

# 6640 OLD HWY 5, KAMLOOPS, B.C

*40 Acre Ranch - Beautiful Valley Views*



Quinn Pache  
Real Estate Team  
Referral Partner

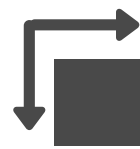
**ROYAL LEPAGE**  
**KAMLOOPS REALTY**

Mike Latta  
250-320-3091  
[mikelatta@royallepage.ca](mailto:mikelatta@royallepage.ca)

## FOR SALE - \$1,849,900



**4 out-  
buildings/  
shops**

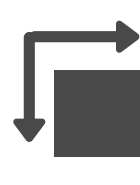


**40.53  
Acres**



**4 Beds**

**3.5 Bath**



**4,175  
SQFT  
House**

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

# Property Details

**Listing Number:** 164819

**Price:** \$1,849,900

**Taxes (2021):** \$7,233.84

**Property Size:** 40.53 Acre

**Zoning:** A-1

**House:** 4,175 Sqft

## Location:

This beautiful property is located along Old Highway 5, just under 23KM from the downtown core of Kamloops. Sitting atop the hill, overlooking the North Thompson Valley, this home is only minutes from the Heffley Creek General Store and 26 minutes to Sun Peaks Ski Resort.



## Directions:

Once on the highway leaving Kamloops, continue along passing through the neighborhood of Rayleigh. Take the Old Highway 5 exit on the right hand side. Follow along for less than 1KM to the entrance of the property (city bus stop at entrance.) Turning right off of Old Highway 5, you will follow the 1KM gravel driveway through 5 switchbacks to the home.



**DIRECTIONS**

# Acreage Details

Welcome to this stunning private 40.5 turnkey acreage within the Kamloops city limits. Sitting above the North Thompson Valley, this home boasts 270 degrees of breathtaking views of the North Thompson River and Green Mountain. This acreage is a mixture of roughly 70% Fir and 30% Pine trees as well contains pockets of sand and gravel throughout. Roughly eight acres consist of two pastures with power and water. Additionally, providing a barn, Shanty and 60' round pen the owners have maximized the utility, functionality, and possibilities that this property can offer.

The North Thompson Valley offers intense summer sun and temperate fringe seasons that allow this property to thrive.

The main body of the property is treed, yielding great shade for animals. Twelve hydro poles are installed in the north gully of the property and extends to the north end of the shop. The "right of way" is maintained by BC Hydro. Underground power is distributed to the house. Three meter readers are located on the property; separate ones for home, shop, and pump house. A registered easement from the Northeast corner of the lot extends across the property of 6600 Old Highway 5 and connects to the main road of Old Highway 5. This easement will be beneficial for future utilities if desired or required.

Three drilled wells are located around the property. The operating well is in the pump house at the entrance of the property. It is 105' deep and is equipped to provide 10 US Gallons per minute. From the pump house, the water is pumped up the hill into three tanks that total 5,000 Gallons. The reservoir is located between the shop and the home. Water is then pumped to a pressure tank in the shop then gravity fed down to the house and the five yard hydrants. Hydrants can be found on each bench down the hill for irrigation, fire protection and livestock. Two capped wells are located near the house with a depth of 440' and 220'. These capped wells may be used for future GEO thermal or potable water.

