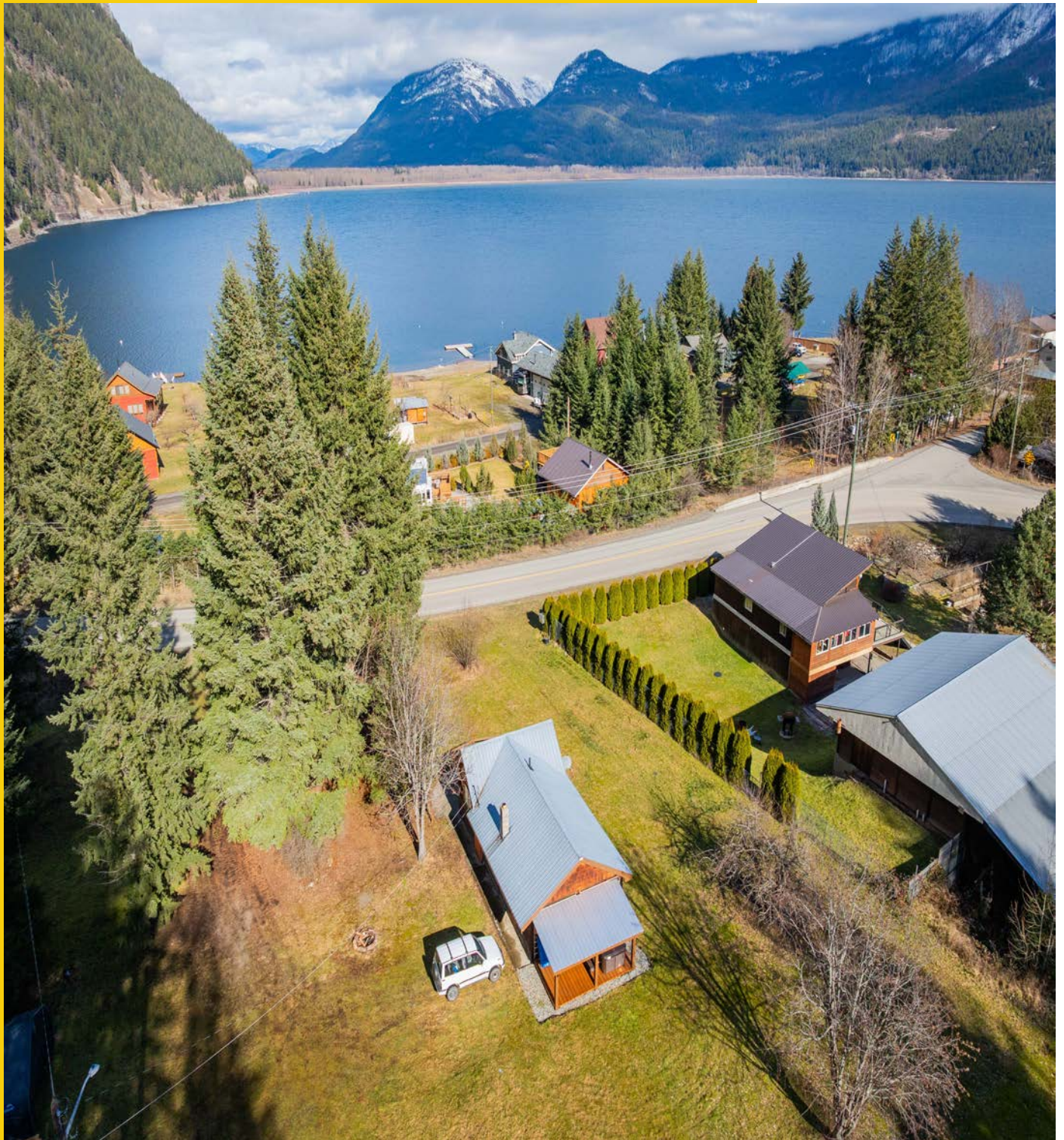


11845 Highway 31,
Kaslo BC
\$398,000

Kootenay
BC 
REAL ESTATE  FAIR REALTY



DETAILS

Escape to your personal lakeside haven! This charming cottage, set on a flat lot in Lardeau, BC, offers the ideal spot for a recreational getaway or a cozy starter home. Located just a scenic 30-minute drive north of Kaslo, BC, and a short stroll to the peaceful beaches of Kootenay Lake, the property is surrounded by alpine meadows, towering peaks, and a network of exciting hiking, biking, and quadding trails. Explore nearby provincial and regional parks, campgrounds, and embrace the outdoor adventures that await.

