

3920 HEFFLEY-LOUIS CREEK ROAD

34 Acre Hobby Ranch - Heffley Valley



Quinn Pache
Real Estate Team
Referral Partner

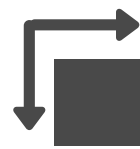
ROYAL LEPAGE
KAMLOOPS REALTY

Mike Latta
250-320-3091
mikelatta@royallepage.ca

FOR SALE - \$1,048,000



**3 out-
buildings/
shops**

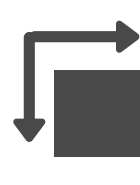


**34.34
Acres**



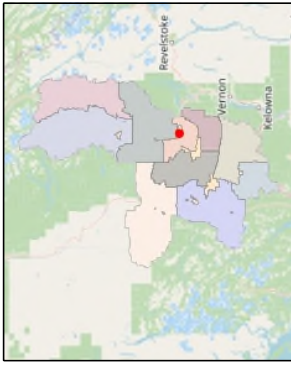
2 Beds

1 Bath



**1,200
SQFT
House**

*All measurements are approximate and should be
verified by the buyer if important.*



Legend

Library Services

- Library
- Mobile Library

Waste Disposal and Recycling

- Eco-Depot
- Recycle Depot
- Product Stewardship Depot
- Landfill
- Transfer Station
- Septage Pit

Emergency Services

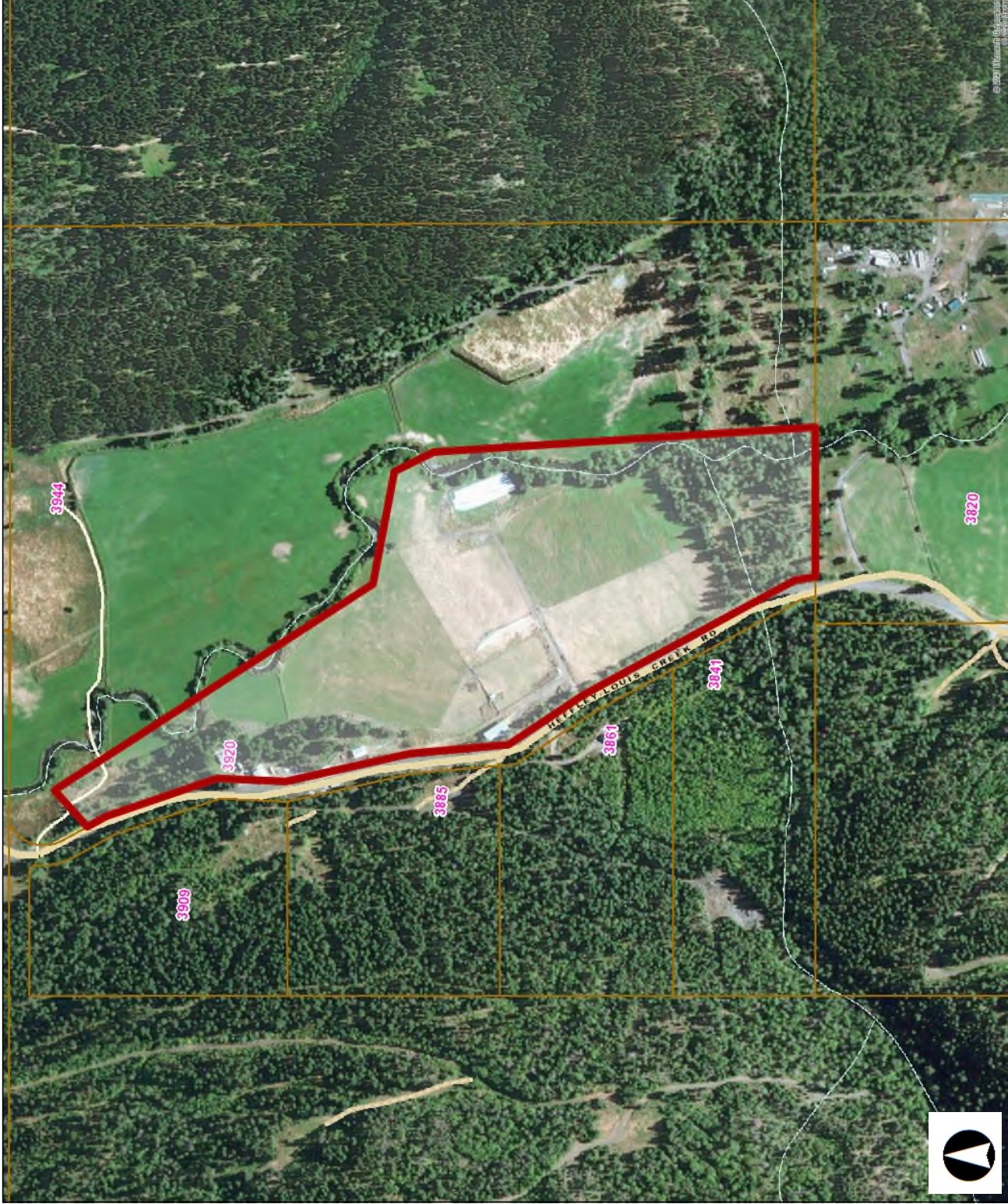
- Police Station
- Ambulance Station
- Fire Station
- Hospital
- Local Authority Office

