



PROPERTY REPORT

CAZAKOFF RD

Rural

V1L 6X7

Canada

PID: 009-366-580

AUGUST 10, 2024



PAULA OWEN
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WK REAL ESTATE CO.
Live the West Kootenays

Live the West Kootenays

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3439 Cazakoff Rd. Blewett BC

Features:

Step 4 energy efficiency custom engineered home

New, quality construction

Very low heating/cooling cost – House is well insulated and has triple pane, coated windows throughout.

2 skylights

Underground services to house

Solid wood doors

Fibre optic internet

Intelligent air exchanger

Humidity controlled

Central Vac

Heat pump heated/cooled floor and air

Hot water booster heater right at kitchen sink so there is no waiting for hot water.

220 ft well with 10+ gpm and variable speed Grundfos pump

No chlorine water

Underground power and water in place for garage/shop going to plateau just below house

Engineered septic system

Many reputable trades collaborated to build this unique home - list available.

Smart appliances (stove, fridge, washer, dryer, dishwasher)

Deep sink

Walk in shower - easily accessible, with large bathroom

Quartz countertops

Smart lawn irrigation

Built-in Rooftop sprinkler

Soundproofing in walls

Local Kalesnikoff mass timber used in construction. This construction method has become so popular, Kalesnikoff is building a second mass operation in Castlegar. Their current plant near Playmour Junction is 110,000 sq ft operating around the clock. Sustainable, innovative and picking up steam worldwide.

Lots of storage utilizing lofts. Plenty of land to design and build your garage or shop of choice.

Privacy

Sunshine - designed/positioned for sun on all sides. Enjoy the sunrise and sunset.

Only 10 minutes to downtown Nelson. Close access to Mt. bike trails, the river for paddling, logging roads and for ATV's or dirtbikes (trail network minutes away) and only 25 minutes to Whitewater ski hill.

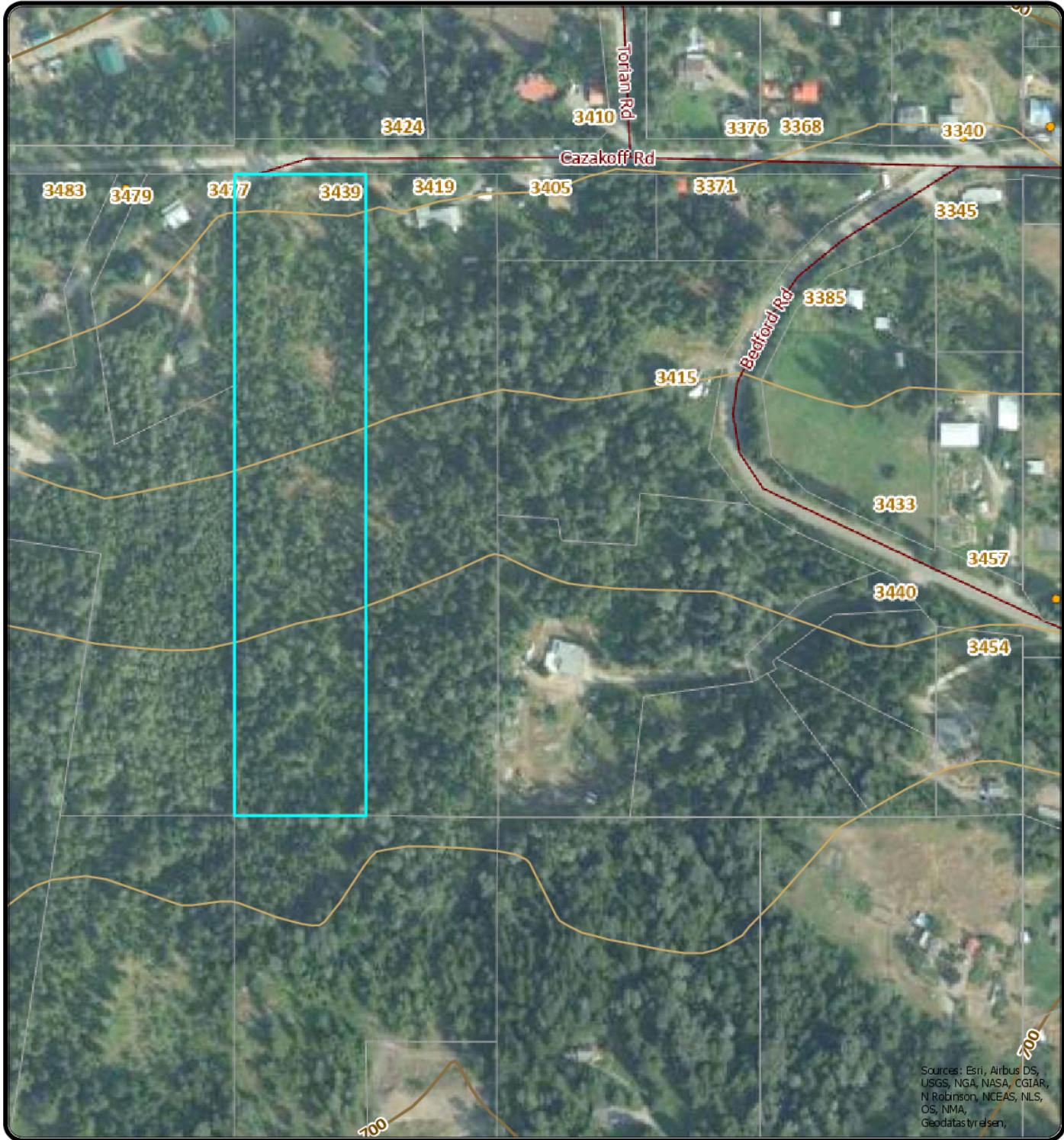
Views up Sproule and Smallwood watersheds

