

PROPERTY REPORT

CAZAKOFF RD Rural V1L 6X7 Canada

PID: 009-366-580

AUGUST 10, 2024



PAULA OWEN WK Real Estate Co. Nelson P: +1.250-551.9577 O: 1.250.359.5021 paula@wkrealestateco.com www.wkrealestateco.com



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.

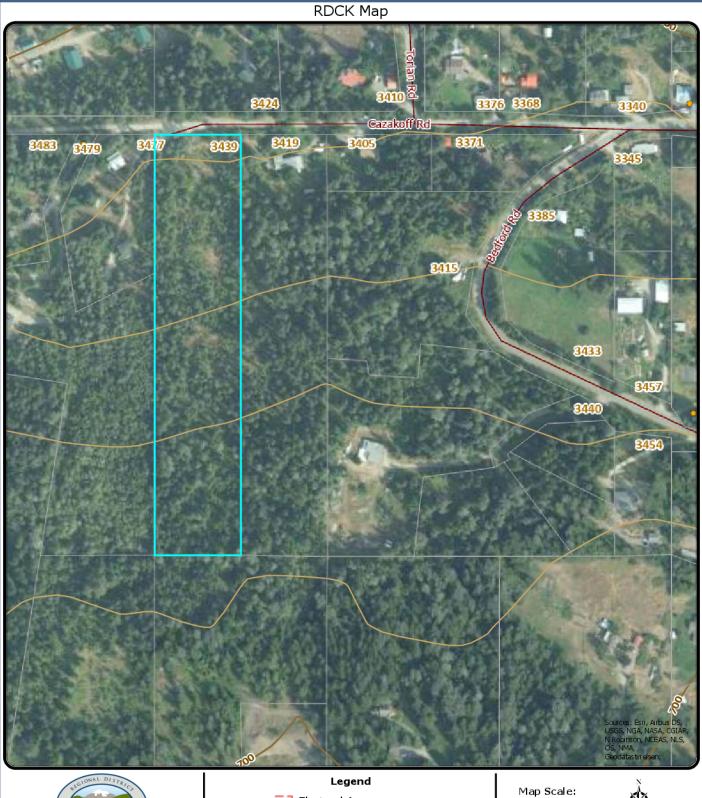
Only 10 minutes to downtown Nelson. Close access to Mt. bike trails, the river for paddling, logging roads and for ATV's or dirtbikes (trail network minutes away) and only 25 minutes to Whitewater ski hill.

Views up Sproule and Smallwood watersheds

Acreage. 6.83 Forested and quiet acres. The house is not in the ALR, while the upper ¾ 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 Some properties have successfully withdrawn from the ALR in the area.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





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

🔲 Electoral Areas

— RDCK Streets

Cadastre - Property Lines

Address Points

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 ommissions on this map.

PROPERTY DISCLOSURE STATEMENT RURAL PREMISES - LAND AND BUILDING

PAGE 1 of 5 PAGES

ADDRESS: 3439 Cazakoff Rd. Nelso	n, BC		/1L 6X7 (the	e "Premises"
THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS: X Principal Residence Residence(s) Barn(s) Other Building(s) Please describe	Shed(s)			
THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do N 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.			SHOULD INITIAL PRIATE REPLIES.	
LAND – This Property Disclosure Statement is in respect of the land and the House	YES	NO	DO NOT	DOES NOT
(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)			KNOW	AFFEI
A. Are you aware of any encroachments, unregistered easements of unregistered rights-of-way?		6		Treat I
B. Are you aware of any existing tenancies, written or oral?		5		
C. Are you aware of any past or present underground oil storage tar on the Premises?	ık(s)	4		
D. Is there a survey certificate available?			6	
E. Are you aware of any current or pending local improvement levie charges?	s/	6		
F. Have you received any other notice or claim affecting the Premise from any person or public body?	:S	6		
G. Are the Premises managed forest lands?		6		
H. Are the Premises in the Agricultural Land Reserve?	6	6		
 Are you aware of any past or present fuel or chemical storage anywhere on the Premises? 		6		190, 1
J. Are you aware of any fill materials anywhere on the Premises?				
K. Are you aware of any waste sites, past or present, excluding manustorage anywhere on the Premises?	ıre	6		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		6	1000	
M. Are you aware of any water licences affecting the Premises?		6		

BC1007 REV. NOV 2023

BUYER'S INITIALS

SELLÉR'S INITIALS

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS* and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

DATE OF DISCLOSURE

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT
N. Has the Premises been logged in the last five years?		6		
(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?		108	6	
2. SERVICES				
A. Please indicate the water system(s) the Premises use: A water provider supplies my water (e.g., local government, private utility I have a private groundwater system (e.g., well) Water is diverted from a surface water source (e.g., creek or lake) 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?				6
(ii) Have you applied for a water licence and are awaiting response?		6		
C. Are you aware of any problems with the water system?	Cabra-at re- of	6		
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)?	6			
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	6			
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?		6		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		6		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		6		1.40

BC1007 REV. NOV 2023

BUYER'S INITIALS

SELLER'S INITIALS
COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion.