Facility

- Other
- Cemetery
- Community Hall
- Education
- Emergency Response
- Government Building



Author:



THIS IS NOT A LEGAL SURVEY PLAN. This map is a user generated static output from the Thompson-Nicola Regional District Internet Mapping site and is provided on an "as is" and "as available" basis, without warranties of any kind, either expressed or implied. The information was generated from Geographic Information System (GIS) data maintained by different source agencies. Information contained in the map may be approximate, and is not necessarily complete, accurate or current. While all reasonable efforts have been made to ensure the accuracy of the data, reliance on this information without verification from original records is done at the user's own risk.

0.5 0.23 0.5
Kilometers
1: 9,028
Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
April 6, 2021

Property Details

Listing Number: 164680

Price: \$1,048,000

Taxes (2020): \$492.98

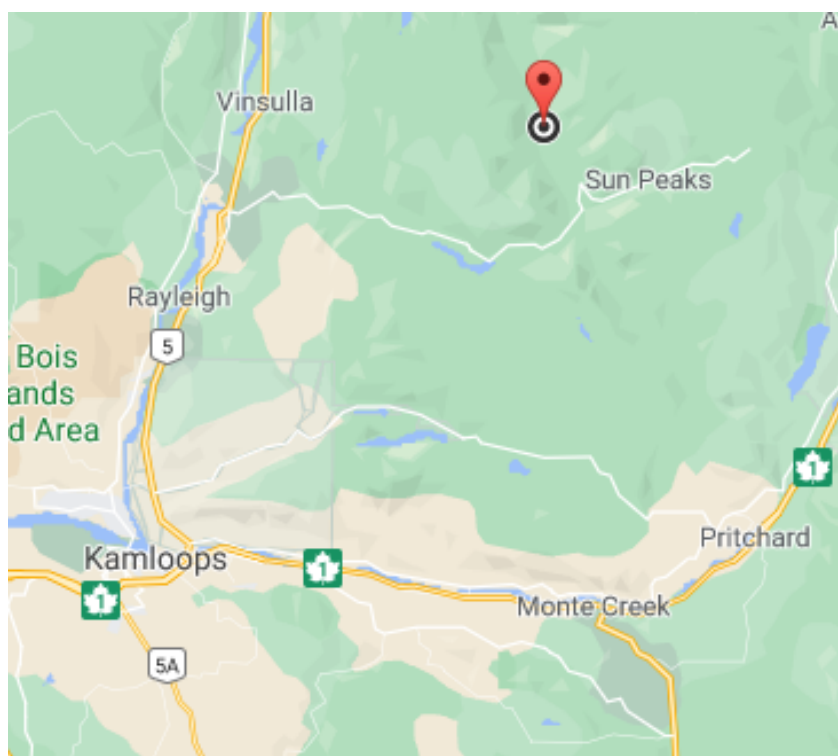
Property Size: 34.34 Acre

Zoning: AF-1

House: 1,200 Sqft

Location:

This beautiful property is located on the Heffley-Louis Creek Road, just under 3KM North of Whitecroft, B.C. Sitting only minutes from the Sun Peaks Ski Resort and 40 minutes to Kamloops.



Map Reference: 50°53'30.02"N and 119°59'42.52"W

Directions:

Once you have arrived in Heffley Creek, proceed approx. 25KM east (towards Sun Peaks Ski Resort) on Heffley-Louis Creek Road. Before reaching Whitecroft, turn to head north and continue along the Heffley-Louis Creek Road. Here the road transitions to gravel. Continue for approx. 4.5 KM to reach the main residence.