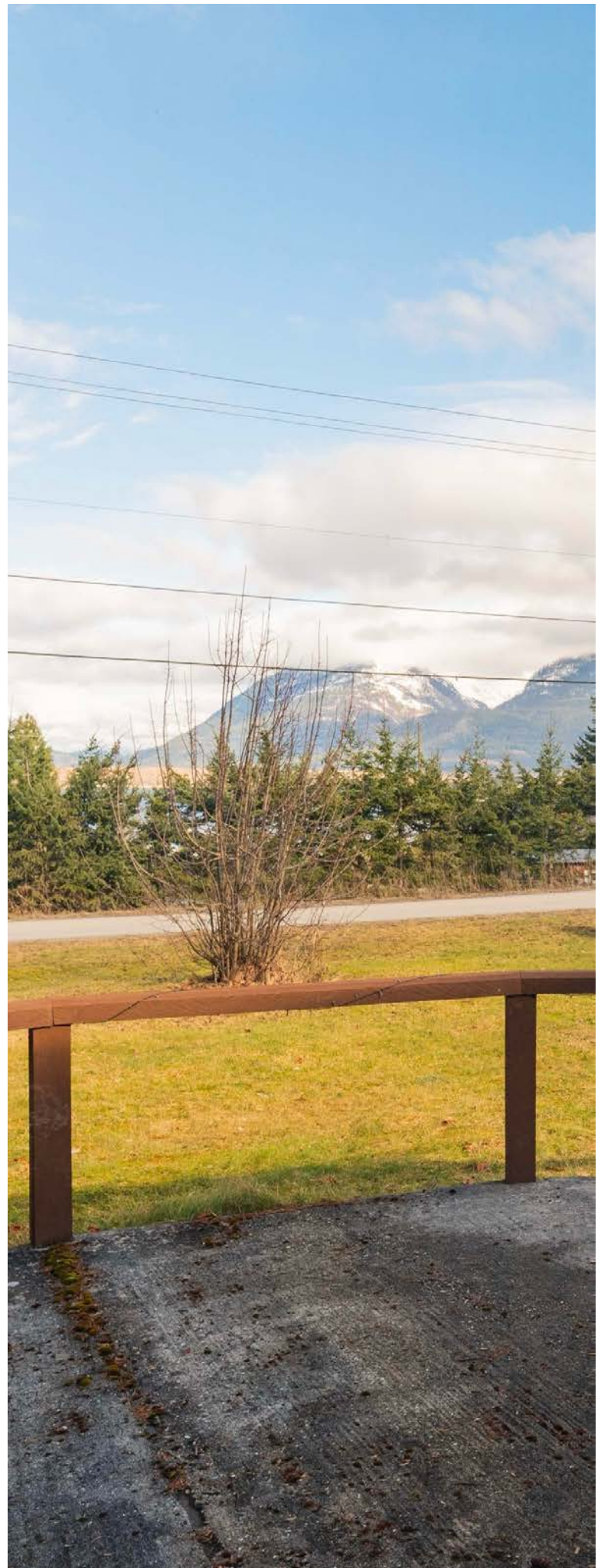
The cottage features 2 bedrooms, 1 bathroom, and a full basement with ample storage. The flat, grassy yard is perfect for relaxing or enjoying outdoor activities. Unwind on the covered deck with a hot tub, soaking in the surroundings. With easy access directly from Highway 31, this getaway is accessible year-round.

Experience the peace and natural beauty of Lardeau, BC! Don't miss the chance to make this charming property your own slice of paradise.

MLS: 10337168

Size: 0.37 acres

Services: Community water, Septic, Internet, and Hydro.