Acreage. 6.83 Forested and quiet acres. The house is not in the ALR, while the upper $\frac{2}{3}$ of the property is. ALR has fewer restrictions now and one can apply to be removed from the ALR. Some properties have successfully withdrawn from the ALR in the area.

Second home or shop building site prepared

May be subdividable

RDCK Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatas by elsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:4,514



Date: August 1, 2024

The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

DATE OF DISCLOSURE

ADDRESS: 3439 Cazakoff Rd.

Nelson, BC

V1L 6X7

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		G		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?			G	

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the premises already?				G
(ii) Have you applied for a water licence and are awaiting response?		G		
C. Are you aware of any problems with the water system?		G		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?	G			
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	G			
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		G		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		G		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		G		

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BUYER'S INITIALS

G	[Signature]	
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SELLER'S INITIALS

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DATE OF DISCLOSURE

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Nelson, BC

V1L 6X7

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	G			
B. To the best of your knowledge, is the ceiling insulated?	G			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		G		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	G			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				G
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		G		
G. Are you aware of any structural problems with any of the buildings?		G		
H. Are you aware of any additions or alterations made in the last 60 days?		G		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		G		
J. Are you aware of any problems with the heating and/or central air conditioning system?		G		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		G		
L. Are you aware of any damage due to wind, fire or water?		G		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2</u> years)		G		
N. Are you aware of any problems with the electrical or gas system?		G		
O. Are you aware of any problems with the plumbing system?		G		
P. Are you aware of any problems with the swimming pool and/or hot tub?				G
Q. Does the Premises contain unauthorized accommodation?		G		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		G		

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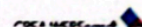
BUYER'S INITIALS

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SELLER'S INITIALS

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V1L 6X7

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)	G			
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	G			
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If yes, what is the rating number? <u>50</u> (ii) When was the energy assessment report prepared? <u>9/11/2022</u> (DD/MM/YYYY)	G			
V. To the best of your knowledge, has the Premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		G		
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?	G	G		

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?		G		
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>		G		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		G		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		G		

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BUYER'S INITIALS

G	A
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SELLER'S INITIALS

August 02 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 3439 Cazakoff Rd. Nelson, BC V1L 6X7

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

I.H. NORTH PART OF PROPERTY WITH HOUSE IS NOT IN ALR

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Seller signatures and labels: SELLER(S), SELLER(S), 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 ___.

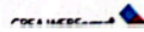
The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