DIRECTIONS

Acreage Details

Welcome to this stunning 34 acre hobby ranch in the heart of the Heffley Valley. This turnkey operation is ready for you to immediately start earning an income from it. Being the last remaining piece of the long standing Three Valley Ranch, this property is considered one of few ranching gems left in Heffley Valley. Consisting of 34.34 Acres and boasting rich pasture and hay lands, this property has been meticulously planned and cared for; maximizing the utility, functionality, and possibilities that this property can offer. Heffley Valley offers intense summer sun and temperate fringe seasons that allow this property to thrive.

The main body of the ranch consists of rich, black, fertile farmland, optimal conditions for growing hay. Multiple fields have been individually fenced off (fencing 2-5 years old) to permit a rotational grazing program. These fenced portions are handy for calving season as well. New owners will inherit a crown grazing license that is valid for another 21 years. The license is attached to the adjacent property on the west side of the road, allowing easy access for stock. A large stack yard is located on the east side of the property for extra hay or grain storage.

Louis Creek borders the property, providing excellent water options for stock. In addition to Louis Creek, McClure creek provides another 12,951 cm³ /year of irrigation for sustained growth of hay and pasture lands. Further to the creeks, the owners have recently installed a 300' registered water well to ensure exceptional water service.

Accessing all areas of the property is easy with a well-maintained roadway that runs throughout. Large flood lights have been installed at various intervals throughout the property to provide illuminations when working in the evenings or darker winter days.



Outbuildings and Shops

A fantastic 50' x 30' heated and wired shop equipped with two large overhead doors is located next to the main yard for your convenience. This space is ideal for storing equipment and tractors. Possessing a large work bench that provides plenty of space to conduct repairs, tinker and store your current projects. In addition, this space boasts a great 17' x35' covered and enclosed lean-to with an over-head door.

Need more space? Located at the North end of the property you will find a 52' x 24' covered RV storage building that is outfitted with an automatic door and 14' ceilings. This is perfect for all your recreational storage needs. This can be an additional storage option for equipment and supplies as needed.

Conveniently located in the main ranch space is a 90' x 45'wired barn that hosts three calving pens. This area of the ranch also provides a cattle handling infrastructure with squeezes and multi-height cattle loaders. Various stock waterers are available throughout to keep cattle hydrated during sorting and loading.

The owners have really thought of everything to make this property run smoothly and with ease.





Residence and Main Yard

The house and main yard is accessed off Heffley-Louis Creek Road. The house sits back from the main road to ensure peaceful, private surroundings. The yard space has been beautifully landscaped with large sandstone rocks, garden beds throughout and ornamented with shrubbery and antique farm equipment. The classic brick pathway welcomes and directs visitors from the main gate to your front entrance. The yard is completely enclosed with fencing, making this an ideal space for children and animals to play while still staying close enough to be supervised.

The ranch home is a quaint farmhouse with modern interior updates. Offering 1872 sqft of bright living space, 1128 sqft on the main and an additional 744 sqft of unfinished potential in the basement. A generous sized mudroom is conveniently located right off the main entrance; perfect for storing dirty, wet clothing or boots. Upon entering the main body of the home, you are welcomed by the spacious open concept kitchen, dining and living area. All available space has been maximized to enhance functionality and flow.

The kitchen provides plenty of counter and cabinet space, perfect for prepping, cooking, and storing of food items. Natural light flows in through the large window above the dual basin sink. Kitchen is complete with fridge, stove, microwave, and dishwasher appliances.

As you walk through the kitchen you are invited in by the open main living room that is adorned by a brick fireplace. Fireplace hosts a pellet stove that radiates a warm, comforting glow for those cold winter days/nights. The connectivity and openness to the kitchen allows the homeowner to entertain with comfort. Cook meals all while interacting with your visitors who are enjoying the living room space.

Off the living room is the fabulous, private, back patio. This space has a hot tub with a backdrop of beautiful views that extend from your property to the rolling hills of Heffley Valley. Protected from the elements by a sturdy gazebo structure, this space allows you to use and enjoy all year round. Excellent place to wake up and enjoy your morning coffee or your favorite beverage at night.

Off the living area, is the main hallway leading to the 4-piece bathroom complete with heated flooring. A spacious laundry room with plenty of room to wash, dry, fold and hang clothing is located across from the bathroom. This home consists of two good sized bedrooms both with plenty of windows that provide beaming natural light. The master bedroom offers spectacular views of the property and creek below.