TAX ASSESSMENT

2/20/25, 6:37 PM

BC Assessment - Independent, uniform and efficient property assessment



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

11845 HIGHWAY 31 LARDEAU

Area-Jurisdiction-Roll: 21-786-01097.170



Total value **\$246,000**

2025 assessment as of July 1, 2024

Land \$103,000

Buildings \$143,000

Previous year value \$279,000

Land \$130,000

Buildings \$149,000

Property information

Year built	1950
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	16500 Sq Ft
First floor area	760
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

PARCEL C, BLOCK 35, PLAN NEP492, DISTRICT LOT 187,
KOOTENAY LAND DISTRICT
PID: 023-554-223

Sales history (last 3 full calendar years)

Jun 13, 2023 \$280,000

Manufactured home

Width
Length
Total area

TITLE

TITLE SEARCH PRINT

File Reference:
Declared Value \$220000

2025-02-20, 12:56:20
Requestor: Emily Early

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CB731422
From Title Number	CA1269972
Application Received	2023-07-04
Application Entered	2023-07-17
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	023-554-223
Legal Description:	PARCEL C (SEE XK28839) BLOCK 35 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6A862366-0310-EF11-88F8-002248264582



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: February 20 2025

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 11845 Highway 31 Kaslo BC V0G 1M0 (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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		LB		
B. Are you aware of any existing tenancies, written or oral?		LB		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		LB		
D. Is there a survey certificate available?			LB	
E. Are you aware of any current or pending local improvement levies/charges?		LB		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		LB		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input 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 _____			LB	
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?		LB		
(ii) Have you applied for a water licence and are awaiting response?		LB		
C. Are you aware of any problems with the water system?		LB		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	LB			

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BUYER'S INITIALS

LB		
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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: 6A882B66-02F0-EF11-88F8-002248264582

February 20 2025

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 11845 Highway 31 Kaslo

BC V0G 1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	LB			
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 _____			LB	
G. Are you aware of any problems with the sanitary sewer system?		LB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		LB		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			LB	

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	LB			
B. To the best of your knowledge, is the ceiling insulated?	LB			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		LB		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				LB
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?		LB		
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		LB		
G. Are you aware of any structural problems with any of the buildings?		LB		
H. Are you aware of any additions or alterations made in the last 60 days?		LB		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		LB		
J. Are you aware of any problems with the heating and/or central air conditioning system?		LB		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		LB		
L. Are you aware of any damage due to wind, fire or water?		LB		

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BUYER'S INITIALS

LB		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6A882B66-02F0-EF11-88F8-002248264582

February 20 2025

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 11845 Highway 31 Kaslo

BC V0G 1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		LB		
N. Are you aware of any problems with the electrical or gas system?		LB		
O. Are you aware of any problems with the plumbing system?		LB		
P. Are you aware of any problems with the swimming pool and/or hot tub?		LB		
Q. Do the Premises contain unauthorized accommodation?		LB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		LB		
S. Were these 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.)		LB		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		LB		
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? _____ (DD/MM/YYYY)			LB	
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)			LB	
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?		LB		

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?		LB		
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>		LB		

--	--	--

BUYER'S INITIALS

LB		
----	--	--

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6A882B66-02F0-EF11-88F8-002248264582

February 20 2025

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 11845 Highway 31 Kaslo

BC VOG 1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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)?		LB		
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)?		LB		

5. 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 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(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(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.

*PREC represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:

2024

\$1260.39



Water:

2024

\$200 approx. / year



Hydro:

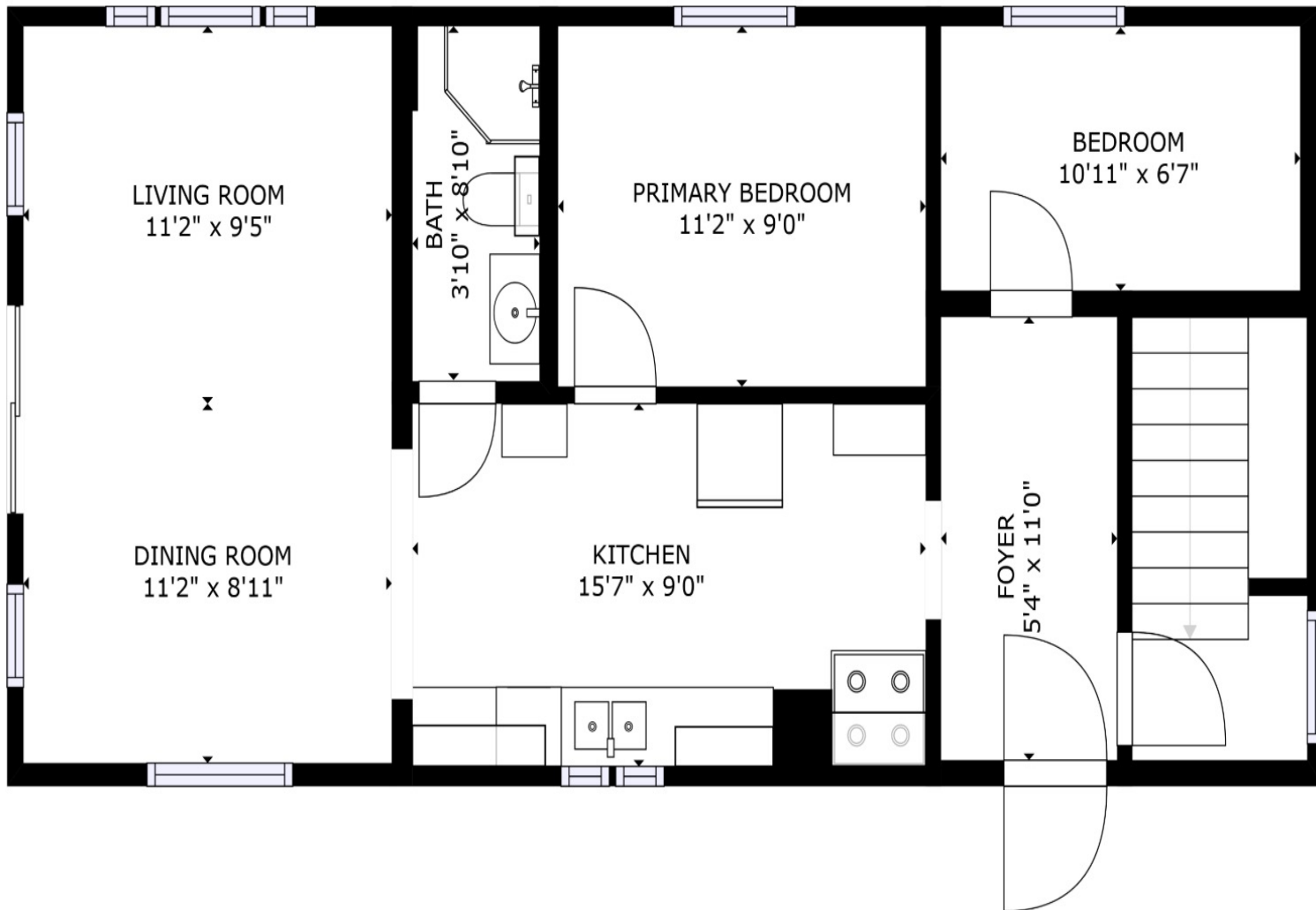
2024

\$150 approx. / month.



