

4762 CORY ROAD, PRITCHARD

18 Acres with endless possibilities!



Quinn Pache
Real Estate Team
Referral Partner

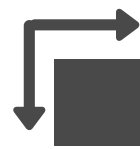
ROYAL LEPAGE
KAMLOOPS REALTY

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

FOR SALE - \$1,224,900



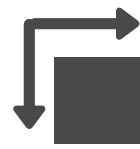
**3 out-
buildings/
shops**



**18.32
Acres**



**3 Beds
2 Bath**



**1,975
SQFT
House**

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





4762 Cory Rd, Pritchard, BC

Main Building: Total Exterior Area Above Grade 1129.62 sq ft



Main Floor
Exterior Area 1129.62 sq ft



Basement (Below Grade)
Exterior Area 970.99 sq ft

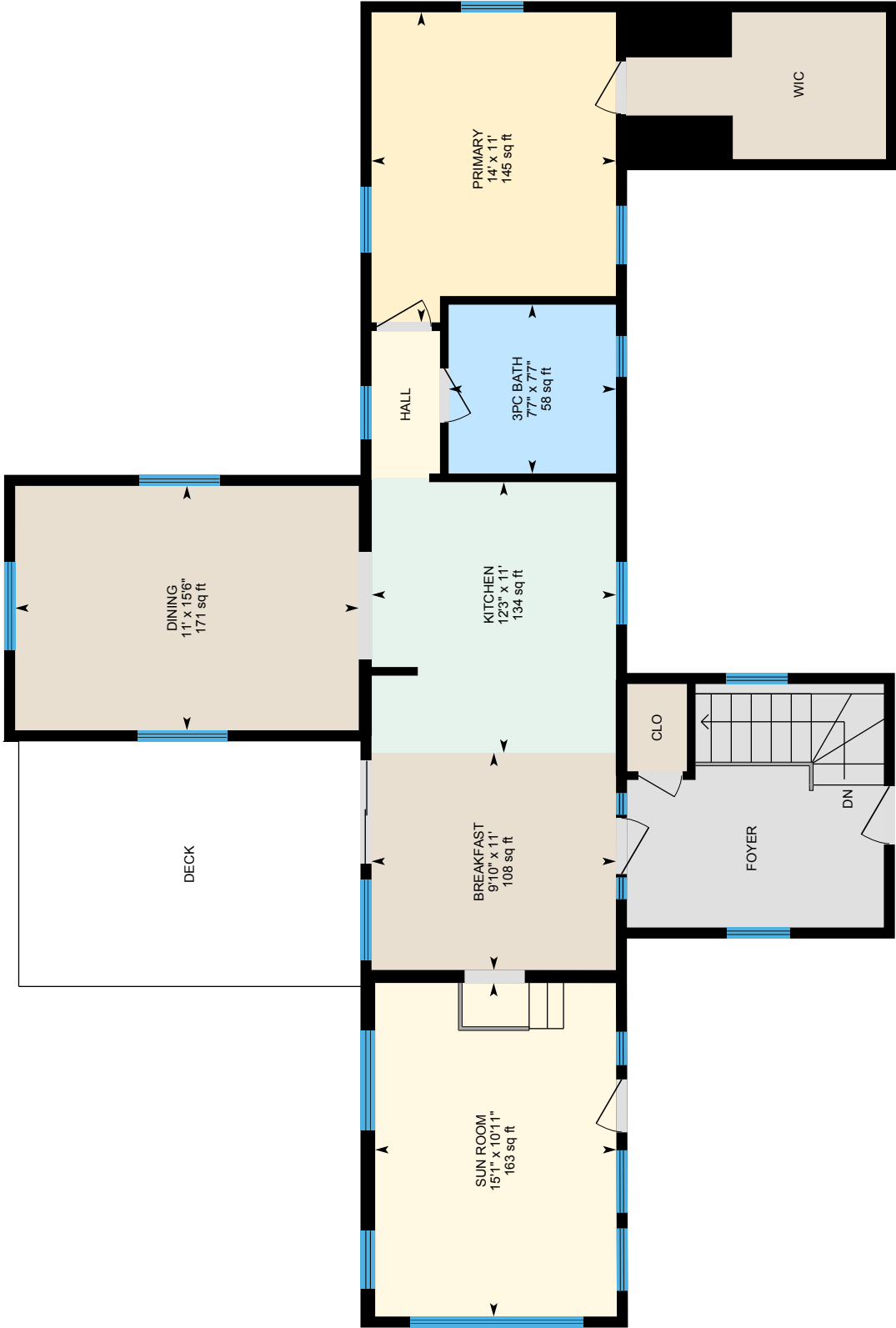
PREPARED: Sep 2021

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



4762 Cory Rd, Pritchard, BC

Main Floor Total Exterior Area 1129.62 sq ft
Total Interior Area 1018.63 sq ft



PREPARED: Sep 2021



4762 Cory Rd, Pritchard, BC

Basement Total Exterior Area 970.99 sq ft
Total Interior Area 873.70 sq ft



PREPARED: Sep 2021



Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- 3pc Bath: 7'7" x 7'7" | 58 sq ft
- Breakfast: 11' x 9'10" | 108 sq ft
- Dining: 15'6" x 11' | 171 sq ft
- Kitchen: 11' x 12'3" | 134 sq ft
- Primary: 11' x 14' | 145 sq ft
- Sun Room: 10'11" x 15'1" | 163 sq ft