The large basement space is partly finished and waiting your ideas to complete. Access the basement via a staircase off the main hallway. The door leading to basement adds privacy for both floors. This space is ideal for storage but does possess development potential if desired. Make an additional bedroom and/or a new living area. The blank canvas is yours to fit your needs. Access to the yard is available via the basement.

Ultimately this home and property, possess endless opportunities to suit any new owner's needs. Come and enjoy the beauty and serenity this property has to offer.

**SCAN ME FOR
FULL VIDEO TOUR!**





Additional Details

Approx. Ages:

- House 50 (1971)
- Roof 35+ Years
- Furnace is older (well maintained)
- Hot Water Tank 13 years

Services:

- Water – Gravity Fed
- Septic
- Electricity
- Heating – oil furnace and pellet stove

Utility bills (Approx. per month):

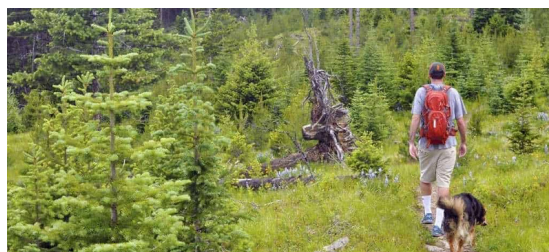
- Hydro \$200
- Furnace Oil \$125 (only use portion of tank/year)
- Property Tax \$41.10 (\$493 for 2020)

Permits and Water Licenses:

- Crown Grazing Permit Included – allows grazing of 49 Cow/Calf pairs and 2 bulls on the adjacent Crown land (RAN076498)
- 2 Water Licenses (McClure Creek):
- Irrigation – F048386 (12,951 Cubic meters/annum)
- Domestic – C047619 (4.5 cubic meters/day)

Recreation Opportunities:

- Endless options right from the front door
- Hunting – Surrounding countryside offers hunting for variety of waterfowl, white tail, mule deer, moose and black bear
- Fishing – Some of B.C.'s best fishing can be accessed within 15 min – 2 hours of your front door
- Opportunities for all skill and experience levels
- Quality Kokanee and trout lakes are located along the “Fishing Highway” (HWY 24) north of the property
- ATVing, off-roading, snowmobiling, hiking trails – perfect for horses
- Minutes to Sun Peaks Ski Resort – provides excellent skiing options in the winter and beautiful hiking, biking trails for the summer



SUN PEAKS[™]
RESORT

3920 HEFFLEY-LOUIS CREEK RD**MLS® 164680**

Area **Kamloops** Status **Active**
 Sub Area **Heffley** List Price **\$1,048,000**
 Type **Single Family Dwelling**
 Zoning **AF-1** Sale Price
 Postal Code **VOE 1Z1** Sale Date
 Possession
 Taxes **\$493 (2020)**

Storeys **Rancher** Year Built **1971**
 Bedrooms Above Grade **2** Total Sqft **1,872**
 Bathrooms **1** Incl. unfin. sqft
 Ensuite

Fuel **Oil** Exterior **Cedar**
 Heating **Furnace, Forced Air** Roof **Metal**
 Basement **Half** Foundation **Concrete Poured**
 Bsmt Dev. **Partly finished**
 Foundation **Concrete Poured**
 Fireplaces **(1) -**
 Rough In Fireplaces
 Construction **Frame, Insul Ceiling, Insul Walls**

Level	Bsmt	Main	Above	Below
Total Sqft	744	1,128		
Bathroom		4pc		
Kitchen		12x20		
Living		14x20		
Bedroom		9'6x12'6		
Bedroom		9'6x12'8		
Laundry		11'8x6'7		
Porch		7'4x9		
Utility	17x6			
Storage	25x10			
Storage	20x10			

Lot Acres **34.34** Lot Width (ft)
 Lot Sqft **1,495,850** Lot Depth (ft)
 Water **Co-operative** Waste **Septic Installed**

Title **Freehold**
 Restrictions
 Equip. Incl.
 Site Influences
 Parking **2 spc(s) - Detached Garage/Shop, Addl Parking Avail, RV Parking**
 Access **Gravel Road**
 PID Number **006-676-251**
 Legal Desc. **Lot A, Plan KAP22925, Section 22, Township 22, Range 15, Meridian W6, Kamloops Div of Yale Land District, & SEC 34**