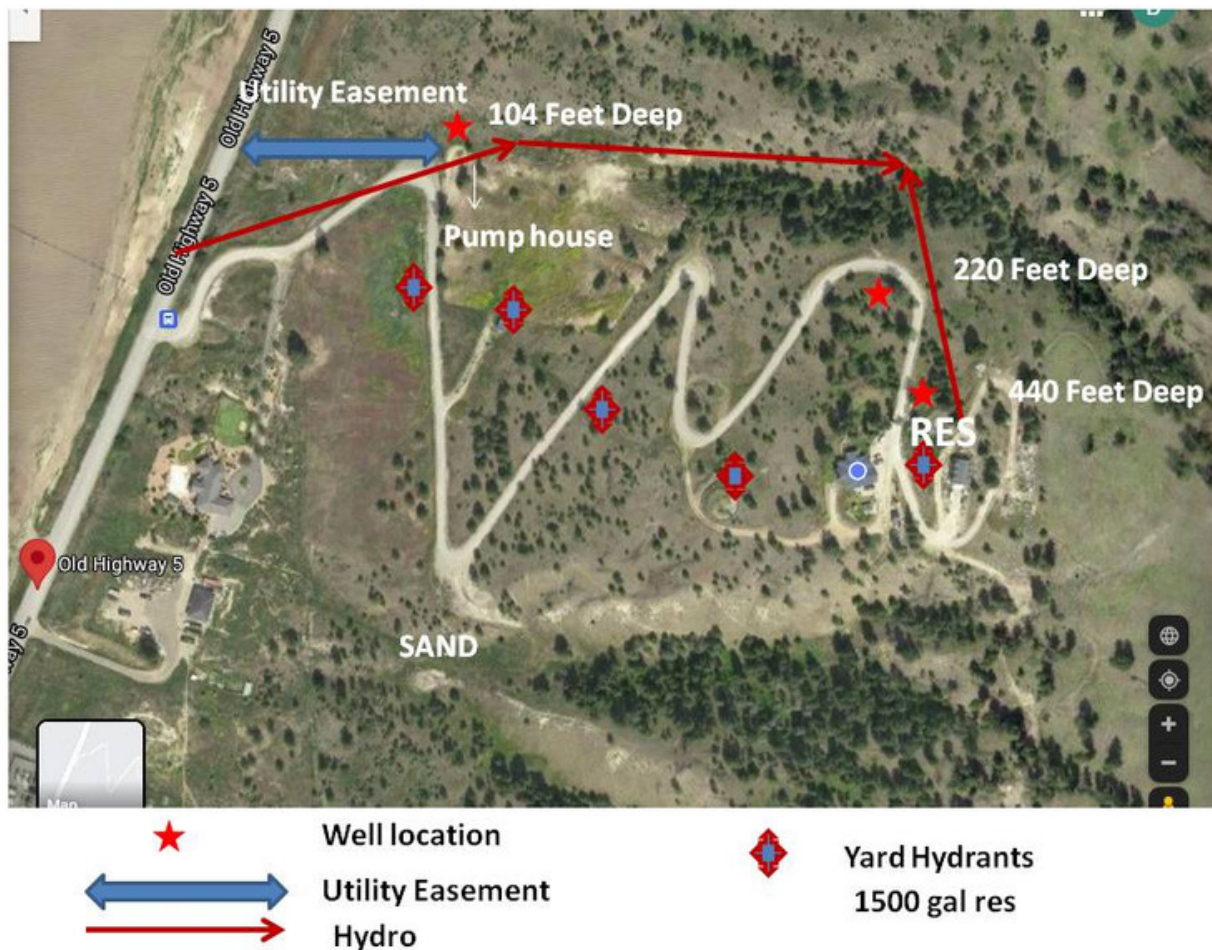
The septic filtration system is located about 100' North of the house. There is septic access for a RV.



# Acreage Details

Fire protection is provided by Tolko Volunteer Fire Fighters that are located a half mile from the property.

The meticulous planning and care of the current owners make this a must see, must have property. You will find it hard to beat this serenity within city limits!









# Residence and Main Yard

The house and main yard is accessed off Old Highway 5 and sits atop the hill overlooking The North Thompson Valley. The elevation ensures peaceful, private surroundings. The yard space has been beautifully landscaped with large garden beds throughout and ornamented with shrubbery. The owners have captivated the properties natural beauty and harnessed it to their advantage. The welcoming driveway directs visitors from the main road to your front entrance. An abundance of space is available for additional parking and RV storage. 220 amp power service is provided on the exterior for RV's as well as access to a sani-dump.

This modern home was built in 2010 and is a Craftsman style. Offering 4000+ sqft of bright, open living space; 1850 sqft on the main and 1750 sqft completes a walk out in-law basement suite. In addition, above the garage there is a 400 sqft bonus room. The main living space provides four generous sized bedrooms and three and a half bathrooms. 95% of the home possesses triple pane windows and 75% have transoms. Majority of exterior walls are staggered 2x4's equalling 8" thickness providing an R28 insulation value. Thoughtfully, the owners have engineered the home for a Geo Thermal system. The air handler and plumbing have been installed between the home and the shop. Based on the homes insulation factors, a six ton compressor and field would be required to complete the Geo Thermal system. The exterior of the home has been finished with Hardi-Board siding. The roof provides a 2' overhang from the home and has been completed with 30 year fiberglass shingles.

The two car garage has been equipped with 8'x9' electric doors for ease of entrance and secure storage. The flooring has roughed in-floor heating.

The welcoming entrance embraces visitors as they come in. The gorgeous 18.5"x18.5" beige porcelain tiles that are throughout the main floor, provide a natural flow from room to room. As a bonus, the tiles are heated! Boasting 9' ceilings throughout and 12' living room ceilings, this home is spacious.

Upon entering the main body of the home, you are welcomed by the 60' spacious open concept kitchen and dining. Completed with oak cabinets, stainless steel appliances, this kitchen won't disappoint. The connectivity and openness to the kitchen allows the homeowner to entertain with comfort. Cook meals all while interacting with your visitors. The large island lends extra storage, counter space and an additional eating bar. Enjoy the natural light that floods through the large windows and French-style double doors.

Off the kitchen is one of two fabulous, private, covered patios. Take in the beautiful views that extend from your property to the rolling hills of Heffley Valley. Protected from the elements 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.

As you walk through the kitchen and dining area you are invited in by the open main living room that is adorned by a wood stove finished in natural stone. The air handler moves the heat from the wood stove throughout the home by a large vent located at the top of the living room ceiling providing excellent heat coverage. A 3.5 ton airconditioning unit provides cool comfort for those hot summer days. Through the custom built 8' high triple pane French doors you will find the second covered patio/deck that again offers breathtaking views of the valley below as well as allowing natural light to seep it.