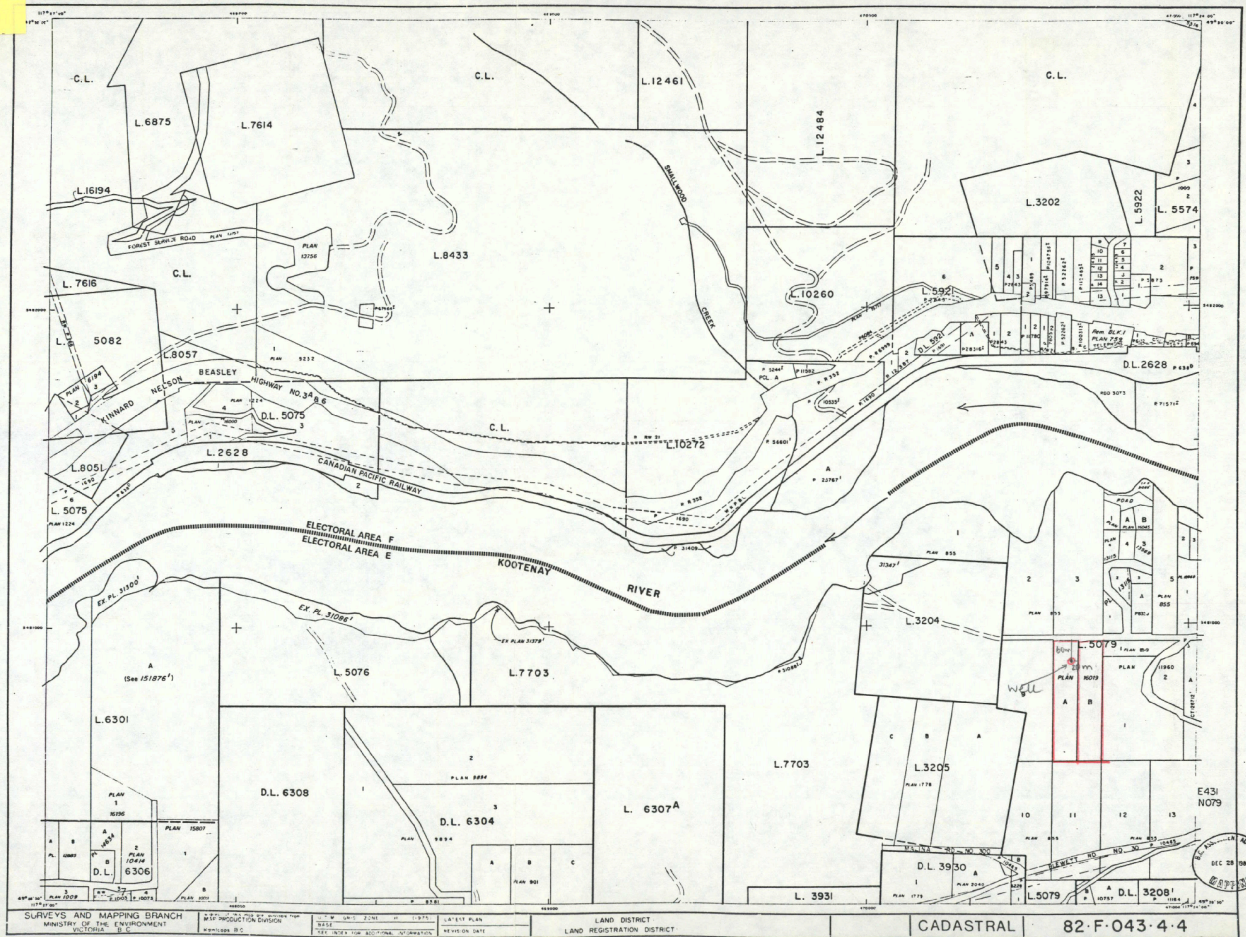
Buyer labels: BUYER(S), BUYER(S), BUYER(S)

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.

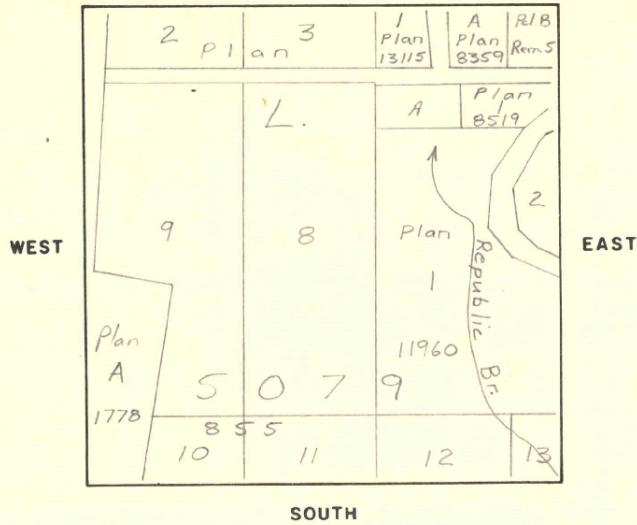
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82F.043.4.4.2



NORTH



SOUTH

Scale: 1"=500'
W R Map 5225

CARD BY R. MCARTHUR DATE MAR. 28/84
ADDITIONAL DATA ADDED BY _____

REMARKS

not being used
on lot A - for sale

Quality Control Check May 9/86
The contractor said the
well was on lot B, but
he plotted it on lot A
in the enclosed map.