Listed By **ROYAL LEPAGE KAMLOOPS REALTY**

Come see this 34 acre hobby ranch in the heart of the Heffley Valley located only 40 mins from Kamloops and mins away from Sun Peaks. The ranch has a grazing licence attached, water licenses for irrigation and domestic use from McLure Creek with tons of pressure plus a newly constructed 300 ft well. The home offers 1200 sq ft of finished open concept living space with the opportunity to develop the basement. Enjoy the incredible view of the valley, creek and property from the sundeck or from the hot tub. Yard is fenced and nicely landscaped. Located on the property is a 50 x 30 heated shop with two overhead doors, a 17 x 35 lean-to for extra storage, as well 52 x 24 RV storage shed with 14ft ceiling and overhead doors, a 90 x 45 open barn with 3 pens to help with calving, sorting cattle, providing hay & shaving storage, plus an efficient corral system. All underground wiring with newer fencing and cross fencing. All measurements deemed important to a buyer must be verified by same.

This listing information is provided to you by:

MICHAEL LATTA

250-320-3091 ✉ MLATTA@KADREA.COM

ROYAL LEPAGE KAMLOOPS REALTY

250-374-3022 250-828-2866 Toll Free: 1-888-374-3022 ✉ royallepage@kadrea.com

<http://www.royallepage.ca/kamloopsrealty>

322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2

All measurements are approximate.

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Oct 26, 2021.





Property Information Report

Report Generated on: April 10, 2021 10:30:15 PM

Thompson-Nicola Regional District
300 - 465 Victoria St
Kamloops, BC V2C 2A9
T (250) 377-8673
F (250) 372-5048
E gisinfo@tnrd.ca

3920 Heffley-Louis Creek Rd

Parcel Description & Location

[More Details](#)

Legal Description:

LOT A SECTION 22 TOWNSHIP 22 RANGE 15 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 22925

District Lot:

Land District:

KDYD

Lot Size(Calculated)(+/-5%):

Square Meter:

139012.45

Acre:

34.351

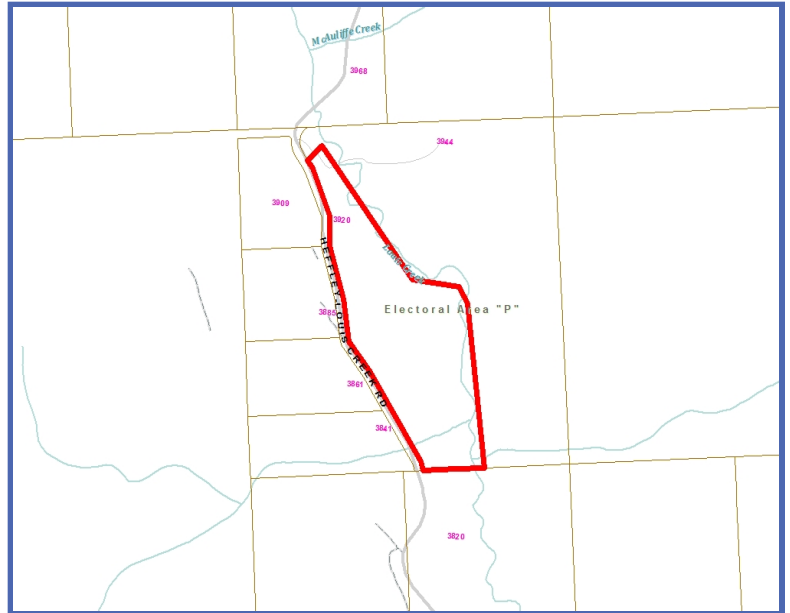
Hectare:

13.901

Community: Whitecroft

Local Authority: TNRD (Electoral Area "P")

School District: Kamloops/Thompson



TNRD Services

(Contact the Local Authority for services provided by other jurisdictions)

[More Details](#)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) (For enquiries, contact the Local Authority)

[More Details](#)

Future Debt: None

Planning & Zoning (For enquiries, contact the Local Authority)

[More Details](#)

Zoning Bylaw: 2400

Zoning: AF-1

Lakeshore Development Guidelines (Intersect): No

Lake Name: N/A

Lake Classification: N/A

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: N/A

Development Permit Area: N/A

Official Community Plan Name: N/A

OCP Designation: N/A

Agriculture Land Reserve (Intersect): Yes

Riparian Area (Source: TRIM)(Intersect): Yes

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority)

[More Details](#)

Folio:	Development Application Number:	Development Application Type:	Status:
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Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
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Type of Construction:

BC Assessment (For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
724.11985.050	006-676-251	2021	\$6,589.00	\$0.00	9-Farm
724.11985.050	006-676-251	2021	\$0.00	\$167,600.00	1-Res
724.11985.050	006-676-251	2020	\$6,589.00	\$0.00	9-Farm
724.11985.050	006-676-251	2020	\$0.00	\$138,000.00	1-Res

Folio: Actual Use:

724.11985.050 BEEF

Manual class:

1 STY SFD-AFTER 1930-FAIR

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources (PMBC), and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use](#).