This home consists of four spacious bedrooms. The master bedroom offers spectacular views of the property. The beautiful porcelain tiles continue throughout the bedrooms on the main floor. The floors combined with the soft finishes provides a bright and modern feel. Attached to the master bedroom you will find the spacious en-suite complete with double sink vanity, walk in shower and soaker tub. Ensuite upgrade completed in 2020. Additionally, the master room has a brilliant walk in closet complete with cupboard storage system.

In addition to the exceptional space that this home already provides, this home also offers a walk out, in-law basement suite totaling 1750 sqft. Consisting of two large bedrooms, kitchen complete with oak cabinets and a 4 piece bathroom with front loads stacking washer and dryer. The mechanical room is easily accessible to the tenant. Three storage rooms are included with one room having 20 amp receptacles to accommodate a deep freeze. Providing 9' ceilings and in-floor heating and a covered patio with North Thompson Valley views, this space is a dream for any in-law or tenant.

There is a bonus room above the two car garage that contributes another 400 sqft. Complete with a 4 piece bathroom that was upgraded in 2020. Three windows with dormers face the southside and provide great views.

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!**











# Outbuildings and Shops

A fantastic 2500 SQFT two storey shop is conveniently located near the home. Boasting 10'6" ceilings on the main floor and 10' over-sized doors, this shop is a dream! The main floor is completed with 2x6 exterior walls and R20 insulation. Concrete floors have been plumbed with in-floor tubing and drain pipes for future development. The mechanical room is equipped with 200 amp service supplying power underground to the house. Upper level of the shop is equipped with 100 amp sub panel for future development. This space has 11 windows with 6 dormers, allowing an abundance of natural light to flow in. The upper level is completed with R20 and R28 insulation in the walls and R40 insulation in the ceiling. As previously mentioned all power supplied to the house is underground. No overhead lines between the two building, keeping your views unobstructed. Telus Optic is supplied underground to the house as well. The pressure tank, located in the shop, will provide water to the house from the 5,000 Gallon reservoir. A stand up 60 Gallon Devilbliss compressor and a 30 amp receptacle for welding and anchor pots have been installed in the floor. Shop area provides oak cabinet storage. Pots have been installed in the concrete floor for pulling.

Need more space? A 8'x12' barn is located on the property. This is perfect for all your recreational storage needs. This can be an additional storage option for equipment and supplies as needed. A 10'x14' shanty and a wood shed is also available.

The 60' round pen provides an excellent space for training horses. The Tack Shack provides storage for saddles and equipment. This property has housed horses for 18 years and is set up perfectly to provide them with stress free care.

The owners have really thought of everything to make this property run smoothly and with ease, allowing you more time to enjoy all it offers.







# Additional Details

## **Misc Details:**

- Each floor of home has 200 amp service (separate panels)
- Central Vacuum throughout
- Water softener installed
- Telus Optic TV 4K upgraded 2018
- Prewired for sound and security systems
- Smart keys installed for home and shop
- Designed for potential Bed and Breakfast business
- Potential to Subdivide

## **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
- ATVing, off-roading, snowmobiling, hiking trails – perfect for horses
- 20 min to Sun Peaks Ski Resort – provides excellent skiing options in the winter and beautiful hiking, biking trails for the summer
- Tolko Field Airstrip and RC Flying Club

## **Community of Heffley Creek:**

- Has church, post office, Elementary School, Community Hall
- General store with gas/diesel and propane
- Park and Skating rink/tennis courts (Lister Road)



**6640 OLD HIGHWAY 5****MLS® 164819**

Area **Kamloops**  
 Sub Area **Heffley**  
 Type **Single Family Dwelling**  
 Zoning **A-1**  
 Postal Code **V2H 0B7**  
 Possession  
 Taxes **\$7,234 (2021)**

Status **Active**  
 List Price **\$1,849,900**  
 Sale Price  
 Sale Date

Storeys **Two Storey**  
 Bedrooms Above Grade **2+2**  
 Bathrooms **3**  
 Ensuite **1**

Year Built **2010**  
 Total Sqft **4,175**  
 Incl. unfin. sqft

Fuel **Electric, Wood**  
 Heating **Radiant**  
 Basement **Full**  
 Bsmt Dev. **Fully finished**  
 Foundation **Concrete Poured**  
 Fireplaces **(1) - Wood**  
 Rough In Fireplaces

Exterior **Hardie Board**  
 Roof **Asphalt Shingle**  
 Foundation **Concrete Poured**

Construction **Frame, Insul Ceiling, Insul Walls**

Level	Bsmt	Main	Above	Below
Total Sqft	<b>1,825</b>	<b>1,860</b>	<b>490</b>	
Ensuite		<b>5pc</b>		
Bathroom	<b>4pc</b>	<b>2pc</b>	<b>4pc</b>	
Kitchen	<b>11'11x10'11</b>	<b>16'4x18'7</b>		
Living	<b>21x25'6</b>	<b>19x19'6</b>		
Master BR		<b>13'10x12'10</b>		
Dining	<b>11'9x7</b>	<b>11x16</b>		
Laundry		<b>11x8</b>		
Nook		<b>10'5x11</b>		
Entrance		<b>5'7x10</b>		
Bedroom	<b>18'7x13'4</b>		<b>13x23</b>	
Bedroom	<b>10'6x16</b>			

Lot Acres **40.5349**  
 Lot Sqft **1,765,700**  
 Water **Well, Drilled**  
 Lot Width (ft)  
 Lot Depth (ft)  
 Waste **Septic Installed**

Title **Freehold**

Restrictions

Equip. Incl.