BCREA bears no liability for your use of this form.

DATE OF DISCLOSURE

V1L 6X7 3439 Cazakoff Rd. Nelson, BC ADDRESS: DO NOT DOES NOT YES NO 3. BUILDING KNOW APPLY A. To the best of your knowledge, are the exterior walls insulated? 6 B. To the best of your knowledge, is the ceiling insulated? 6 C. To the best of your knowledge, have the Premises ever contained 6 any asbestos products? D. Has a final building inspection been approved or a final occupancy 6 permit been obtained? E. Has the fireplace, fireplace insert, or wood stove installation been approved: 6 (i) D by local authorities? (ii) ☐ by a WETT certified inspector? F. Are you aware of any infestation or unrepaired damage by insects, 6 rodents or bats? 6 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 6 I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, 6 J. Are you aware of any problems with the heating and/or central air 6 conditioning system? K. Are you aware of any moisture and/or water problems in the walls, 6 basement or crawl space? 6 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? 6 (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? 6 Q. Does the Premises contain unauthorized accommodation? R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?

BUYER'S INITIALS

SELLER'S INITIALS

BC1007 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS* and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion.

BCREA bears no liability for your use of this form.

DATE OF DISCLOSURE

ADDRESS: 3439 Cazakoff Rd. Nelson, B	C						
3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT			
S. Was the Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)	6						
T. Is this Premises covered by home warranty insurance under the Homeowner Protection Act?	6						
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If yes, what is the rating number?	4						
V. To the best of your knowledge, has the Premises been tested for radon? (i) If yes, was the most recent test: □short term or □long term (more than 90 days) Level: □□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□		6					
W. Is there a radon mitigation system on the Premises?	6						
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?	146.57	6					
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?		6					
B. Are you aware of any latent defect in respect of the Premises? 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.		4					
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 Heritage Conservation Act or municipal legislation)?		4					
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)?		6					

BUYER'S INITIALS

JEELEN J HAITINES

BC1007 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

August 02 20 DATE OF DISCL				PAGE 5 of 5 PAGES
ADDRESS:	3439	Cazakoff Rd.	Nelson, BC	V1L 6X7
5. ADDITIONA	L COMMEN	ITS AND/OR EXPLANATION	IS (Use additional pages if necess	ary)
1.4.		LTH PART OF NOT IN AL	PROPERTY WITH	l house

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.

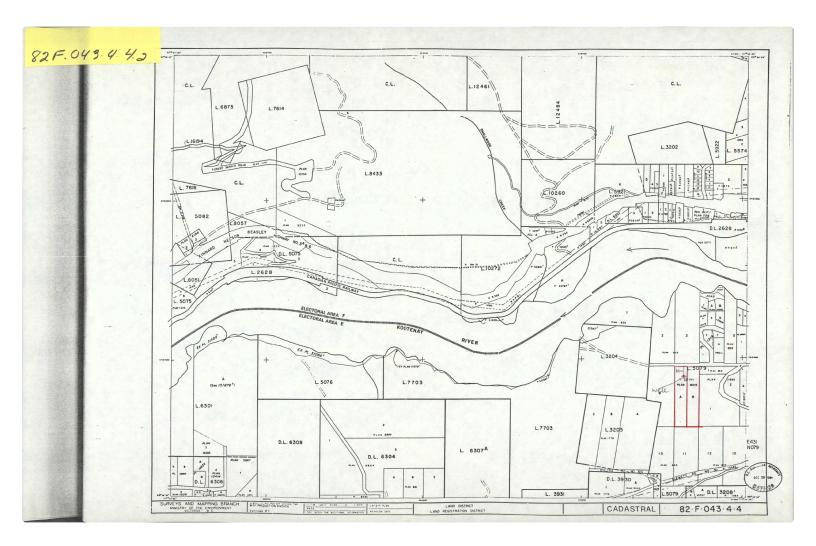
	PLEASE READ THE INFORMATION PAI	GE BEFORE SIGNING.
#2	() () () () () ()	\ <u>\</u>
SELLER(S)	SELLER(S)	SELLER(S)
		derstood a signed copy of this Property Disclosure yr
	arefully inspect the Premises and, if desir	the starting point for the Buyer's own inquiries. red, to have the Premises inspected by a licensed
The Buyer acknowledg	ges that all measurements are approxim	ate.
BUYER(S)	BUYER(S)	BUYER(S)
	runderstand that neither the Listing nor Sell wes warrant or guarantee the information pr	ing Brokerages or their Managing Brokers, Associate ovided about the Premises.
PREC represents Personal Real Estate Trademarks are owned or controlled by	[14]	of essionals who are members of CREA (REALTOR) and/or the quality of services they
provide (MLS*). BC1007 REV. NOV 2023		COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS* and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproduction the standard pre-set portion.