Part 6: AF-1 Agricultural/Forestry Zone

Purpose

The purpose of this zone is to permit activities associated with a broad range of agricultural, forestry, recreational, and resource uses and to preserve land from premature or inappropriate development.

6.1 Permitted Uses

In the AF-1 zone, subject to s.6.1.1, the following uses are permitted on a *parcel* and all others are prohibited:

Principal Uses

- (a) *one single family dwelling with or without a secondary suite, or one duplex, or one manufactured home;*
- (b) *agricultural and horticultural use* subject to livestock limitations set out in s. 3.24 of this Bylaw;
- (c) *intensive agricultural use on parcels 16 ha or larger;*
- (d) *forestry practice use;*
- (e) *processing of aggregate materials;*
- (f) *storage of explosives;*
- (g) *open land recreation;*
- (h) *aircraft landing field;*
- (i) *golf course;*
- (j) *cemetery, school, and community hall; and*
- (k) *winery, cidery and microbrewery.*

Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (l) *home based business;*
- (m) *rustic guest ranch;*
- (n) *riding stable;*
- (o) *pet breeding and kennel use;*
- (p) *accessory building; and*
- (q) *bed and breakfast.*

Notwithstanding the preceding permitted uses, any use of a *parcel* in the ALR is subject to the provisions of the Agricultural Land Commission Act, the regulations thereto and the Orders of the Commission and may or may not be permitted on a *parcel*.

6.1.1 Permitted Uses – Site Specific

In the AF-1 zone, the following uses are permitted on a site specific basis only:

- (a) fruit stand in the case of That Part of District Lot 228 shown on Plan E15708, Kamloops Division Yale District except Plan KAP46259 (2640 Trans Canada Highway, east of Monte Creek, BC);
- (b) custom meat cutting and retail meat and produce sales in the case of the Southwest ¼ of Section 4, Township 22, Range 15, W6M, Kamloops Division Yale District except Plan H13323 (6224 Heffley Louis Creek Road, east of Heffley Creek, BC);
- (c) monastery in the case of the E ½ of the SE ¼ of Section 18, Township 17, Range 16, W6M, Kamloops Division Yale District (south of Smith Lake, BC);
- (d) storage and animal remains (including associated effects) crematorium in the case of the South ½ of L.S. 14, Section 10, Township 18, Range 17, W6M, Kamloops Division Yale District as shown on the Plan of the SE ¼ of said Township dated at Ottawa the 10th Day of May 1921 except Plan KAP57792 and KAP57834 and lying north of the Princeton-Kamloops Highway No. 5A (Shumway Lake, BC);
- (e) a health *resort* including spa and personal health services with guest accommodation in the case of Lot 1, Section 11, Township 22, Range 15, W6M, Kamloops Division Yale District, Plan 34648 (7046 Upper Louis Creek Road, Whitecroft, BC);
- (f) a sawmill and planer operation and ancillary log and lumber storage for wood not grown on the property in the case of that portion of Lot 3, Block 1, District Lot 458 and of Section 30, Township 17, Range 13, W6M, Kamloops Division Yale District, Plan 4063 except Plans 18871 and 19616 consisting of 7.0 ha (4924 Kamloops-Vernon Highway, Highway 97, Westwold, BC); and
- (g) Two additional manufactured homes in the case of Parcel A (Plan B6698) of the South West ¼ of Section 3, Township 20, Range 19, W6M, KDYD, except Plan 29853 (1490 Greenstone Rd, Cherry Creek, BC)
- (h) Sport shooting range uses, including ancillary clubhouse, single family dwelling and short-term dry camping for site events for the portion of That part of Section 19, Township 22, Range 16, W6M, KDYD, containing +/-111 hectares (7385 Sullivan Valley Road, Heffley Creek, BC) approved by the Agricultural Land Commission.
- (i) *Outdoor assembly use* in conjunction with agricultural uses in the case of a portion of Lot 1, District Lot 288 and Section 30, Township 19, Range 14, W6M, Kamloops Division Yale District, Plan KAP80215, except Plan KAP89671; and parking use in the case of a portion of Lot 2, District Lot 288 and Section 25, Township 19, Range 15 and Section 30, Township 19, Range 14, W6M, all of Kamloops Division Yale District, Plan KAP80215 (2412 and 2420 Miners Bluff Road, Monte Creek, BC).