**Appliance: Dishwasher, Appliance: Refrigerator, Vacuum built-in, Appliance: Washer & Dryer, Air-conditioning, Central, Appliance: Stove**

Site Influences

**Easy Access, Highway Access, Site: Hillside, Setting: Rural, Nearby: Recreation, Setting: Quiet, Landscaped, Setting: Farm, View: Panoramic**

Parking

Access

PID Number

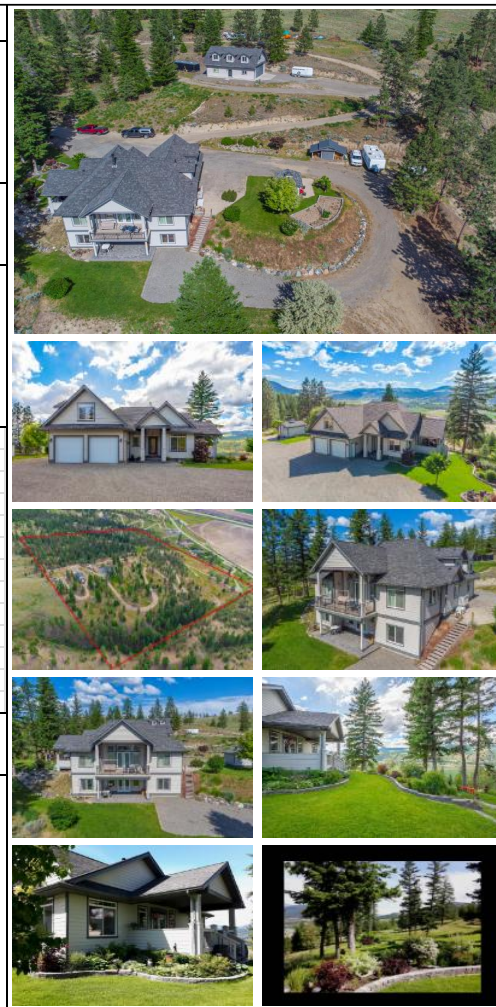
Legal Desc.

**014-387-204**

**Legal Subdivision 13, Section 2, Township 22, Range 17, Meridian W6, Kamloops Div of Yale Land District**

Listed By **ROYAL LEPAGE KAMLOOPS REALTY**

**Come see this gorgeous 4100 sq. ft custom built craftsman style home with spectacular views of the North Thompson River Valley located within city limits and only 25 minutes to Sun Peaks. Excellent finishing throughout this 4 bedroom 3.5 bathroom home with 2 covered decks, 1 covered patio, triple pane glass windows, easements for future services, 2x8 construction with R28 interior wall insulation and house and shop plumbed for geothermal. This home provides a generous master suite and laundry on the main, guest suite upstairs & self-contained 2 bedroom walk out inlaw suite including its own laundry below. Situated on 40 acres, this property has 2 pastures equipped with power and water, 2500 sq. ft shop, 8' x 12' barn, 10' x 14' shanty, 60' round pen, corrals, tack shack, RV parking, and wood shed as well as a 10 gpm well and two other capped wells. This home and property is remarkable and definitely a must see. Measurements approximate. Buyers to verify if important.**



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. Nov 4, 2021.





# PROPERTY INFORMATION REPORT

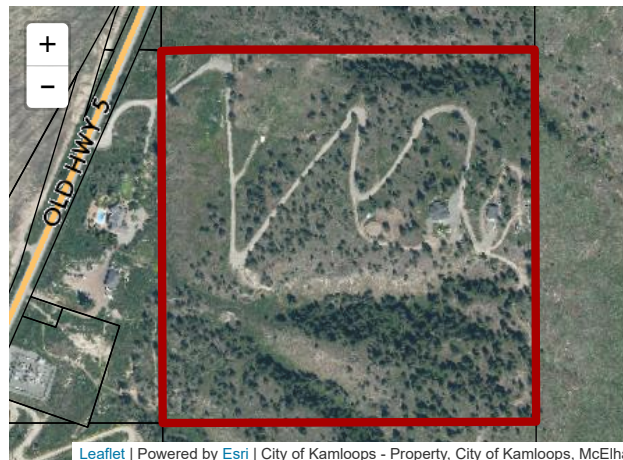
June 16, 2021



City of Kamloops  
7 Victoria St W  
Kamloops, BC V2C 1A2  
(250) 828-3347  
[gisinfo@kamloops.ca](mailto:gisinfo@kamloops.ca)

## 6640 OLD HWY 5

[Property Information Portal](#)



Leaflet | Powered by Esri | City of Kamloops - Property, City of Kamloops, McElhanney, ..