BASEMENT

- 3pc Bath: 6'10" x 8'11" | 55 sq ft
- Bedroom: 14'8" x 9'10" | 144 sq ft
- Bedroom: 10'1" x 14'4" | 126 sq ft
- Rec Room: 11'5" x 21'1" | 217 sq ft
- Storage: 11'5" x 6'11" | 79 sq ft
- Unfinished: 10'7" x 14'6" | 154 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- Interior Area: 1018.63 sq ft
- Perimeter Wall Length: 223 ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 1129.62 sq ft

BASEMENT (Below Grade)

- Interior Area: 873.70 sq ft
- Perimeter Wall Length: 195 ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 970.99 sq ft

Total Above Grade Floor Area

- Main Building Interior: 1018.63 sq ft
- Main Building Exterior: 1129.62 sq ft



GUEST HOUSE-4762 Cory Rd, Pritchard, BC

Main Floor Total Exterior Area 420.06 sq ft
Total Interior Area 377.17 sq ft



PREPARED: Sep 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

GUEST HOUSE-4762 Cory Rd, Pritchard, BC

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- 3pc Ensuite: 4'5" x 10'7" | 46 sq ft
- Dining: 7'1" x 8'8" | 62 sq ft
- Kitchen: 5'11" x 8'8" | 52 sq ft
- Living: 13' x 9'3" | 120 sq ft
- Primary: 8'7" x 10'6" | 90 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- Interior Area: 377.17 sq ft
- Perimeter Wall Length: 86 ft
- Perimeter Wall Thickness: 6.0 in
- Exterior Area: 420.06 sq ft

Total Above Grade Floor Area

Main Building Interior: 377.17 sq ft

Main Building Exterior: 420.06 sq ft



SHOP/GARAGE-4762 Cory Rd, Pritchard, BC

Main Floor Total Exterior Area 1842.25 sq ft
Total Interior Area 1711.76 sq ft



PREPARED: Sep 2021



SHOP/GARAGE-4762 Cory Rd, Pritchard, BC

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- 3pc Bath: 7' x 8'7" | 60 sq ft
- Garage: 30'10" x 48'9" | 1431 sq ft
- Workshop: 16'4" x 12'1" | 197 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- Interior Area: 1711.76 sq ft
- Perimeter Wall Length: 196 ft
- Perimeter Wall Thickness: 8.0 in
- Exterior Area: 1842.25 sq ft