Part w.

Certificate of Title (March
17, 1980)

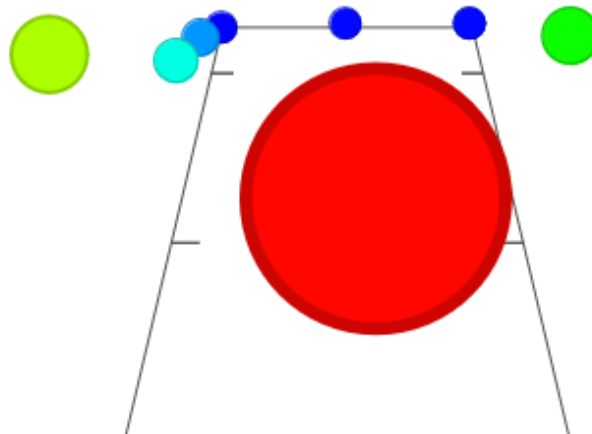
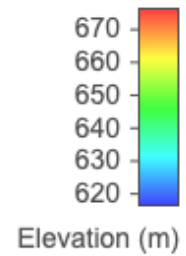
BK: 8
DL: 5079
Plan 855
Kathlamet District.

2/3 of the property in ALR. Possible to apply to be removed from ALR, as some have in the area.

Estimated Lot Dimensions and Topography



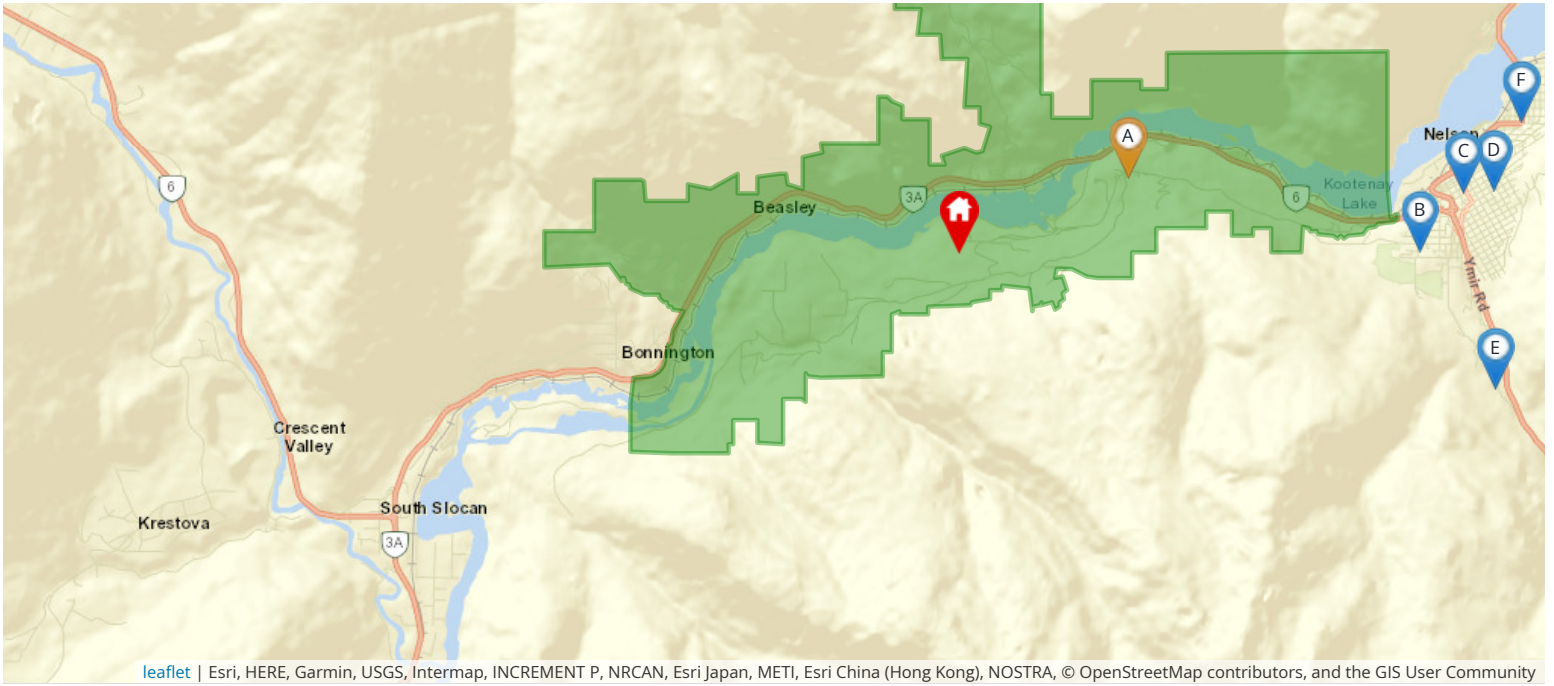
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 676.05 m | Min Elevation: 616.21 m | Difference: 59.85 m