### Parcel Description and Location

**Legal Description:** SEC 2 TWP 22 RGE 17 MER 6 KAMLOOPS

**Lot Size(approx.) - Sq. m:**  
164037.56

**District Lot:** 2

**Neighbourhood:** HEFFLEY CREEK

**Heritage Property:** N/A

**Tax Exempt Property:** No

**Sq. feet:** 1765700.28

**Garbage Collection Zone:** [ZONE 1](#)

**Nearest Bus Stop (m):** 74.0

**Secondary:** [Unknown](#)

**Population Estimate:** 1.819

**Approx Elev:** 440 m

**Acre:** 40.53 **Ha:** 16.4

**School Catchment Info:**

**Elementary:** [Unknown](#)

**French Immersion:** [Unknown](#)

### Planning and Zoning

[City Planning Webpage](#)

**Zoning:** [A-1](#)

**Site Specific Zoning:** N/A

**Business Improvement Area:** N/A

**200 Year Floodplain Coverage:** None

**20 Year Floodplain Coverage:** None

**Water District:** CITY OF KAMLOOPS

**Development Permit Area:**

**Silt Bluff Development Permit Area:** N/A

**Riparian Area (Intersect):** No

**Agriculture Land Reserve Coverage:** [100.0%](#)

**Land Use Classification:** AGRICULTURAL

**Development Plan (Intersect):** N/A

### Applications, Permits and Licences (Active Only)

[City Development Webpage](#)

Folio:	Development Application No:	Development Application Type:
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Folio:	Development Permit No:	Development Permit Purpose:	Application Date:	Issued Date:
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Business Name:	Description:	Category Code:
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### BC Assessment Information

Actual Use categories for BC Assessment purposes only and may not match uses permitted in Zoning

Unit:	Folio:	PID:	Year:	Land:	Land Exempt:	Improvement:	Improvement Exempt:	Total:	Class:
	59-11308-500	014-387-204	2021	\$372,000	N/A	\$701,000	N/A	\$1,073,000	1-Res
	59-11308-500	014-387-204	2020	\$367,000	N/A	\$647,000	N/A	\$1,014,000	1-Res
	59-11308-500	014-387-204	2019	\$365,000	N/A	\$652,000	N/A	\$1,017,000	1-Res
	59-11308-500	014-387-204	2018	\$347,000	N/A	\$614,000	N/A	\$961,000	1-Res
	59-11308-500	014-387-204	2017	\$345,000	N/A	\$584,000	N/A	\$929,000	1-Res

Folio:	Actual Use:	Manual Class:
59-11308-500	060-2 ACRES OR MORE - SFD DUPLEX	0157-2 Sty Sfd - New Semicustom

**Disclaimer:** The City of Kamloops does not provide any warranty or guarantee the accuracy, completeness, or currency of this information. The map above is not a survey plan and is not intended to be used as such. Please report any data errors to [gisinfo@kamloops.ca](mailto:gisinfo@kamloops.ca)

DIVISION FIVE - A-1 (AGRICULTURAL)

The purpose of the A-1 zone is to preserve land designated in the Official Community Plan as "Agricultural/Resource Land" for agriculture and related land extensive uses.

PERMITTED USES

501 The following uses and no others except as provided in Section 502 are permitted in the A-1 zone:

- (5-1-2056) - Agricultural use
- (5-1-2907) - Boarders or lodgers to a maximum of two persons
- For properties in the Agricultural Land Reserve, any farm and non-farm uses permitted as of right in the Agricultural Land Reserve, including alcohol production facility and cannabis production facility, subject to the regulations and approval by the Agricultural Land Commission
- Single family residential, including premanufactured homes and modular homes
- Municipal facilities, including but not limited to, fire halls, public parks and cemeteries
- Recreation facility - outdoor
- Wildlife and waterfowl reserves

PERMITTED USES - SITE SPECIFIC

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

- (5-1-2591) - Agri-tourism activities including educational activities relating to the farm, cooking lessons, and catering services requiring the use of a commercial kitchen in the case of Lot 1, Sec. 4, Twp. 22, Rge. 17, W6M, K.D.Y.D., Plan KAP52207 (6675 Westsyde Road).
- (5-1-2211) - Airport runway in the case of that portion of Lot 1, D.L. A, Plan 19072, K.D.Y.D. (3765 Tranquille Road).
- Community care facilities to a maximum of 10 residents in the case of Lot 2, Plan 19072 (3875 Tranquille Road).
- (5-1-1270) - Firewood processing and custom sawmilling in the case of Lot 2, Plan 16936, D.L. 312 and Block A of Sec. 29, Tp. 21, Rge. 17, K.D.Y.D. (5330 Westsyde Road).
- (5-1-2874) - Golf course with accessory campground to a maximum of 70 camping spaces and accessory resort accommodation to a maximum of 30 units in the case of Lot A, Sec. 25, Twp. 19, Rge. 16, and Sec. 30, Twp. 19, Rge. 15, W6M, K.D.Y.D., Plan KAP44121 except Plan KAP68817; Lot 1, Sec. 25, Twp. 19, Rge. 16, W6M, K.D.Y.D., Plan KAP68817; and Lot 2, Sec. 25, Twp. 19, Rge. 16, W6M, K.D.Y.D., Plan KAP68817 (8888 Barnhartvale Road).
- Machine shop for engine repair in the case of Lot 1, Plan 27442, except Plan KAP49208, K.D.Y.D. (2220 Campbell Creek Road).
- (5-1-2787) - One accessory dwelling (premanufactured home) in the case of Plan 17979, Lot 3, D.L. A, Grp. 2, K.D.Y.D., (3555 Tranquille Road).



