

Warm Springs Ranch

Property Description

Property Address: 3999 Ruth Lake Road, RUTH LAKE, BC

Jurisdiction: 727

PID: 023-504-684

Roll Number: 41059.070

Folio Number: 727 041059.070

2023 Property Tax paid: \$3096

Legal Description: LOT 3, PLAN KAP57428, DISTRICT LOT 2195, LILLOOET LAND DISTRICT

LOT: 6.7 Hectares (16.55 acres) See image "A"

WATERFRONT: 417 m (1365 ft) See image "B-D"

DRIVEWAY: Length: 522 m (1714 ft) Width: 10 ft average Condition: Gravelled and well maintained

INFRASTRUCTURE:

- Certified Septic System by Blackwater Environmental
 - 2000 gallon concrete holding tank
 - 5 – trench drainage field with distribution box
- POWER
 - 4.8 kw Solar Panels
 - Sensata Magnum 48v Inverter
 - PV controller
 - 24- 2 volt 500 amp lead carbon batteries
- BACK UP
 - Kubota 3 cylinder 12 hp generator w/ Stamford P1044E1 alternator (yearly average use of 24.4 days/586 hr in 365 days)
 - Preheating system in place for extreme cold weather
 - 440 ltr fuel storage tank
 - 200 ltr barrel storage backup
- WATER
 - 4 FT x 12 FT insulated galvanized culvert in shallow well (follows water table)
 - Grunfield pump to pressure take to filtration system
 - Filtration system
 - Two standard sediment filters
 - UV filter
 - Water Softener
- PROPANE
 - 2000 ltr storage tank leased from SUPERIOR PROPANE
 - Average yearly use of 1500 ltr
 - IBC SL14 Boiler
 - 8 hydronic wall radiators
 - IBC Indirect Water Heater 50 gal
- VENTILATION
 - VANEE Gold Series G3000E
 - State of the art EVR ventilation system controlling air quality and humidity.
- METAL BUILDING
 - Future Steel Brand
 - 32 ft by 16 ft
 - Concrete Floor

HOUSE SPECIFICATIONS

- Totally certified including FINAL INSPECTION by CARIBOO REGIONAL DISTRICT building inspectors
- 60 ft by 32 ft (1920 sq ft) footprint
- AMVIC ICF R60 Foundation (5ft 10in crawlspace) on natural elevated pad providing excellent drainage
- A-PLEX wall system
 - Insulated dual stud wall (9.75 in thick providing **R50** value) see image
 - 26 gauge Westman SnapLoc metal siding
- Open vented roof system
 - Insulated 12.5 in depth providing **R54** value)
 - Two layers of protective waterproof membrane
 - 26 gauge Westman SnapLoc roofing
 - Interior ceiling is T&G pine stained.
- WINDOWS
 - ALL- STARLINE **3TRIPLE ARGON** triple pane, vinyl PVC windows
 - All casements and trim from lumber from property mill
- DOORS
 - SLIDERS
 - Double slider with 72 in (6 ft) opening, double pane, argon, vinyl PVC
 - Single slider with 36 in opening, double pane, argon, vinyl PVC
 - French doors in Master Bedroom double pane w/ built in blind shades
 - Rear door, double pane with lakeside scene
 - Interior doors all trimmed with stained live edge from property mill
- INTERIOR WALLS
 - Painted drywall with trim for lumber from property mill
 - Decorative glass throughout the house to enhance lighting
- HEATING
 - BLAZEKING wood burning stove (CERTIFIED by two inspectors)
 - Hydronic heating system 8 wall radiators powered by IBC boiler
- FLOOR
 - Interior floor is vinyl plank 100% glued down

HOUSE LAYOUT

- KITCHEN
 - 17 ft by 12 ft
 - 12 to 14 ft ceiling height
 - Italien marble farmhouse sink
 - Quartz countertop
 - Custom cabinetry
 - Plus 8.5 ft by 4 ft pantry w/shelves and room for freezer
 - 400 cc exhaust fan
 - EVR ventilation outflow
 - Decorative glass
- GREATROOM
 - 26 ft by 17 ft 9" includes 13 ft 9" by 17 ft 9" dining space
 - 11 ft to 14 ft ceiling
 - Hydronic radiator
 - EVR ventilation inflow
 - Smoke detector

- SLEEPING ROOM 3
 - 12 ft 8" by 8 ft
 - Smoke detector
 - Hydronic radiator
 - EVR ventilation inflow
- BATHROOM 2
 - 12 ft by 6 ft
 - 32" by 42" one piece bench shower
 - Raised toilet w/ bidet
 - Custom bowl sink and cabinet
 - Hydronic radiator
 - EVR ventilation outflow
- SLEEPING ROOM 2
 - 12 ft 8" by 8 ft 8"
 - Built in upper bunk bed
 - Smoke detector
 - Hydronic radiator
 - EVR ventilation inflow
 - Decorative Glass
- MUDROOM
 - 13ft 2" by 10 ft 2"
 - Washer/dryer hookup
 - Utility sink
 - Hydronic radiator
 - EVR ventilation outflow
 - Back exit door
 - French glass doors entering greatroom
 - Smoke detector
 - Decorative Glass