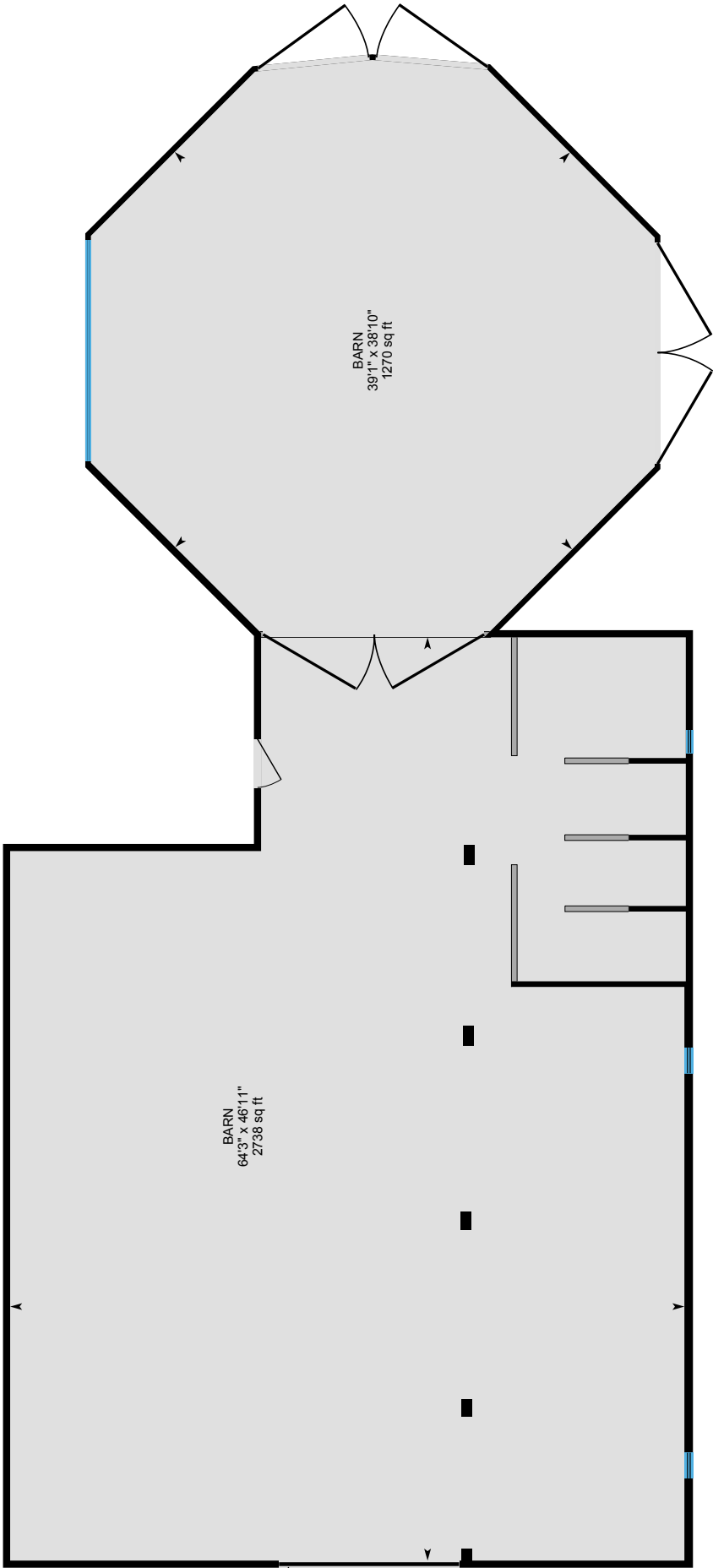
Total Above Grade Floor Area

- Main Building Interior: 1711.76 sq ft
- Main Building Exterior: 1842.25 sq ft



BARN-4762 Cory Rd, Pritchard, BC

Main Floor Total Exterior Area 4196.22 sq ft
Total Interior Area 4035.21 sq ft



PREPARED: Sep 2021



BARN-4762 Cory Rd, Pritchard, BC

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Barn: 38'10" x 39'1" | 1270 sq ft

Barn: 46'11" x 64'3" | 2738 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 4035.21 sq ft

Perimeter Wall Length: 323 ft

Perimeter Wall Thickness: 6.0 in

Exterior Area: 4196.22 sq ft

Total Above Grade Floor Area

Main Building Interior: 4035.21 sq ft

Main Building Exterior: 4196.22 sq ft

Come see this beautiful 18 acre property in the heart of Pritchard. The unique home features a sunroom facing Martin Mountain and has been modernized with new windows, flooring, appliances and quartz countertops. Spacious kitchen leads to a living room with French-style windows and on the main floor there is a master bedroom w/ walking closet and a marble floor bathroom. Downstairs, a rec area for the kids, two bedrooms, bathroom w/ laundry and two lofty storage rooms. Outbuildings include a 50X30 shop with a Western-style front, electricity, wood stove heating, upgraded insulation and washroom. There is plenty of room for livestock, with a large 50X50 barn includes 20X30 free-range chicken coup, and a covered round pen. 15 acres could be used for hay and pasturing and the property edges with crownland allowing you easy access to beautiful hiking and riding trails. A 30X13 guest cabin that just needs a little finishing. All measurements to be verified if important to buyer.

**SCAN ME FOR
FULL VIDEO TOUR!**



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: July 23 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 #: 4762 Cory Road Pritchard BC V0E 2P0 (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?		/		
B. Are you aware of any existing tenancies, written or oral?		/		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		/		
D. Is there a survey certificate available?		/		
E. Are you aware of any current or pending local improvement levies/charges?		/		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		/		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☐ Community ☐ Private ☐ Well ☒ Not Connected ☐ 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?	/			
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?		/		
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> ?			/	
D. Are you aware of any problems with the water system?		/		
E. Are records available regarding the quantity of the water available?		/		
F. Indicate the sanitary sewer system the Premises are connected to: Municipal ☐ Community ☐ Septic ☒ Lagoon ☐ Not Connected ☐ Other _____				
G. Are you aware of any problems with the sanitary sewer system?		/		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		/		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		/		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	/			
B. To the best of your knowledge, is the ceiling insulated?	/			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		/		