*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

FLOOR PLAN



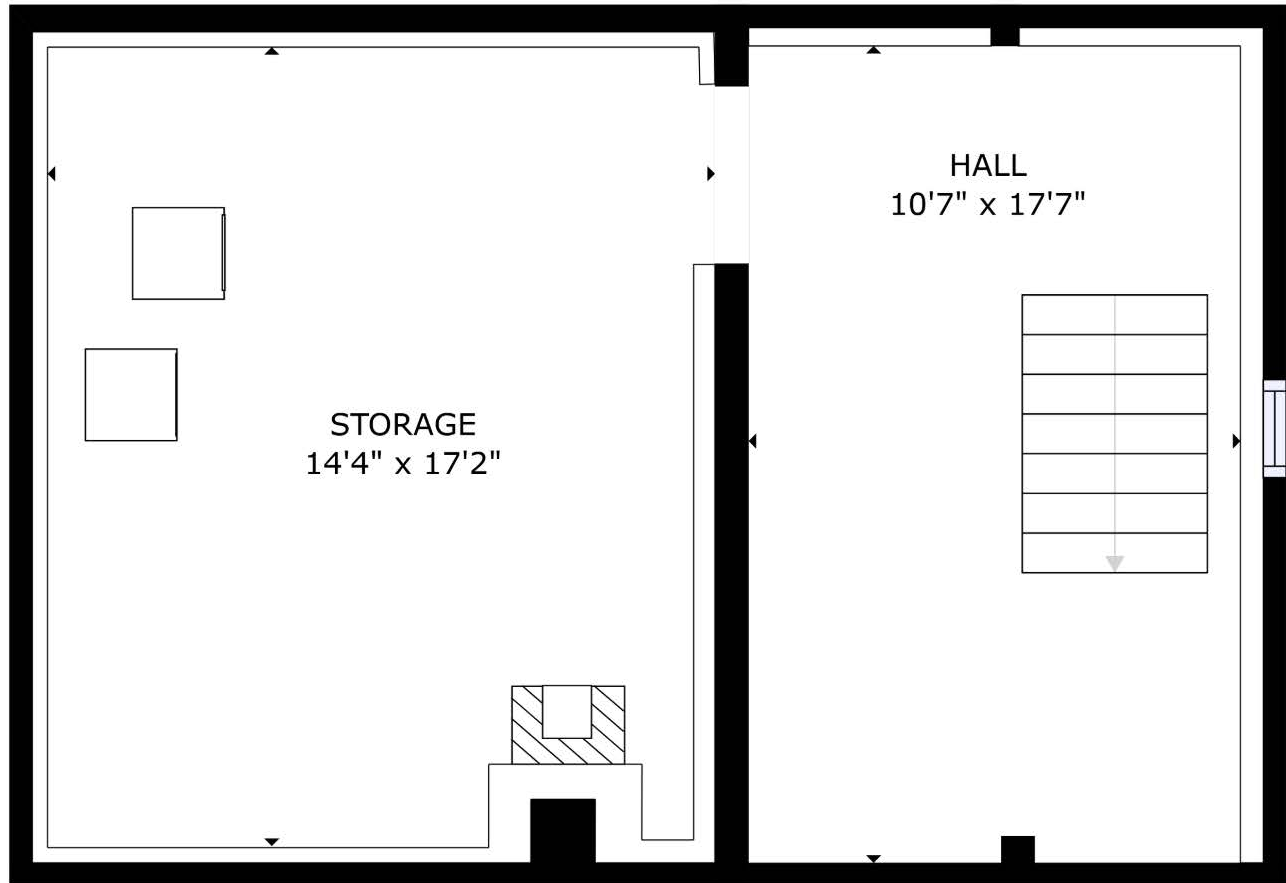
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 474 sq. ft, FLOOR 2: 713 sq. ft
TOTAL: 1187 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Basement Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 474 sq. ft, FLOOR 2: 713 sq. ft
TOTAL: 1187 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