- One accessory dwelling unit (mobile home) in the case of Lot B, Plan 35999, D.L. 324, K.D.Y.D. (238 Station Road).
- One accessory dwelling unit (mobile home) in the case of Lot A, D.L. 457, Plan KAP49208, K.D.Y.D. (7375/7395 Barnhartvale Road).
- (5-1-2308) - One accessory dwelling unit (mobile home) in the case of Lot 1, Sec. 22, Tp. 19, Rge. 16, W6M and D.L. 257, K.D.Y.D., Plan 27442, except Plan KAP49208 (2220 Campbell Creek Road).
- One accessory dwelling unit (mobile home) in the case of Lot 1, Plan KAP55376, K.D.Y.D. (2100 Robbin's Range Road).
- One accessory dwelling unit (mobile home) in the case of Lot 1, D.L. 311 and 313, Plan 26730, K.D.Y.D. (425 Dairy Road).
- (5-1-1107) - One accessory dwelling unit (mobile home) on the E ½ of L.S. 13, Sec. 20, Twp. 21, Rge. 17, K.D.Y.D., except Plan H8439 (4702 Westsyde Road) only.
- (5-1-2515) - One accessory dwelling unit (pre-manufactured home) in the case of Lot 7, D.L. 311 and 313, K.D.Y.D., Plan 919, except Plans B1708 and 26730 (570 Dairy Road).
- (5-1-2857) - One accessory dwelling unit (pre-manufactured home) in the case of Lot A, District Lot A, Group 2, Kamloops (Formerly Osoyoos) Division Yale District, Plan 33524 (3745 Tranquille Road).
- (5-1-2590) - One accessory dwelling unit (pre-manufactured home) in the case of Lot 1, D.L. 317, 318 and Sec. 4, Twp. 21, Rge. 17, W6M, K.D.Y.D., Plan KAP74358 (6195 Westsyde Road).
- (5-1-2732) - RV storage and mini warehousing in the case of Lot 1, Plan 25040, K.D.Y.D. (3808 Westsyde Road).
- (5-1-2948) - One accessory dwelling unit (premanufactured home) in the case of Lot B, D.L. E, Grp. 2, K.D.Y.D., and of Sec. 33, Twp. 21, Rge. 17, W6M; and D.L. 313 and 317, K.D.Y.D., Plan KAP91018, (5775 Westsyde Road).

### REGULATIONS

- 503 In the A-1 zone, no buildings or structures shall be constructed, located, altered, and no plan of subdivision approved which contravenes the regulations set out in the following table in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations:

<u>Column 1</u>	<u>Column 2</u>
Minimum lot area	8 ha
Minimum front yard setback	6 m
Minimum side yard setback	6 m
Minimum rear yard setback	6 m
Maximum building height	
- Single family dwelling	2 storeys
Maximum number of residential units	1

REGULATIONS - SITE SPECIFIC

504 In the A-1 zone, the following regulations are permitted on a site specific basis only:

- The minimum lot area for the remainder of LS 6, Sec. 4, Tp. 22, Rge. 17, K.D.Y.D. (6270 Westsyde Road), shall be 2.4 ha.
- (5-1-2084) - The minimum lot area for that portion of part of the northwest quarter of Sec. 27, Tp. 19, Rge. 16, except Plans 5149, 7313, 9908, 10555, 14066, and 17210, and except Parcel A (DD237040F), K.D.Y.D. (6895 Barnhartvale Road), shall be 6.26 ha.
- (5-1-2090) - The minimum lot area for part of Lot 2, Plan 4069, except parcels A and C, K.D.Y.D. (4000 Westsyde Road), shall be 3.23 ha.