Nearest Schools

Nearby Elementary Schools



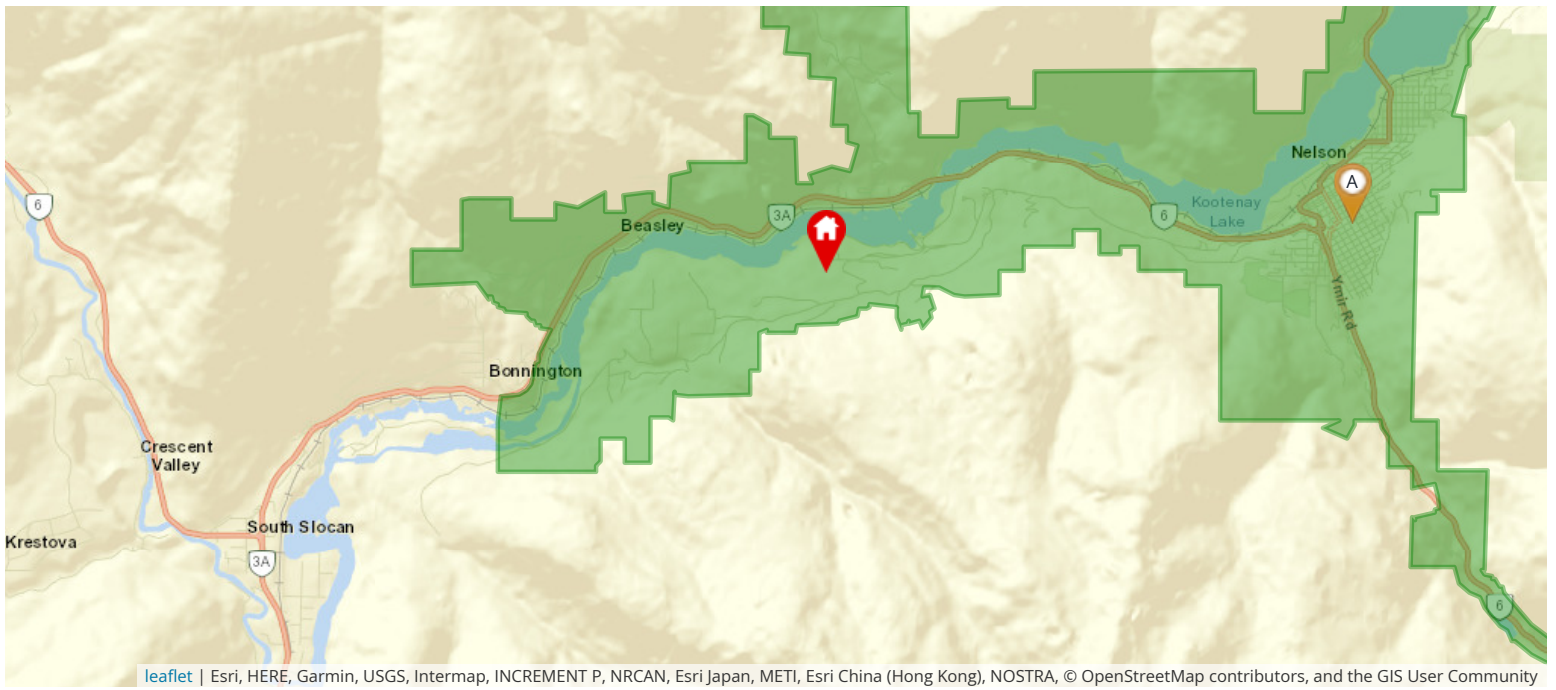
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Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