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

4762

Cory Road

Pritchard

BC V0E 2P0

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?			☒	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? ☐ (ii) received WETT certificate? ☒	☒			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		☒		
G. Are you aware of any structural problems with any of the buildings?		☒		
H. Are you aware of any additions or alterations made in the last sixty days?		☒		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		☒		
J. Are you aware of any problems with the heating and/or central air conditioning system?		☒		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		☒		
L. Are you aware of any damage due to wind, fire or water?		☒		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		☒		
N. Are you aware of any problems with the electrical or gas system?		☒		
O. Are you aware of any problems with the plumbing system?		☒		
P. Are you aware of any problems with the swimming pool and/or hot tub?				☒
Q. Do the Premises contain unauthorized accommodation?		☒		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		☒		
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.		☒		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		☒		
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? _____		☒		
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? ☐ ☐ Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		☒		
W. Is there a radon mitigation system on the Premises?		☒		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		☒		
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?		☒		

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 4762 Cory Road Pritchard BC V0E 2P0

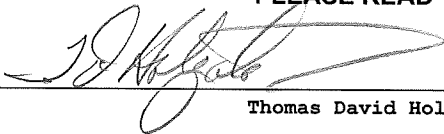
4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous 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)



Thomas David Holgate

SELLER(S)

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 \$454000

2021-07-21, 11:46:17

Requestor: Royal LePage Kamloops

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

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA7996033

CA7989318

Application Received

2020-01-23

Application Entered

2020-02-12

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

THOMAS DAVID HOLGATE, RETIRED
3303 SHUSWAP ROAD
KAMLOOPS, BC
V2H 1T2**Taxation Authority**

Kamloops Assessment Area

Description of Land

Parcel Identifier:

003-190-382

Legal Description:

LOT 6 SECTION 30 TOWNSHIP 19 RANGE 13 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN 33429**Legal Notations**THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE PLAN M11379BYLAW CONTRAVENTION NOTICE, COMMUNITY CHARTER, SECTION 57
SEE KW132256**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

43302E

Registered Owner:

THE DIRECTOR OF SOLDIER SETTLEMENT

Remarks:

INTER ALIA

DD 139748F OTHER THAN THOSE EXCEPTED BY THE CROWN

TITLE SEARCH PRINT

File Reference: LATTA
Declared Value \$454000

2021-07-21, 11:46:17
Requestor: Royal LePage Kamloops

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	T59804
Registration Date and Time:	1982-11-29 11:45
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



****DRAFT** Property Information Report**

Report Generated on: September 01, 2021 11:59:10 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

4762 Cory Rd

Parcel Description & Location

[More Details](#)

Legal Description:

LOT 6 SECTION 30 TOWNSHIP 19 RANGE 13 WEST OF THE 6TH
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 33429

Plan Number:

KAP33429

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

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

Square Meter:

73632.03

Acre:

18.195

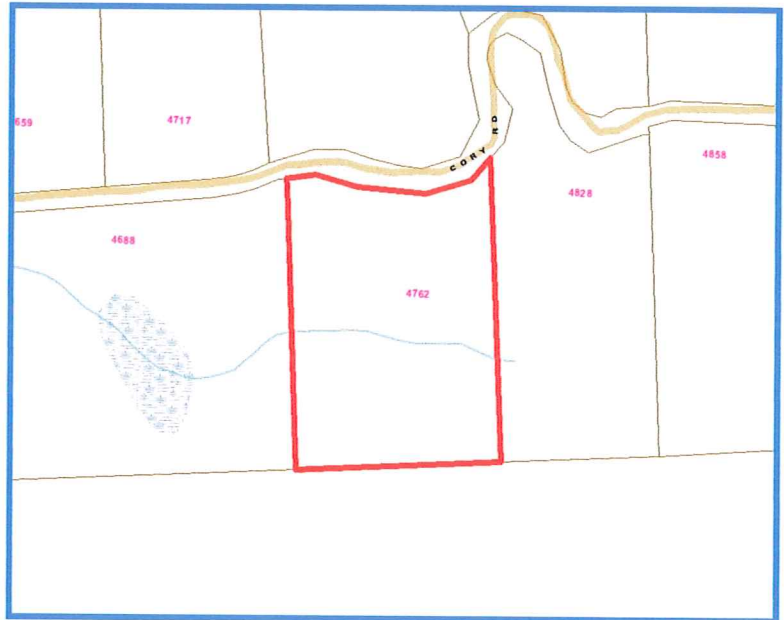
Hectare:

7.363

Community: Pritchard

Local Authority: TNRD (Electoral Area "L")

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: Electoral Areas "L" and "P" Pritchard Fire Protection

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: SOUTH THOMPSON
VALLEY-PINANTAN

OCP Designation: FORESTRY/GRAZING

Agriculture Land Reserve (Intersect): No

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

BC Assessment

(For enquiries, contact BC Assessment Authority)

[More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
724.11530.060	003-190-382	2021	\$294,000.00	\$191,000.00	1-Res
724.11530.060	003-190-382	2020	\$285,000.00	\$147,000.00	1-Res
Folio:	Actual Use:		Manual class:		
724.11530.060	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		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, 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](#).