SPECIAL WASTE

505 In the A-1 zone, special waste storage, processing or handling facilities are prohibited.



**CITY OF KAMLOOPS  
BUILDING AND ENGINEERING DEVELOPMENT DIVISION**

105 Seymour Street, Kamloops, BC, V2C 2C6

Phone: 250-828-3559

Email: [birbuilding@kamloops.ca](mailto:birbuilding@kamloops.ca)

**BUILDING INFORMATION REQUEST RESPONSE**

Applicant: ROYAL LEPAGE KAMLOOPS REALTY - MIKE LATTA Phone No.: 778-765-5151  
Email Address: [kayleighbonthoux@royallepage.ca](mailto:kayleighbonthoux@royallepage.ca) Fax No.:  
Property Civic Address: 6640 OLD HWY 5  
Property Legal Address: 6640 OLD HWY 5 SEC 2 TWP 22 RGE 17 MER 6 KAMLOOPS

Date: June 25, 2021

**Building and Engineering Development Division Responses:** Ref. No.: BIR48985

- ☒ Our records reveal no active building permits as of the above date.
- ☐ Our records reveal the following active Building permit(s) on file:  
that expire on \_\_\_\_.
- ☐ Our records reveal the following expired \_\_\_\_ Permit on file: \_\_\_\_ for \_\_\_\_.  
The last inspection completed to date was \_\_\_\_.
- ☐ The Building Bylaw has been violated and brief particulars are described in Comments below.
- ☐ Other: see Comments below.

**Comments:**

- Secondary suites are not permitted

**Disclaimer:**

The information given hereby is not a warrant by the City of Kamloops that the above property complies in all other respects with the Building Bylaw or with any other bylaw of the City of Kamloops. The above property has not been inspected for the purpose of this building information request, and it may have any number of bylaw infractions that are not disclosed in the records of the City of Kamloops Building and Engineering Development Division. If any such bylaw infractions exist, they are not waived by virtue of the information given herein.

Should you require further clarification, please contact TRACEY DABROWSKI at 250-828-3559.

  
\_\_\_\_\_  
Jason Dixon  
Building and Engineering Development Manager



## 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: JUNE 9, 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 #:** 6640 Old Highway 5 Kamloops BC V2H 0B7 (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.			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1. LAND</b>					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?			<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?			<input checked="" type="checkbox"/>		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?			<input checked="" type="checkbox"/>		
D. Is there a survey certificate available?			<input checked="" type="checkbox"/>		
E. Are you aware of any current or pending local improvement levies/charges?			<input checked="" type="checkbox"/>		
F. Have you received any other notice or claim affecting the Premises from any person or public body?					
<b>2. SERVICES</b>					
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"/> Other _____ <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):					
(i) Did use of the well or water system commence on or before February 29, 2016?		<input checked="" type="checkbox"/>			
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?			<input checked="" type="checkbox"/>		
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> ?				<input checked="" type="checkbox"/>	
D. Are you aware of any problems with the water system?			<input checked="" type="checkbox"/>		
E. Are records available regarding the quantity of the water available?		<input checked="" type="checkbox"/>			
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?			<input checked="" type="checkbox"/>		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?			<input checked="" type="checkbox"/>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<input checked="" type="checkbox"/>			
<b>3. BUILDING</b>					
A. To the best of your knowledge, are the exterior walls insulated?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
B. To the best of your knowledge, is the ceiling insulated?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			<input checked="" type="checkbox"/>		

INITIALS

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JUNE 9, 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

6640

Old Highway 5

Kamloops

BC V2H 0B7

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 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: _____ 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"/>	<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? (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

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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JUNE 9, 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 6640 Old Highway 5 Kamloops BC V2H 0B7

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.)

3.S. - Final occupancy issued May 2010, over 10 years ago.



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)

Leonard Lee Stittle

SELLER(S)

Debra Lea Lynn Stittle

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**

2021-03-22, 14:18:45

File Reference: LATTA

Requestor: Royal LePage Kamloops

Declared Value \$ 100000

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

**Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

**Title Number**

From Title Number

KT2758

KN7308

**Application Received**

2002-01-10

**Application Entered**

2002-01-14

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

LEONARD LEE STITTLE, BODYMAN  
DEBRA LEA LYNN STITTLE, ACCOUNTING CLERK  
531 MARRIOTT ROAD  
HEFFLEY CREEK, BC  
V0E 1Z0  
AS JOINT TENANTS

**Taxation Authority**

Kamloops, City of  
Heffley Irrigation District

**Description of Land**

Parcel Identifier:

014-387-204

Legal Description:

LEGAL SUBDIVISION 13 OF SECTION 2 TOWNSHIP 22 RANGE 17 WEST OF THE 6TH  
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

**Legal Notations**

HERETO IS ANNEXED EASEMENT A6402 OVER PART LOT A, PLAN 16753 ON  
PLAN A3041

HERETO IS ANNEXED EASEMENT KT2756 OVER THAT PART OF LS 16 SEC. 3 WHICH  
IS NOT CONTAINED WITHIN THE LIMITS OF DL 324 KDYD TWP 22 RGE 17 KDYD  
EXCEPT PLANS 12961 AND 20507 AS SHOWN ON PLAN KAP70512

HERETO IS ANNEXED EASEMENT KV51778 OVER THAT PART OF LS 16 SEC 3 WHICH  
IS NOT CONTAINED WITHIN THE LIMITS OF DL 234 KDYD; TP 22 RGE 17 KDYD  
EXCEPT PLANS 12961 AND 20507 DESCRIBED IN DD KV51778