Elementary School Catchment: **Blewett Elementary** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Blewett Elementary	K - 5	SD 8	Nelson		52 mins	3.4 km	4 mins	52 mins
B Rosemont Elementary	K - 5	SD 8	Nelson		2 hours 4 mins	8.6 km	10 mins	1 hour 41 mins
C Wildflower	K - 9	SD 8	Nelson		2 hours 18 mins	9.8 km	11 mins	1 hour 21 mins
D South Nelson Elementary	K - 5	SD 8	Nelson		2 hours 26 mins	10.3 km	11 mins	1 hour 31 mins
E Nelson Waldorf	K - 8	Independent	Nelson		3 hours 20 mins	13.8 km	13 mins	4 hours 12 mins
F Hume Elementary k-5	K - 5	SD 8	Nelson		2 hours 34 mins	11.1 km	13 mins	1 hour 46 mins

Nearby Middle Schools



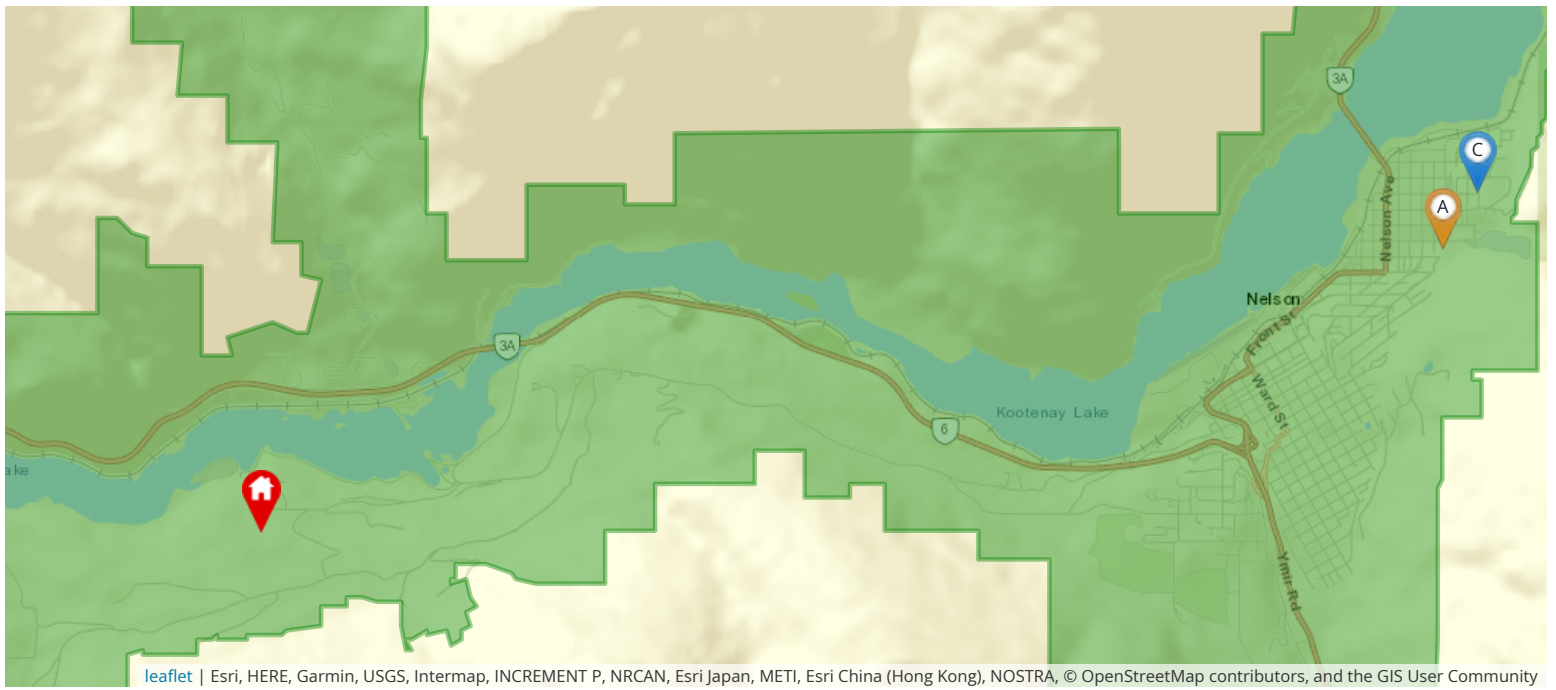
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Legend: Subject Property Catchment School Other Schools