MASTER BEDROOM

- 12 ft by 9 ft
- French doors exit to Eastside
- Extra slider installed for insulation from the cold on the eastside of house
- Plus 9 ft by 4 ft walk in closet
- Vaulted ceiling
- Hydronic radiator
- EVR ventilation inflow
- Decorative glass

- MASTER BATHROOM
 - 8 ft 6" by 8 ft 4"
 - 32" by 42" one piece bench shower
 - Claw style freestanding bathtub
 - Raised toilet w/ bidet
 - Custom sink

- Hydronic radiator
- Decorative glass
- EVR ventilation outflow
- DEN
 - 17 ft 10" by 9 ft 4"
 - High ceiling
 - Decorative glass
 - Hydronic radiator
 - EVR ventilation inflow
 - Smoke detector
 - Plus 46" by 34" broom closet
- HALLWAY
 - 19 ft 4" by 4 ft
 - Leads to den and master bedroom
- CRAWLSPACE
 - 60 ft by 32 ft
 - 5 ft 10" ceiling
 - EVR ventilation Intake
 - Unfinished
 - Location of EVR, power system (including batteries, inverter, fusebox, boiler, indirect water heat, EVR, water filtration and conditioning system and storage.

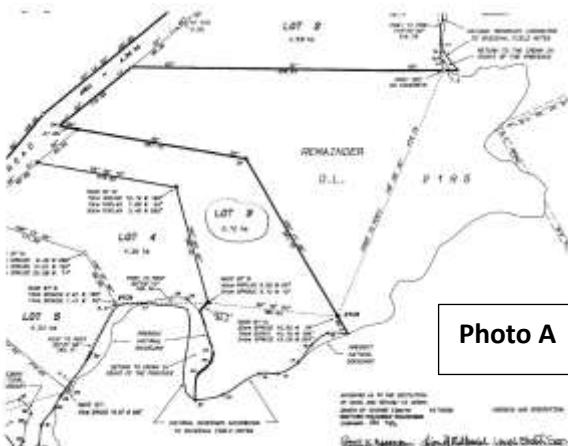


Photo A



Photo B



Photo C



Photo D

32x16 Steel Building

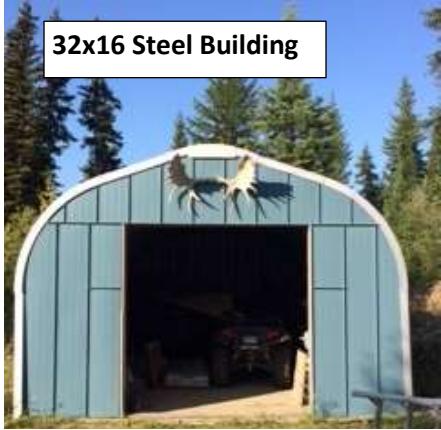
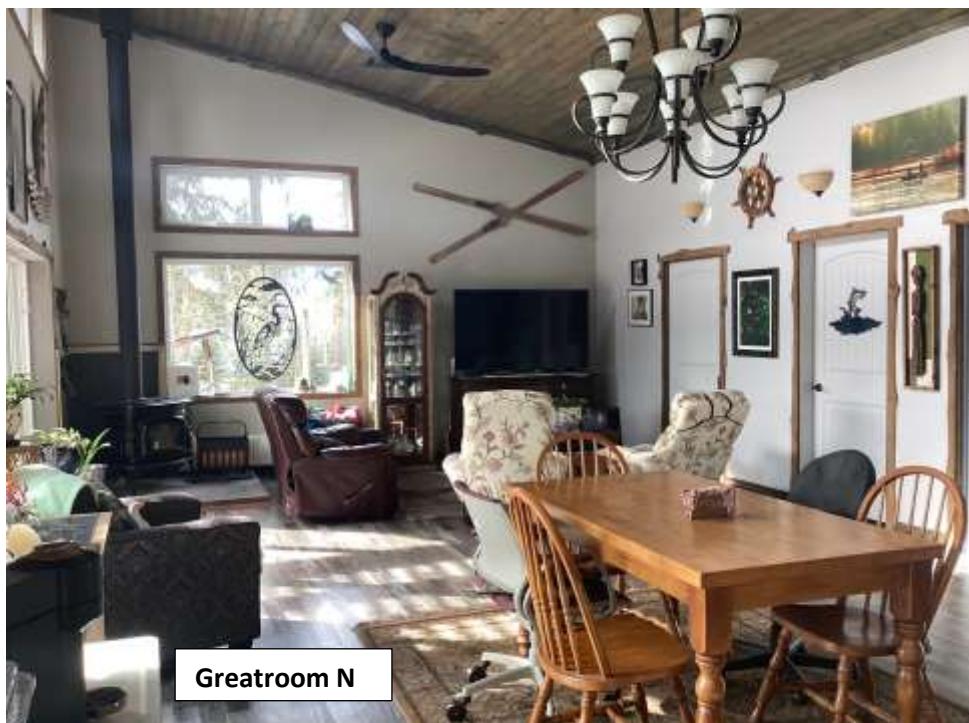


Photo F





Greatroom Lakeside



Greatroom East



Bathroom 2 Custom Sink



Bathroom 2



Sleeping Room 2



Sleeping Room 3



Hallway



Masterbdrm Eastside



Masterbdrm