6.2 **Parcel Size**

The minimum *parcel* size shall be 8 hectares except for uses permitted under:

- (a) s.6.1 (c) where the minimum *parcel* size shall be 16 hectares; and
- (b) s.6.1 (j) where no minimum *parcel* size shall be required.

6.3 **Setbacks**

6.3.1 The *front setback* shall be 6 metres.

6.3.2 The *side setback* shall be 1.5 metres, unless the side lot abuts a road where it shall be 4.5 metres.

6.3.3 The *rear setback* shall be 6 metres, except in the case of an *accessory building* where it shall be 1.5 metres.

6.3.4 Notwithstanding s. 6.3.1, 6.3.2, and 6.3.3, a *building*, *livestock* pen, containment basin or the composting of organic matter involved with any *intensive agricultural use* shall be set back a minimum of:

- a) 300 metres from an established residence on a *parcel* not in the AF-1, RL-1 or C-6 Zones; and
- b) 15 metres from a public road.

6.3.5 Notwithstanding s.6.3.1, 6.3.2, and 6.3.3, a *livestock* pen and containment basin used for *intensive agricultural use* shall be set back a minimum of 90 metres from the *natural boundary* of a lake, river, stream, or other body of water.

6.3.6 Notwithstanding s.6.3.1, 6.3.2, and 6.3.3, industrial equipment used for *forestry practice use* that has the potential to create noise, dust, vibration, odours or nuisance shall be set back a minimum of:

- a) 300 metres from an established residence in any zone; and
- b) 60 metres from a public road.

6.3.7 Notwithstanding s. 6.3.1, 6.3.2, and 6.3.3, a *building* or equipment used for the *processing of aggregate materials* shall be set back a minimum of 300 metres from an established residence in any zone.

6.4 **Conditions of Use**

6.4.1 All *livestock* pens used in *intensive agricultural use* must:

- a) be designed to allow shallow ditching to collect runoff from each pen;
- b) slope to an impervious containment basin, and
- c) be designed so that runoff water from areas surrounding the pens shall be diverted away from the pens.

- 6.4.2 A *rustic guest ranch* permitted as an *accessory use* is subject to the following conditions:
- a) the *parcel* on which the use is located shall be classified as a 'Farm' under the Assessment Act and shall be contiguous and ancillary to the principal bona-fide horse, cattle or other animal ranching use operated on 64 or more hectares of land;
 - b) the use shall not be permitted on a *parcel* which is contiguous to a rural residential development of two or more *parcels* having a minimum *parcel* size of 4 hectares or less; and
 - c) accommodation is limited to a maximum of 10 *sleeping units* and shall not include a *campground* or *recreational vehicle* use.
- 6.4.3 Storage of explosives shall be subject to the provisions of the federal Explosives Act and regulations thereto.
- 6.4.4 *Parcels* used for *open land recreation* and parks and playgrounds shall be kept in their natural state except where modifications are necessary to facilitate outdoor recreation.

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

EXAMPLE ONLY:

“The attached Property Disclosure Statement dated
_____ yr. _____ is incorporated into
and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: April 08 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 3920 Heffley-Louis Creek Road Heffley **V0E 1Z1 (the "Premises")**

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		[initials]		
B. Are you aware of any existing tenancies, written or oral?		[initials]		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		[initials]		
D. Is there a survey certificate available?	[initials]			
E. Are you aware of any current or pending local improvement levies/charges?		[initials]		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		[initials]		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> and Other <u>gravity system - water licence</u> <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions): <u>the well is registered.</u>				
(i) Did use of the well or water system commence on or before February 29, 2016?		[initials]		
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?		[initials]		
C. If you indicated in 2A that the Premises have 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 <i>Water Sustainability Act (British Columbia)</i> ?	[initials]			
D. Are you aware of any problems with the water system?		[initials]		
E. Are records available regarding the quantity of the water available?		[initials]		
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
G. Are you aware of any problems with the sanitary sewer system?		[initials]		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		[initials]		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		[initials]		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	[initials]			
B. To the best of your knowledge, is the ceiling insulated?	[initials]			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		[initials]		

INITIALS [initials] [initials] [initials] [initials]

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

3920

Heffley-Louis Creek Road

Heffley

VOE 1Z1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?				<input checked="" type="checkbox"/>
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="checkbox"/>		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last sixty days?		<input checked="" type="checkbox"/>		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>32+</u> years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>		
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/>		
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? _____		<input checked="" type="checkbox"/>		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		
4. 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?		<input checked="" type="checkbox"/>		

INITIALS

DATE OF DISCLOSURE



ADDRESS/STRATA UNIT #:

3920

Heffley-Louis Creek Road

Heffley

V0E 1Z1

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>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.</i>				
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?				