Middle School Catchment: **Trafalgar Middle School** -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Trafalgar Middle School	6 - 8	SD 8	Nelson		2 hours 21 mins	10.0 km	11 mins	1 hour 29 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: LV Rogers Secondary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A LV Rogers Secondary	9 - 12	SD 8	Nelson		2 hours 44 mins	11.6 km	15 mins	1 hour 53 mins
B Mount Sentinel	7 - 12	SD 8	South Slocan		3 hours 6 mins	13.7 km	16 mins	1 hour 34 mins
C CHEK ABC	K - 12	Independent	Nelson		2 hours 56 mins	12.4 km	16 mins	1 hour 50 mins
D W. E. Graham	K - 10	SD 8	Slocan		13 hours 38 mins	60.2 km	1 hour 31 mins	2 hours 29 mins
E Salmo Secondary	7 - 12	SD 8	Salmo		11 hours 20 mins	49.7 km	38 mins	13 hours 2 mins
F Crawford Bay	K - 12	SD 8	Crawford Bay		11 hours 23 mins	56.7 km	1 hour 28 mins	n/a

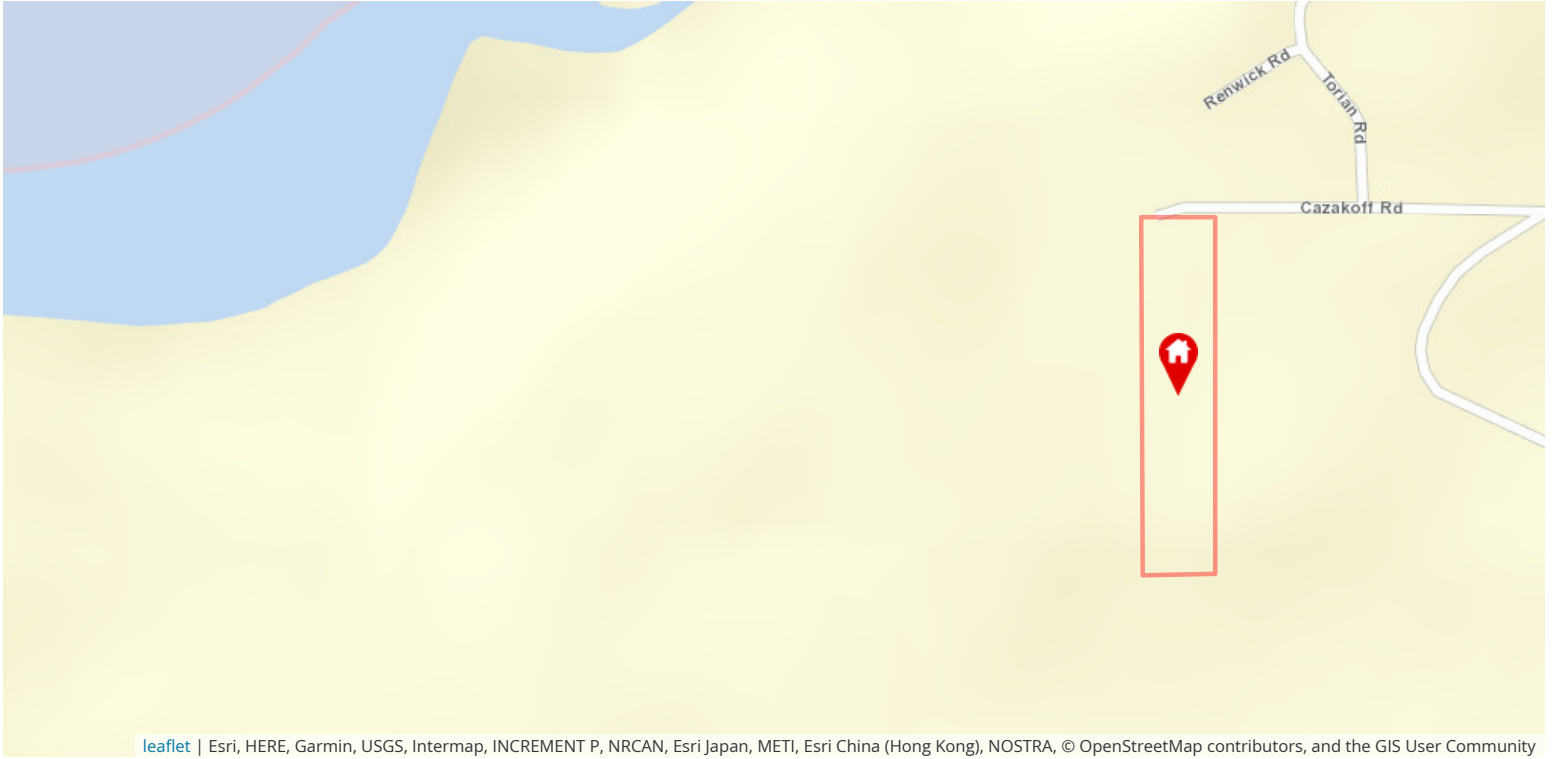
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Agricultural Land Reserve	Status: In Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