PLAN

Status: Filed

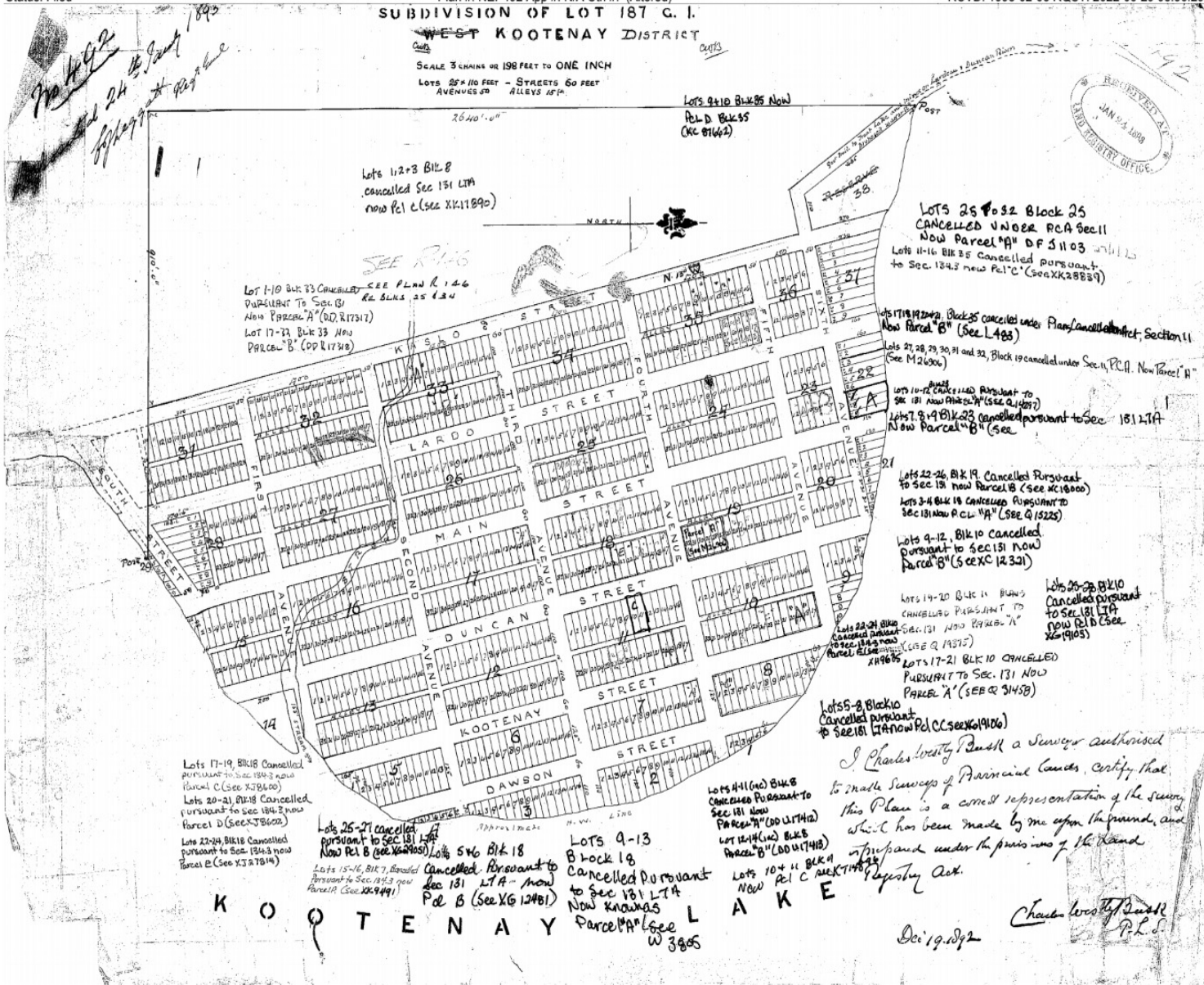
Plan #: NEP492 App #: N/A Ctrl #: (Altered)

RCVD: 1998-02-05 ROST: 2022-06-29 08:36:29

SUBDIVISION OF LOT 187 G. I.

WEST KOOTENAY DISTRICT

SCALE 3 CHAINS OR 198 FEET TO ONE INCH
 LOTS 25' x 110 FEET - STREETS 60 FEET
 AVENUES 60' ALLEYS 15' 6"



I Charles Lewis P. L. S. a Surveyor authorized to make surveys of Provincial Lands, certify that this Plan is a correct representation of the survey which has been made by me upon the ground, and prepared under the provisions of the Land Registry Act.

Dec 19, 1892

Charles Lewis P. L. S.