BCREA bears no liability for your use of this form.

	,	W	ATER W	ELL RECORD Date 18, 210, 1	DY DY
egal l	Descript	otion & Address BLOCK	8 D.L. 50	079 4D PLAN 855 YR MO	
escrip	ptive L	ocation	(2)	and the second second	
)wners	Name	a Address Lukoun	Can	MK 708 WASEN STREET	Mark Street
T S			ELEV	WELL No.	
TYP		1 🛛 New Well 2 🗆	Reconditioned	N	□Wood
OF	WORK		Abandoned	Materials 4 Plastic 5 Concrete 6 Other	units
. WO	THOD	4 M Rotary a Day h Ma	ir C reverse	Hole Diameter	ins
WA	TER	1 ☑ Domestic 2 ☐ Municipal	3 Irrigation	Diameter from	ins ft
WE	LL	4 Commercial & Industrial 5 Other		to	ft
112 115		IG ADDITIVES	18 S. T. M. T. A.	Thickness Weight	ins lb/ft
		EMENTS from 1 Siground level	2 1 top of casing	Pitless unitft 1 above 2 below grou	and level
ROM	ТО	6. WELL LOG DESCRIPTION		1 Welded 2 Cemented 3 Threaded 4 New	
ft	ft 3 *		N ft		STEEL KE
31		BELROLY	ETE LONG	Shoe (s):	111
1	720	Sha word	2 16 14 19 18	Open hole, from it to 420' ft Diameter	6 Ins
				IO. SCREEN: 1 Nominal 2 Pipe Size	100
				Type 1 ☐ Continuous Slot 2 ☐ Perforated 3	Louvre
194			10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 Other	
17.5			A 186 A C LA	Material 1 ☐ Stainless Steel 2 ☐ Plastic 3 ☐ Off Set fromtoft below ground to	
		The distance of the second	A 4 14 1 4 4 7	SCREEN & BLANKS	units
- 1				Length	ft
745				Diam. I D	ins
100				Slot Size from	ins
		COLUMN THE COLUMN THE PARTY OF	A STATE OF THE STA	to	ft
1947 T	0.7			Fittings, topbottom	
100			100 and 100 miles	Gravel Pack	
	4			II. DEVELOPED BY: 1 Surging 2 Jetting 4 Bailing 5 Pumping 6 Other	
				- I2. TEST 1 Pump 2 Bail Date YR Rate USgpm Temp °C SWL before to the state of the	testf
3/8	1			ft after test ofhrsmins TIME in mins & DRAWDOWN in ft TIME in mins & RE	
					mins WL
		The state of the s			
				RECOMMENDED PUMP TYPE RECOMMENDED PUMP SETTING RECOMMEN	
				14. WATER TYPE: 1 fresh 2 salty 3 Sclear colour smell ; gas 1 ye	
CON	SULT	ANT		15. WATER ANALYSIS: 1 ☐ Hardness	mg/e
	ress			4 DH	3, 0
. WEI	LL LC	OCATION SKETCH	SITE	Lab Date L	
			I6, FINA	L WELL COMPLETION DATA	МО
			Well D	Penth 420' ft Water Flowing 10 6 Pm	USgpm
			Static	Water Levelft Pressure Head	ft
			Back f	filled	
			Well H	Head Completion	
			AT FIRST STATE	SURNAME LO FIRST	HAME
			17. DRIL PLEASE F	Signature Prich + rown	IAME
			18. CON7	TRACTOR, Address	
			F	OWEN'S DRILLING LTD.	
			E WINDS	RR #3	
			A CONTRACTOR	NELSON, B.C. VIL SPG	
			The state of the s		

(1)



82F. 043. 4.4.2 WTN 51435	
WATER WELL RECORD DEPT. OF ENVIRONMENT, WATER RESOURCES SERVICE, WATER INVESTIGATIONS BRANCH VICTORIA, LEGAL DESCRIPTION: LOT B. SEC. TP. R. DL. 5079 LAND DISTRICT KOOTENAY	PLAN 16019 N
DESCRIPTIVE LOCATION Blewett LICENCE OWNER'S NAME LUKAS CARUK ADDRESS R 2 NO SON BC VIL DRILLER'S NAME RICK FRANCE ADDRESS OWEN'S DRILLING RETTE DAT	5P5 ·
DEPTH #20' ELEVATION OTO STARY AIR CASING DIAM. 6" LENGTH 16 # SCREEN LOCATION SCREEN SIZE LENGTH TYPE	PRODUCTION TEST SUMMARY DATE TEST BY BAIL TEST PUMP TEST DURATION OF TEST
SANITARY SEAL YES NO SCREEN SIZE LENGTH TYPE PERFORATED CASING LENGTH PERFORATIONS FROM TO GRAVEL PACK LENGTH DIAM. SIZE GRAVEL, ETC. DISTANCE TO WATER STIMATED WATER LEVEL	RATE DRAWDOWN DRAWDOWN WATER LEVEL AT COMPLETION OF TEST. AVAILABLE DRAWDOWN SPECIFIC CAPACITY STORAGE COEFF. TRANSMISSIVITY STORAGE COEFF.
FROM MEASURED ELEVATION ARTESIAN PRESSURE DATE OF WATER LEVEL MEASUREMENT WATER USE	RECOMMENDED PUMPING RATE
TEST BY	3" 420 REDROCK
COLOUR ODOUR TURBIDITY ANIONS mg/l epm CATIONS mg/l epm	220 feet ppt 420.
CARBONATE (CO3) BICARBONATE (HCO3) SULPHATE (SO4) CHLORIDE (CI) CALCIUM (Ca) MAGNESIUM (Mg) SODIUM (Na) POTASSIUM (K)	in blevett the showed me the well, which was on LOTB PL 16019 DI 5079 the well was 20m from the Ebdry of the lot of 60m from
NO2+NO3 (NITROGEN) TKN. (NITROGEN) PHOSPHORUS (P) TKN = TOTAL KJELDAHL NITROGEN CHEMISTRY SITE NO.	at the time lot is for fall, not 420 the well is 220ft doop,
NO2 = NITRITE NO3 = NITRATE CHEMISTRY FIELD TESTS TEST BY DATE EQUIPMENT USED	* See inside for quality control check
CONTENTS OF FOLDER VZTORILL LOG DPUMP TEST DATA DICHEMICAL ANALYSIS	
OTHER	
SOURCES OF INFORMATION DRILLER July Will (My Caruk),	

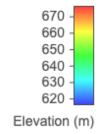
NORTH Plan 13/15 8 Plan EAST WEST Plan 11960 A 8 10 1778 12 SOUTH Scale: 1"=500' W. R. Map 5225 R. MARTAUR ADDITIONAL DATA ADDED BY REMARKS

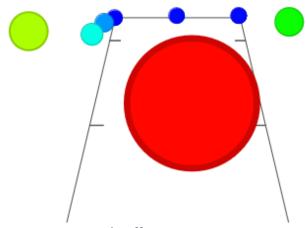
2/3 of the property in ALR. Possible to apply to be removed from ALR, as some have in the area.	

Estimated Lot Dimensions and Topography



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

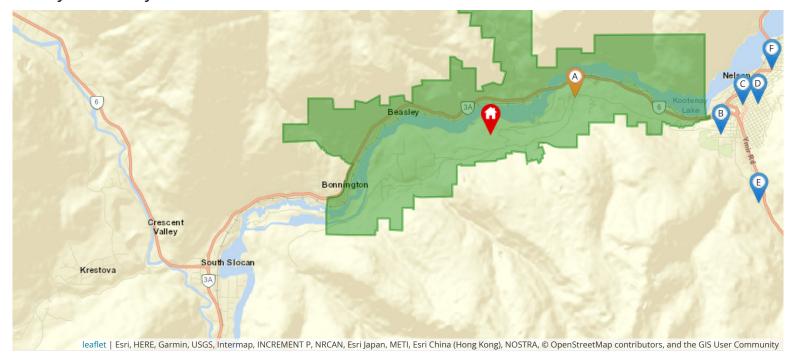




Max Elevation: 676.05 m | Min Elevation: 616.21 m | Difference: 59.85 m

Nearest Schools

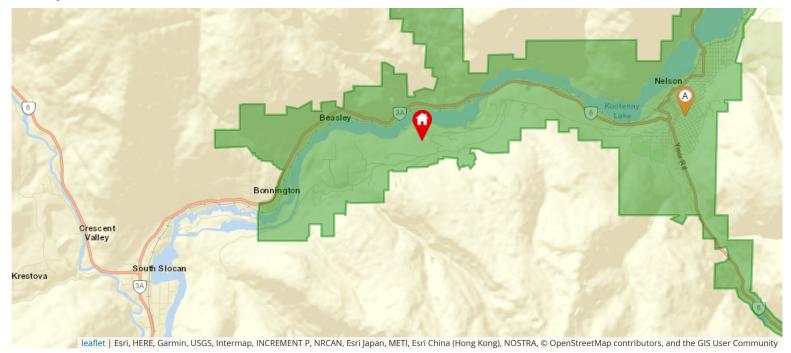
Nearby Elementary Schools



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

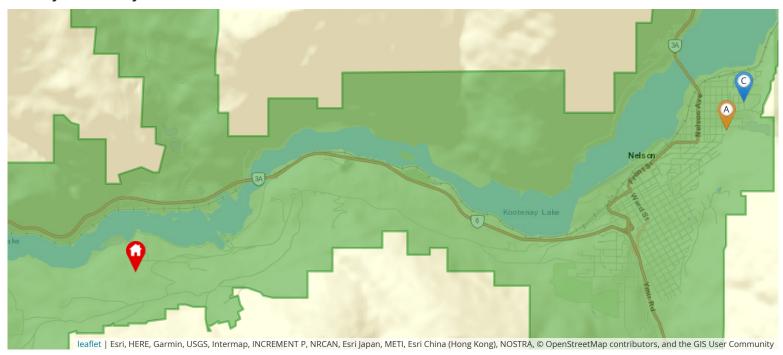


Legend: Subject Property Catchment School Other Schools

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

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

Nearby Secondary Schools





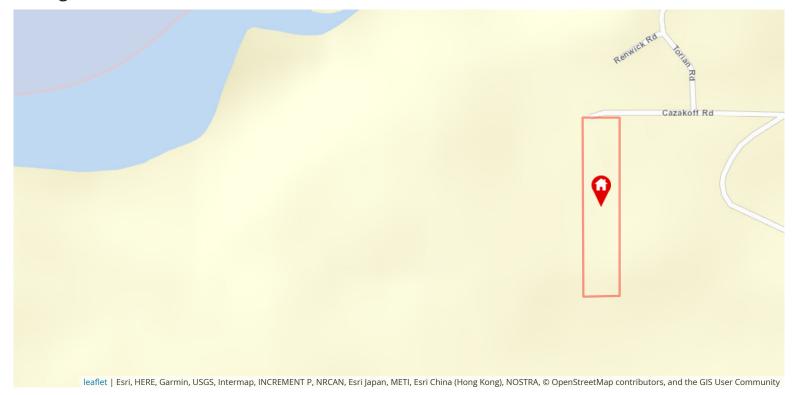
Secondary School Catchment: LV Rogers Secondary -

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

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

Zoning



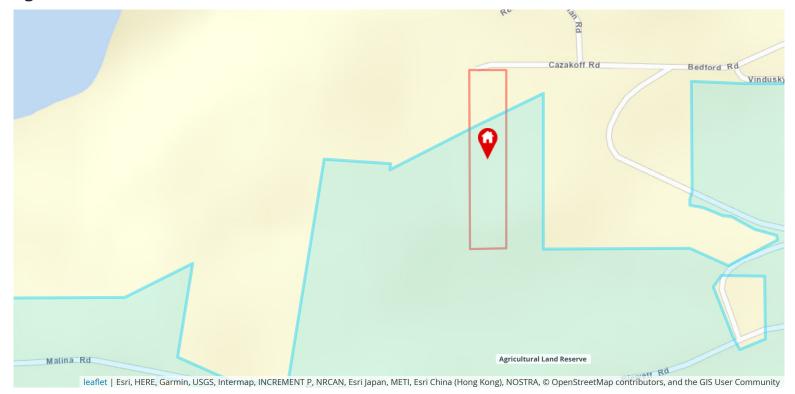
Subject Property Designations:

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