**TITLE SEARCH PRINT**

File Reference: LATTA  
Declared Value \$ 100000

2021-03-22, 14:18:45  
Requestor: Royal LePage Kamloops

**Charges, Liens and Interests**

Nature:	RIGHT OF WAY
Registration Number:	45691E
Registration Date and Time:	1950-11-14 11:10
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	RIGHT OF WAY
Registration Number:	B4180
Registration Date and Time:	1967-03-06 11:23
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA
Nature:	EASEMENT
Registration Number:	KT2757
Registration Date and Time:	2002-01-10 14:46
Remarks:	PART ON PLAN KAP70512 APPURTENANT TO PART OF LS 16 SEC 3 WHICH IS NOT WITHIN DL 324 KDYD TWP 22 RGE 17 KDYD EXCEPT PLANS 12961 AND 20507
Nature:	MORTGAGE
Registration Number:	KX17177
Registration Date and Time:	2005-02-11 11:22
Registered Owner:	INTERIOR SAVINGS CREDIT UNION

**Duplicate Indefeasible Title**

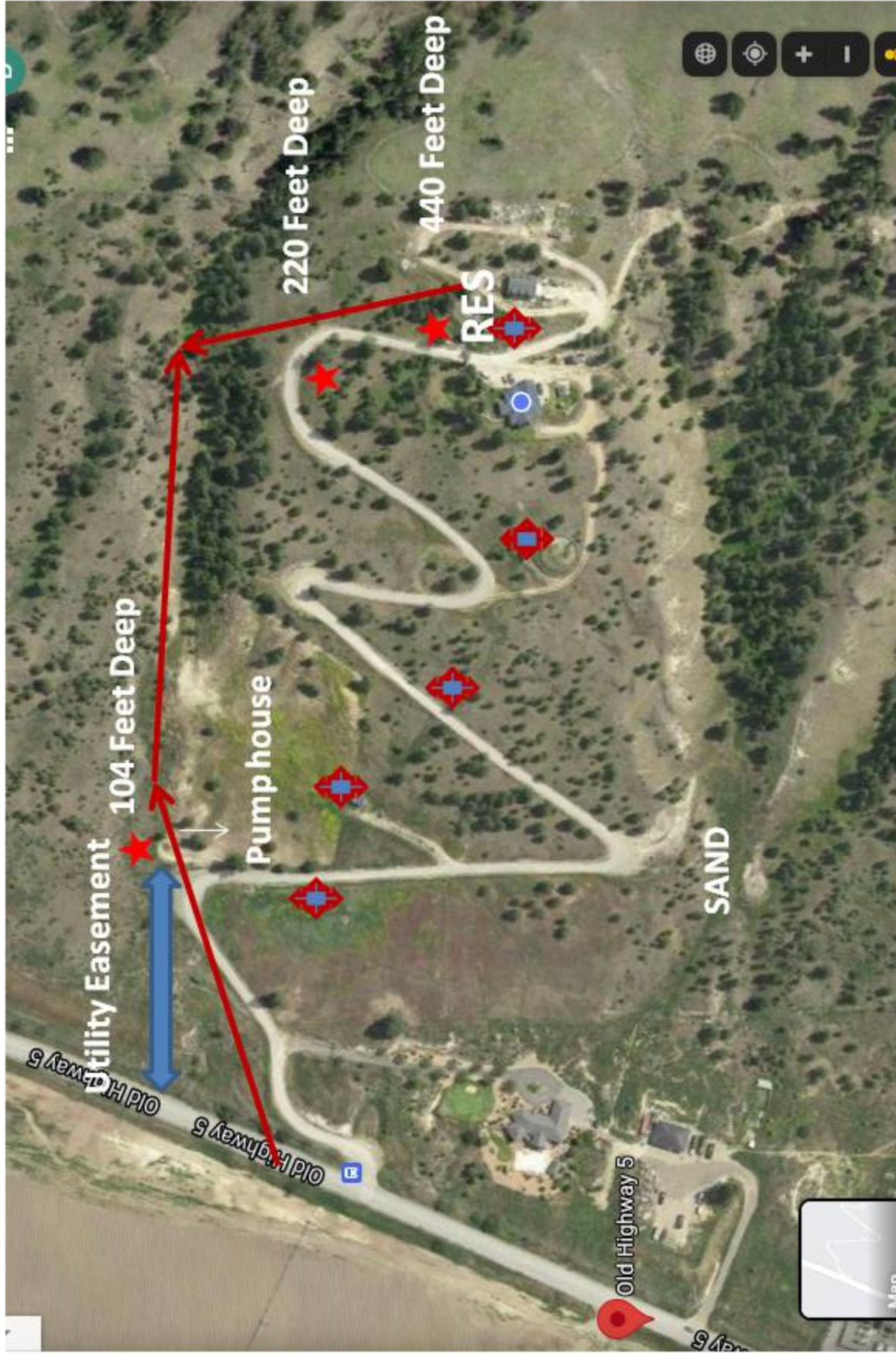
NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE



- Well location
- Utility Easement
- Hydro
- Yard Hydrants
- 1500 gal res