Land Use

Zoning



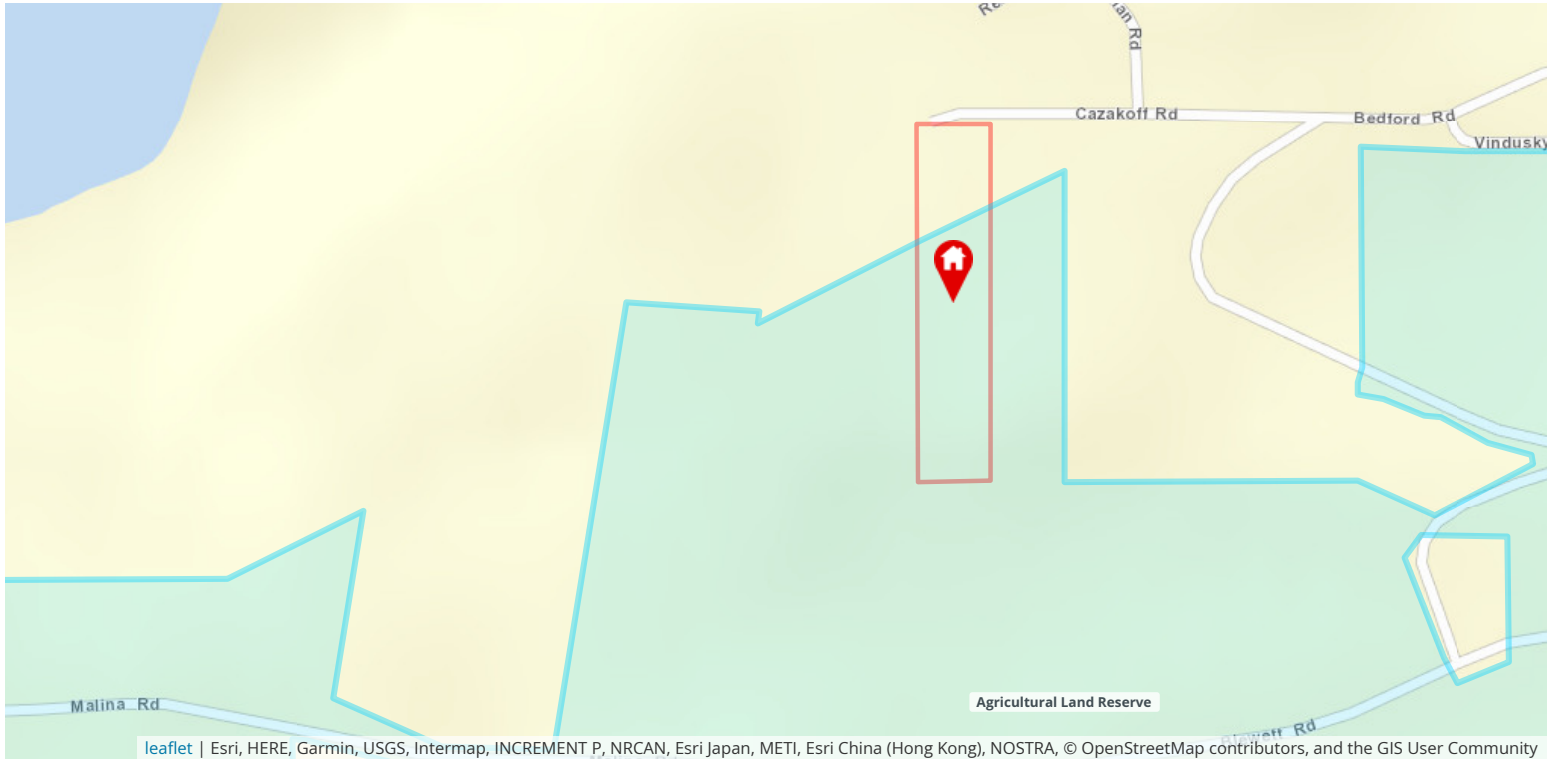
Subject Property Designations:

Not Applicable

Layer Legend:

	Code	Description
■	OS	Open Space

Agricultural Land Reserve



Subject Property Designations:

Status: In Agricultural Land Reserve

Layer Legend:

- Agricultural Land Reserve

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain