

WELCOME TO OUR HOME!!!



AN AWESOME FAMILY HOME!

VISIT A VIRTUAL TOUR OF THIS HOME AT
<https://tinyurl.com/3-13887-Dockstader>

PROFESSIONALLY MARKETING BY

kw ELITE REALTY
KELLERWILLIAMS.

Each Office Independently Owned & Operated

#550-20395 Lougheed Highway
Maple Ridge, BC V2X 2P9

Fax: 778.786.8431
www.KenAndJane.com



KEN Ambrose, RRS
Real Estate Professional
Direct: **604.240.2547**

JANE Ambrose,
Associate Broker
Real Estate Professional
Direct: **604.230.2676**

Homes@KenAndJane.com

This communication is not intended to cause or induce breach of an existing agency agreement.

#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE

FEATURES!!!

- ✓ **These are just some of the Features that this Home and this Property enjoy!**
- ✓ **IMPORTANT FEATURE:** It's readily apparent that this is not "just another house", this is a "home" that is gently lived in and lovingly maintained. *This Matters!*
- ✓ This beautiful home is set in a prime location on a quiet Silver Valley cul-de-sac among other beautiful homes.
- ✓ Enjoys greenery views both front and back - eco land in front and conservation land behind.
- ✓ 3539 square foot 3 storey home (professionally measured - see Floor Plan next page).
- ✓ Built by the Award-Winning Portrait Homes.
- ✓ 3 bedrooms and 2 bathrooms up.
- ✓ 2 bedrooms and 1 bathroom down.
- ✓ **Main Floor**
 - ✓ Beautiful main floor kitchen enjoying Granite counters, Viking Gas Stove, Jenn Air fridge, Bosch dishwasher, breakfast bar, pantry closet
 - ✓ Floor to ceiling stone fireplace
 - ✓ Oversize patio sliders to inviting back deck with gas BBQ hookup
 - ✓ Hunter Douglas Blinds, Upgraded Lighting
 - ✓ Engineered Hardwood Flooring and tile foyer
 - ✓ Office/Den
- ✓ **Upper Floor**
 - ✓ 3 bedrooms including a beautiful master/primary bedroom enjoying a spacious walk-in closet, 5 piece ensuite (remodelled in 2015) with double sinks, tub, and separate shower.
 - ✓ Laundry Room (#1)
 - ✓ Updated high grade carpeting
- ✓ **Lower Floor**
 - ✓ 2 bedrooms, full 4 piece bath, laundry (#2) & kitchen area; family room.
- ✓ **Parking**
 - ✓ Double Garage.

And SO MUCH MORE!!!

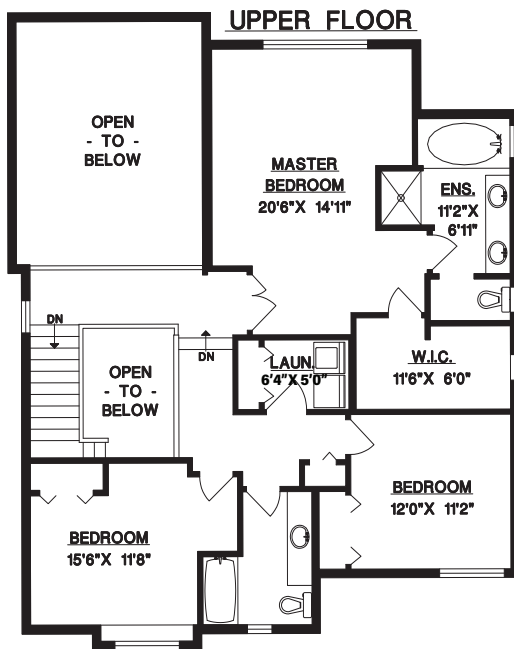
THIS TRULY IS ONE OF THOSE RARE HOMES WITH A RARE SETTING THAT BUYERS DREAM OF AND SEARCH FOR.

✓ **AND ONLY \$1,278,900.00!!!**



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE

PROFESSIONALLY MEASURED FLOOR PLAN



KEN AMBROSE

604-240-2547

JANE AMBROSE

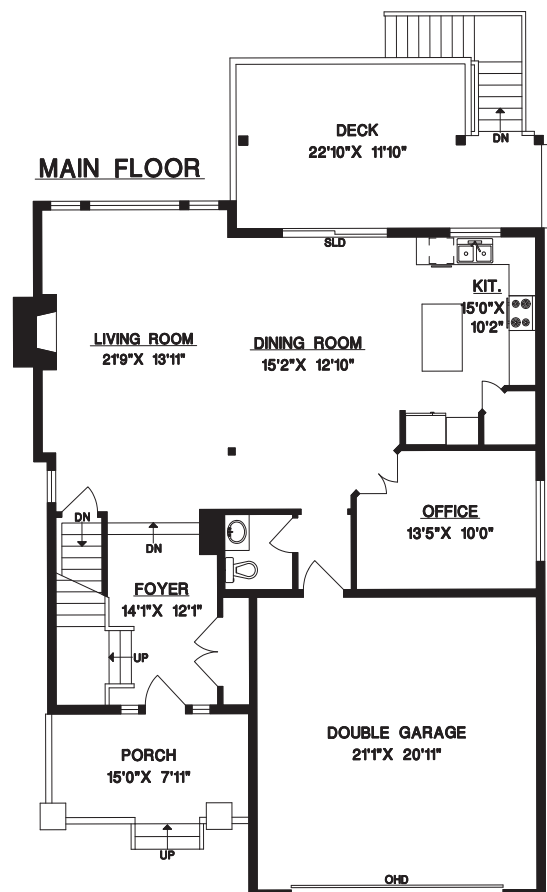
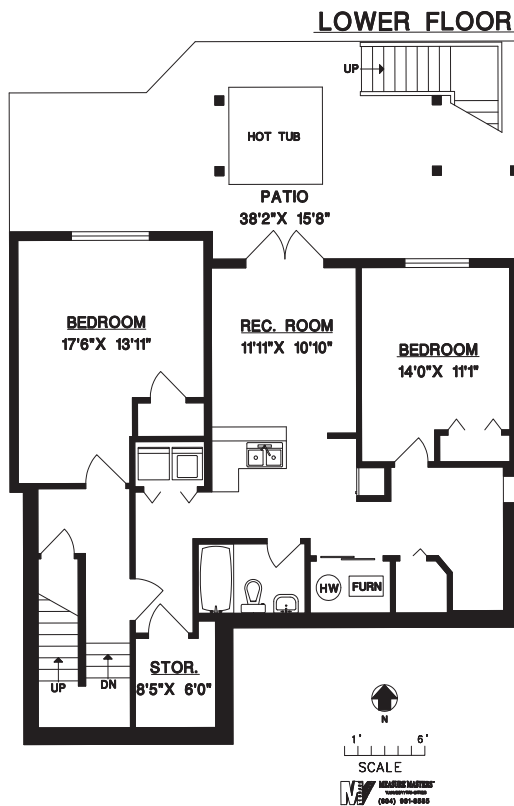
604-230-2676

Ambrose Real Estate Group
www.kenandjane.com

#3 - 13887 DOCKSTEADER LOOP
MAPLE RIDGE, B.C.

UPPER FLOOR	1211	SQ. FT.
MAIN FLOOR	1164	SQ. FT.
LOWER FLOOR	1164	SQ. FT.
TOTAL	3539	SQ. FT.

GARAGE	476	SQ. FT.
DECK	260	SQ. FT.
PORCH	120	SQ. FT.
PATIO	523	SQ. FT.



Active

R2539115

Board: V

House/Single Family

3 13887 DOCKSTEADER LOOP

Maple Ridge

Silver Valley

V4R 0A2

Residential Detached

\$1,278,900 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Depth / Size:

Lot Area (sq.ft.): **5,995.00**

Flood Plain: **No**

Rear Yard Exp: **West**

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): **0.00**

Bedrooms: **5**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Original Price: **\$1,389,900**

Approx. Year Built: **2006**

Age: **15**

Zoning: **CD3-98**

Gross Taxes: **\$5,355.36**

For Tax Year: **2020**

Tax Inc. Utilities?: **No**

P.I.D.: **026-443-082**

Tour: **Virtual Tour URL**

View: **Yes: Conservation Reserve**

Complex / Subdiv: **Woodhurst @ Silver Ridge**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**

Construction: **Frame - Wood**

Exterior: **Stone, Vinyl, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Reno. Year: **2015**

Renovations: **Partly**

of Fireplaces: **1**

Fireplace Fuel: **Natural Gas**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcny(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Total Parking: **4**

Covered Parking: **2**

Parking Access: **Front**

Parking: **Garage; Double, Open**

Dist. to Public Transit:

Title to Land: **Freehold Strata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **STRATA LOT 3, PLAN BCS1533, SECTION 32, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Storage, Swirlpool/Hot Tub**

Site Influences: **Cul-de-Sac, Greenbelt, Recreation Nearby**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Hot Tub Spa/Swirlpool, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	21'9 x 13'11	Bsmt	Bedroom	17'6 x 13'11			x
Main	Dining Room	15'2 x 12'10	Bsmt	Bedroom	14' x 11'			x
Main	Kitchen	15' x 12'2	Bsmt	Recreation	11'11 x 10'10			x
Main	Office	13'5 x 10'	Bsmt	Storage	8'5 x 6'			x
Main	Foyer	14' x 12'	Bsmt	Laundry	0' x 0'			x
Above	Master Bedroom	20'6 x 14'11			x			x
Above	Walk-In Closet	11'6 x 6'			x			x
Above	Bedroom	15'6 x 11'8			x			x
Above	Bedroom	12' x 11'			x			x
Above	Laundry	6'4 x 5'			x			x

Finished Floor (Main): 1,164	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,211	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,164	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,539 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz: 21' x 20'11
	Beds in Basement: 2	5				Grg Dr Ht:
	Beds not in Basement: 3	6				
Unfinished Floor: 0	Basement: Full, Fully Finished, Separate Entry	7				
Grand Total: 3,539 sq. ft.		8				

Listing Broker(s): **Keller Williams Elite Realty**

Keller Williams Elite Realty

CALL YOUR REALTOR! This is a home that Buyers Dream of finding! By the Award Winning "Portrait" Homes, this home enjoys a prime Woodhurst location, shows like a show home & enjoys numerous upgrades - engineered h/w flooring on main floor, wide staircase, upgraded carpets, Viking gas stove, Jenn Air fridge, granite counter in kitchen, high end window coverings, gas BBQ box, & much more. Those who have a growing or extended family will love the fully finished walkout daylight basement with 2 bedrooms, a kitchen area & separate laundry. You'll love relaxing in the Coast Spa hot tub while you take in the Nature Conservation Reserve property behind. Immaculate dream home, prime location, sought after setting! See for yourself. But be quick, - This is a WINNER! CALL YOUR REALTOR.

kw ELITE REALTY
KELLERWILLIAMS.

Each Office Independently Owned & Operated

#550-20395 Lougheed Highway
Maple Ridge, BC V2X 2P9

Fax: 778.786.8431

www.KenAndJane.com

KEN Ambrose, RRS
Real Estate Professional
Direct: 604.240.2547

JANE Ambrose,
Associate Broker
Real Estate Professional
Direct: 604.230.2676

Homes@KenAndJane.com

This communication is not intended to cause or induce breach of an existing agency agreement.



RECOGNIZING RENOVATION, NEW-HOME CONSTRUCTION
AND DESIGN EXCELLENCE IN METRO VANCOUVER

WINNER

PRESENTED TO

Portrait Homes

RECOGNIZING EXCELLENCE FOR

Single-Family Builder of the Year



PRESENTING SPONSOR:



PATRON SPONSOR:



A handwritten signature in blue ink, reading 'Karl de Wit'.

Chief Executive Officer,
Greater Vancouver Home Builders' Association

#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: February 05 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 #: #3 13887 Docksteader Maple Ridge BC V4R 9A2 (the "Premises")

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

INITIALS X

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #3

13887 Docksteader

Maple Ridge

BC V3B 1V2

V3B 1V2 420A2 2x

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? <input checked="" type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>	/			
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.? <u>See Comments</u>	/			
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? <input type="checkbox"/> <input type="checkbox"/> 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 #: #3 13887 Docksteader

Maple Ridge

BC V3B 1V2V4R0A2

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. See Comments</i>	1			
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?		1		

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

3.I. Basement finished and unauthorized accommodation added by previous owners.

3.I. / 4.B. Hot tub installed by previous owners. Electrical done without permit.

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)

Tanya-Marie James

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

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1003 REV. SEPT 2020

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2020, 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.

CREA WEBForms®

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
FEB 5 yr. 2021 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 STRATA TITLE PROPERTIES

Date of disclosure: February 05 2021

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: #3 13887 Docksteader Maple Ridge BC V4R 0A2 (the "Unit")**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

☒ Principal Residence ☒ Residence(s) _____ Barn(s) _____ Shed(s) _____
 _____ Other Building(s) Please describe _____

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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD
INITIAL THE
APPROPRIATE REPLIES.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		<i>JK</i>		
B. Are you aware of any existing tenancies, written or oral?		<i>JK</i>		
C. Are you aware of any current or pending local improvement levies/charges?		<i>JK</i>		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		<i>JK</i>		
2. SERVICES				
A. Indicate the water system(s) the Development uses: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>	<i>JK</i>			
B. If you indicated in 2A that the Development has 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?				<i>JK</i>
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?				<i>JK</i>
C. If you indicated in 2A that the Development has 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> ?				<i>JK</i>
D. Are you aware of any problems with the water system?		<i>JK</i>		
E. Are you aware of any problems with the sanitary sewer system?		<i>JK</i>		
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>JK</i>			
B. Has the fireplace, fireplace insert, or wood stove installation been approved:				
(i) By local authorities? <input checked="" type="checkbox"/>	<i>JK</i>			
(ii) Received WETT certificate? <input type="checkbox"/>				

INITIALS

<i>JK</i>			
-----------	--	--	--

February 05 2021

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #3 13887 Docksteader

Maple Ridge

BC V4R 0A2 J
V3B 1V2

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. (i) Has this Unit been previously occupied?	J.			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		J.		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		J.		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?	J.			
F. Are you aware of any structural problems with any of the buildings in the Development?		J.		
G. Are you aware of any problems with the heating and/or central air conditioning system?		J.		
H. Are you aware of any damage due to wind, fire or water?		J.		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		J.		
J. Are you aware of any leakage or unrepaired damage?		J.		
K. Are you aware of any problems with the electrical or gas system?		J.		
L. Are you aware of any problems with the plumbing system?		J.		
M. Are you aware of any pet restrictions?		J.		
N. Are you aware of any rental restrictions?		J.		
O. Are you aware of any age restrictions?		J.		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		J.		
Q. Are you aware of any special assessment(s) voted on or proposed?		J.		
R. Have you paid any special assessment(s) in the past 5 years?		J.		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		J.		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		J.		
U. Are you aware of any problems with the swimming pool and/or hot tub?				J.
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?	J.			
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		J.		
X. Was this Unit 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.		J.		
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		J.		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		J.		
AA. Nature of Interest/Ownership: Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name <u>Brenda McLachlan</u> Telephone <u>bkmclachlan@shaw.ca</u> Strata Council Secretary Treasurer's Name <u>Monty Smith</u> Telephone <u>604-888-5066</u>				
INITIALS <u>J.</u> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				

BC1003 REV. SEPT 2020

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2020, 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.

CREA WEBForms®

February 05 2021

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #3 13887 Docksteader

Maple Ridge

BC ~~V3B-112~~

V4R0A2

3. BUILDING Respecting the Unit and Common Property. (continued)

DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws	<input checked="" type="checkbox"/>		see Listing Agent	
Rules/Regulations	<input checked="" type="checkbox"/>		" " "	
Year-to-date Financial Statements	<input checked="" type="checkbox"/>		" " "	
Current Year's Operating Budget	<input checked="" type="checkbox"/>		" " "	
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	<input checked="" type="checkbox"/>		" " "	
Engineer's Report and/or Building Envelope Assessment	<input checked="" type="checkbox"/>		" " "	
Strata Plan	<input checked="" type="checkbox"/>		" " "	
Depreciation Report 2016	<input checked="" type="checkbox"/>		" " "	
Reserve Fund Study	<input checked="" type="checkbox"/>		" " "	
Summary of Insurance Coverages (including premium)	<input checked="" type="checkbox"/>		" " "	
EE. What is the monthly strata fee? \$ 65.00	<input checked="" type="checkbox"/>			

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		<input checked="" type="checkbox"/>			Recreation?		<input checked="" type="checkbox"/>	
Heat?		<input checked="" type="checkbox"/>			Cable?		<input checked="" type="checkbox"/>	
Hot Water?		<input checked="" type="checkbox"/>			Gardening?		<input checked="" type="checkbox"/>	
Gas Fireplace?		<input checked="" type="checkbox"/>			Caretaker		<input checked="" type="checkbox"/>	
Garbage?		<input checked="" type="checkbox"/>			Water?	<input checked="" type="checkbox"/>		
Sewer?		<input checked="" type="checkbox"/>			Other? Snow Removal	<input checked="" type="checkbox"/>		

FF. (i) Number of Unit parking stalls included N/A and specific numbers N/A Removal
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

GG. (i) Storage Locker? Yes ☐ No ☒ Number(s) N/A
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. Has the Unit been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Unit? Unit Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)			<input checked="" type="checkbox"/>	
II. Has the Common Property been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Common Property? Common Property Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)			<input checked="" type="checkbox"/>	
JJ. Have the Lands been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Lands? Lands Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)			<input checked="" type="checkbox"/>	

INITIALS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

BC1003 REV. SEPT 2020

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2020, 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.

CREA WEBForms®

3. BUILDING Respecting the Unit and Common Property. (continued)

KK. Is there a radon mitigation system in the Unit?		28		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		28		
LL. Is there a radon mitigation system for the Common Property?		28		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?		28		
MM. Is there a radon mitigation system for the Lands?				28
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Lands?		28		
4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		28		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		28		
C. Are you aware if the Development, or any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		28		

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

3.E. Basement finished and unauthorized accommodation added by previous owners. Electrical for hot tub installed by previous owners and done without permit.

3.V. Basement finished, appliances, flooring, hot tub, master bath renovation by previous owners.

INITIALS 28

COPYRIGHT BC REAL ESTATE ASSOCIATION

February 05 2021

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #3

13887 Docksteader

Maple Ridge

BC V4R0A2
V3B1Y2

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)


Tanya-Marie James

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 Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

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 strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1003 REV. SEPT 2020

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2020, 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.

CREA WEBForms® 

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES

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
FEB 5 yr. 2021 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 property 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 Unit.

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 Unit and the Development 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 Unit or the Development 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 disclosure statement or on an inspection report.

SIX 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 property. 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 Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit 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.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. "Unit" is defined as the living space, including limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE

Corporation of the District of Maple Ridge
Inspection Services Department

BUILDING BY-LAW NO. 6180 - 2003
SCHEDULE "C"

OCCUPANCY PERMIT

Address of Building: 3 - 13887 DOCKSTEADER LOOP

Legal Description: Lot: 3, Section: 32, Township: 12, Plan: BCS1533

Roll Number: 73952-0153-0

Approved Occupancy (use): Single Family Dwelling

Name of Business, if applicable:

The Building constructed under the authority of Building Permit Number: 2006-106181-000-00-BG is approved for Occupancy.

This Permit pertains to 0 sq. ft. of the basement being finished.

This Permit confirms that inspections pursuant to the District of Maple Ridge Building By-law have been complete and no substantive violation of health or safety requirements have been observed. This Permit is not a warranty that the subject Building complies with all Municipal and Provincial Regulations governing Building Construction nor that it is without defect. It is only a comment on the conditions of the Building at the date of issue only.

This certificate shall be affixed to a conspicuous and permanent place in the said Building and shall not be removed.

NOTE: A new Permit shall be obtained prior to any change in the use of the Building.


Chief Building Official

Date: December 14, 2006

This Municipal Record Information is provided subject to Federal Copyright Law. Any subsequent reproduction or use requires permission from the City of Maple Ridge. The City of Maple Ridge does not guarantee the accuracy or completeness of the information shown on this document.

#3 13887 DOCKSTEADER LOOP, MAPLE RIDGE

B.C. Land Surveyors
Certificate of Location
Showing The Forms
On Strata Lot 3 Sec 32 Tp 12
NMD Plan BCS1533

Civic Address #3-13887 Dockstader Loop
 Maple Ridge

Prepared For The Exclusive Use Of:
 Maignia Homes Silver Valley Ltd.

The information shown hereon is for Building Inspection purposes only and is for the exclusive use of the client for whom it was prepared.
 The surveyor accepts no responsibility for liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the structures and features with respect to the registered boundaries of the land. This document is not a boundary survey and may not be used to define property lines or property corners.
 All rights reserved. No person may copy, reproduce, transmit, alter, distribute, or store copies of this document in whole or in part without the prior written consent of the undersigned.

© Terra Pacific Land Surveying Ltd. 2006

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 20th day of June, 2006.

[Signature]
 B.C.L.S.

This Document Is Not Valid Unless
 Originally Signed And Sealed

Terra Pacific
 LAND SURVEYORS LTD.
 111-12200, 111th Street, S.W., Unit 100
 Burnaby, B.C. V5A 4E4
 Tel: 604-291-0884 Fax: 604-291-1110
 E-mail: info@terra-pacific.com

Client Reference: Inspignia Homes Silver Valley Ltd

SL 4
SL 3
SL 2

Plan BCP10325

Covenant Plan BCP20083

Forms Only

SRW Plan BCP20084

Dockstader Loop

RECEIVED
 JUN 26 2006
 MAPLE RIDGE
 LICENSES, PERMITS & BYLAWS

This Property May Be Subject To The Following Charges:
 BR170477 Covenant Corporation of Maple Ridge
 BR254375 Covenant Corporation of Maple Ridge
 BR138265 Statutory Right of Way Corporation of Maple Ridge
 BR275608 Covenant Corporation of Maple Ridge
 BR275611 Statutory Right of Way Tension Gas Inc.

Dimensions are Metric
 1:250
 Denotes Not In Forms Elevation

This Municipal Information is not subject to Federal Copyright Law. Any reproduction or use requires permission from the City of Maple Ridge. The City of Maple Ridge does not guarantee the accuracy or completeness of the information shown on this document.

NOTES

BECAUSE ATTENTION To DETAIL Is IMPORTANT

✓ *Start Packing!!!*

✓

✓

✓

✓

✓

✓

kw ELITE REALTY
KELLERWILLIAMS.

Each Office Independently Owned & Operated

#550-20395 Lougheed Highway
Maple Ridge, BC V2X 2P9

Fax: 778.786.8431
www.KenAndJane.com



KEN Ambrose, RRS
Real Estate Professional
Direct: **604.240.2547**

JANE Ambrose,
Associate Broker
Real Estate Professional
Direct: **604.230.2676**

Homes@KenAndJane.com

This communication is not intended to cause or induce breach of an existing agency agreement.

THANK YOU FOR COMING!!!



DREAM HOME! DREAM LOCATION!

VISIT A VIRTUAL TOUR OF THIS HOME AT
<https://tinyurl.com/3-13887-Dockstader>

PROFESSIONALLY MARKETING BY

kw ELITE REALTY
KELLERWILLIAMS.

Each Office Independently Owned & Operated

#550-20395 Lougheed Highway
Maple Ridge, BC V2X 2P9

Fax: 778.786.8431
www.KenAndJane.com



KEN Ambrose, RRS
Real Estate Professional
Direct: 604.240.2547

JANE Ambrose,
Associate Broker
Real Estate Professional
Direct: 604.230.2676

Homes@KenAndJane.com

This communication is not intended to cause or induce breach of an existing agency agreement.