https://slocanlakechamber.com/visitors/food/>

<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>

<https://slocanvalley.com/valley-directory/categories/accommodations/>

<https://slocanlakechamber.com/visitors/accommodation/>

Play

<https://newdenver.ca/calendar-events/>

<https://www.slocanvalleychamber.com/play>

<https://slocanvalley.com/explore/>

<https://slocanlakechamber.com/visitors/attraction:>

<https://www.hellobc.com/places-to-go/kootenays>

Government/Regulatory

[Building permits/applications](#)

[Bylaws/Zoning](#)

[Mobile Home Registry](#)

[Homeowner Protection Office](#)

[Front Counter BC](#)

[Interior Health Rural Water System Samples](#)

[Canadian Immigration](#)

Education

K-12 – New Denver – Lucerne Elementary & Second

<https://less.sd10.bc.ca/>

<https://sd10.bc.ca/>

Healthcare

New Denver's Slocan Community Health Centre is a primary care centre with residential care, 24/7 emergency services, an ambulance, lab, X-ray, a hospice room and a medical clinic staffed by three physicians on a rotational basis plus a nurse practitioner. A chiropractor and a massage therapist come to the centre once a week.

<https://www.slocanvalleychamber.com/healthcare>

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

<https://www2.gov.bc.ca/gov/content/health>

Transportation

<https://www.bctransit.com/west-kootenay>



PICTURES



RESOURCES

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

Village of New Denver: <https://newdenver.ca/>

Chamber of Commerce: <https://www.slocanvalleychamber.com/>

Slocan and Area Guide: <https://slocanvalley.com/>

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

For building permits, land use and planning, fire services, parks and recreation etc. inside the Regional District of Central Kootenay

Waste Disposal: Slocan Transfer Station
<https://rdck.ca/EN/main/services/waste-recycling.html>

Satellite TV Providers:

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

Internet

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

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

Hospital

Slocan Community Health Centre (New Denver): <https://www.slocanvalleychamber.com/healthcare>

Post Office

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