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



SELLER(S)

Donald Warren Lougheed



SELLER(S)

Linda Arlene Lougheed

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.

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 Premises.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. SEPT 2020

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TITLE SEARCH PRINT

File Reference: LATTA
Declared Value \$500000

2021-04-01, 11:12:27

Requestor: Royal LePage Kamloops

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA5345535

KM69700

Application Received

2016-07-15

Application Entered

2016-07-19

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DONALD WARREN LOUGHEED, RANCHER
LINDA ARLENE LOUGHEED, BANKER
P.O. BOX 844
KAMLOOPS, BC
V2C5M8
AS JOINT TENANTS

Taxation Authority

Kamloops Assessment Area

Description of Land

Parcel Identifier:

006-676-251

Legal Description:

LOT A SECTION 22 TOWNSHIP 22 RANGE 15 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN 22925

Legal Notations

HERETO IS ANNEXED EASEMENT L56127 OVER PART OF LOTS 1, 2
AND 3 PLAN 27021 SHOWN ON PLAN A12495

PART, THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL
LAND COMMISSION ACT, SEE PLAN M11379

HERETO IS ANNEXED EASEMENT KK2773 OVER PART LOT 1 PLAN 27021 SHOWN
ON PLAN KAP56241

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

LB169708

Registration Date and Time:

2008-02-21 10:00

Registered Owner:

THE TORONTO-DOMINION BANK

TITLE SEARCH PRINT

File Reference: LATTA

Declared Value \$500000

2021-04-01, 11:12:27

Requestor: Royal LePage Kamloops

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE





Thompson-Nicola Regional District
Building Inspection Services

#300 – 465 Victoria Street, Kamloops, BC V2C 2A9

Telephone: 250-377-8673 Fax: 250-372-5048

Email: building@tnrd.ca

BUILDING INFORMATION REQUEST

APPLICANT INFORMATION			Date: April 26, 2021
Name(s):	mike Latta		Company Name: Royal LePage Kamloops Realty
Mailing Address:	322 Seymour St. Kamloops V2C 2G2		
Phone:	250-374-3022	Fax:	250-828-2866
		Email:	mikelatta@royallepage.ca
Contact Person(if different from applicant name):			

PROPERTY OWNER INFORMATION	
Name(s):	Donald & Linda Loughheed
Property Civic Address:	3920 Heffley-Louis Creek Rd. Heffley V0E 1Z1
Property Legal Description:	Lot A Plan KAP20925 Section 22
	township 22 Range 15 meridian Land Dist. 25 & Sec 34

We hereby request that the Building Inspection Services Department examine its present records to determine if it has knowledge of a violation of the Thompson-Nicola Regional District Building Bylaw in regard to the above noted property.

Building Inspection Services records reveal:	
<input checked="" type="checkbox"/> No known violation as of the date noted below.	Expired Building Permit(s) on file. No final inspection performed to date. May be subject to a violation notice on property title. See attached "Bylaw Contravention Notice on Property Title".
<input type="checkbox"/> No records of Building Permits on file.	
<input type="checkbox"/> Active Building Permit(s) on file. No final inspection performed to date.	
<input type="checkbox"/> Expired Building Permit(s) on file. See attached "Important Notice".	Other; see comments below.

Folder Number:	Construction Type	Status

DISCLAIMER: The information given herein is not a warranty by the Thompson-Nicola Regional District that the above property complies in all other respects neither with the Building Bylaw nor with any Bylaw of the Thompson-Nicola Regional District. The above property has not been inspected and it may have any number of Bylaw infractions that are not disclosed in the records of the Thompson-Nicola Regional District Building Inspection Services. If any such Bylaw infraction exists, they are not waived by virtue of the information given herein.

Per: CAROLW	Date: MAY 4/21	File#: PIR 6603	Acct: ROYAL04
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