RDCK MAP

3/3/25, 1:48 PM

about:blank



RDCK Property Report

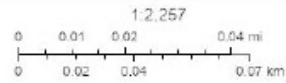
Area of Interest (AOI) Information

Area : 0.38 acres

Mar 3 2025 13:48:43 Pacific Standard Time



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



Source: Esri, DeLorme, Garmin, GeoEye, IGN, Aerotech, Earthstar, Geoport, and the GIS User Community

RDCK REPORT

I. 3/3/25, 1:48 PM

about:blank

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01097.170	023-554-223	11845 HIGHWAY 31, LARDEAU	Single Family Dwelling	NEP492

#	LTO Number	Lot	Block	District Lot	Land District
1	CB731422	-	35	187	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL C, BLOCK 35, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT	16500	SQUARE FEET	0.38

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.38

The mapping information shown are approximate representations and should be used for reference purposes only.

LTSA MAP

ParcelMap BC Print Report



March 3, 2025

 Interest

WARNING: MAP IS NOT PRINTED TO SCALE

SUMMARY

Summary Sheet

11845 HIGHWAY 31 Rural BC

PID	023-554-223
Legal Description	PARCEL C (SEE XK28839) BLOCK 35 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
Plan	NEP492
Zoning	
Community Plan(s)	not in ALR



Year Built	1950	Structure	SINGLE FAMILY DWELLING
Lot Size	16510.17 ft ²	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	566.54 m	Min Elev.	551.06 m
Floor Area	760 Ft ²	Walk Score	-
Transit Score	-	Annual Taxes	\$1,260.39

ASSESSMENT				APPRECIATION			
	2024	%	2025		Date	(\$)	% Growth
Building	\$149,000	↓ -4.03	\$143,000	Assessment	2025	\$246,000	↑ 11.82
Land	\$130,000	↓ -20.77	\$103,000	Sales History	04/07/2023	\$220,000	↓ -10
Total	\$279,000	↓ -11.83	\$246,000		15/09/2009	\$245,000	↑ 46
					06/07/2007	\$168,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2470622KO	Sold 04/07/2023	42	\$298,000 / \$280,000	Fair Realty (Kaslo)
2466312KO	Expired 30/11/2022	135	\$389,000 / \$0	Fair Realty (Kaslo)
2417600KO	Expired 31/12/2017	412	\$325,000 / \$0	Coldwell Banker Rosling Real Estate (Kaslo)

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Utilities



Legend

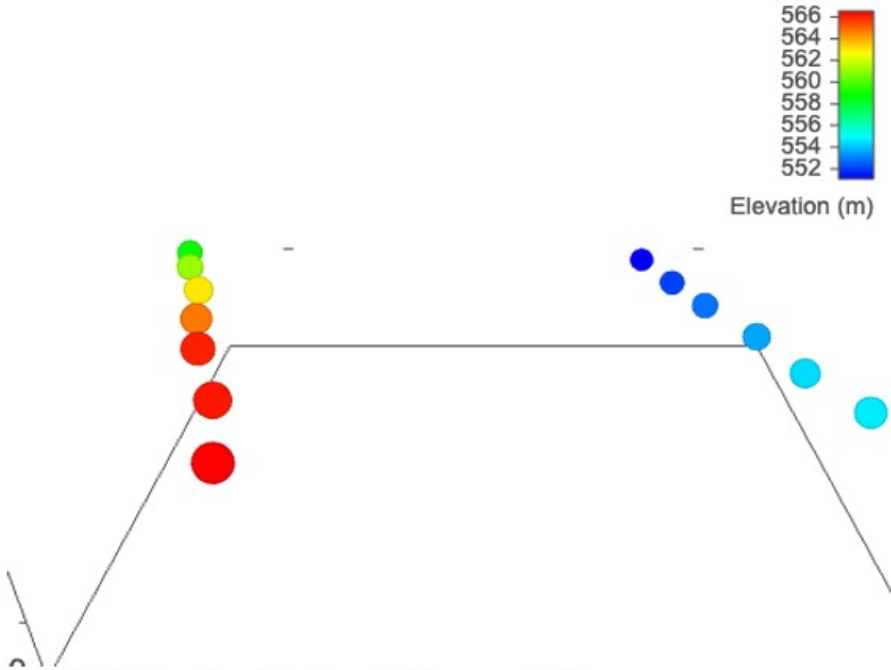
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



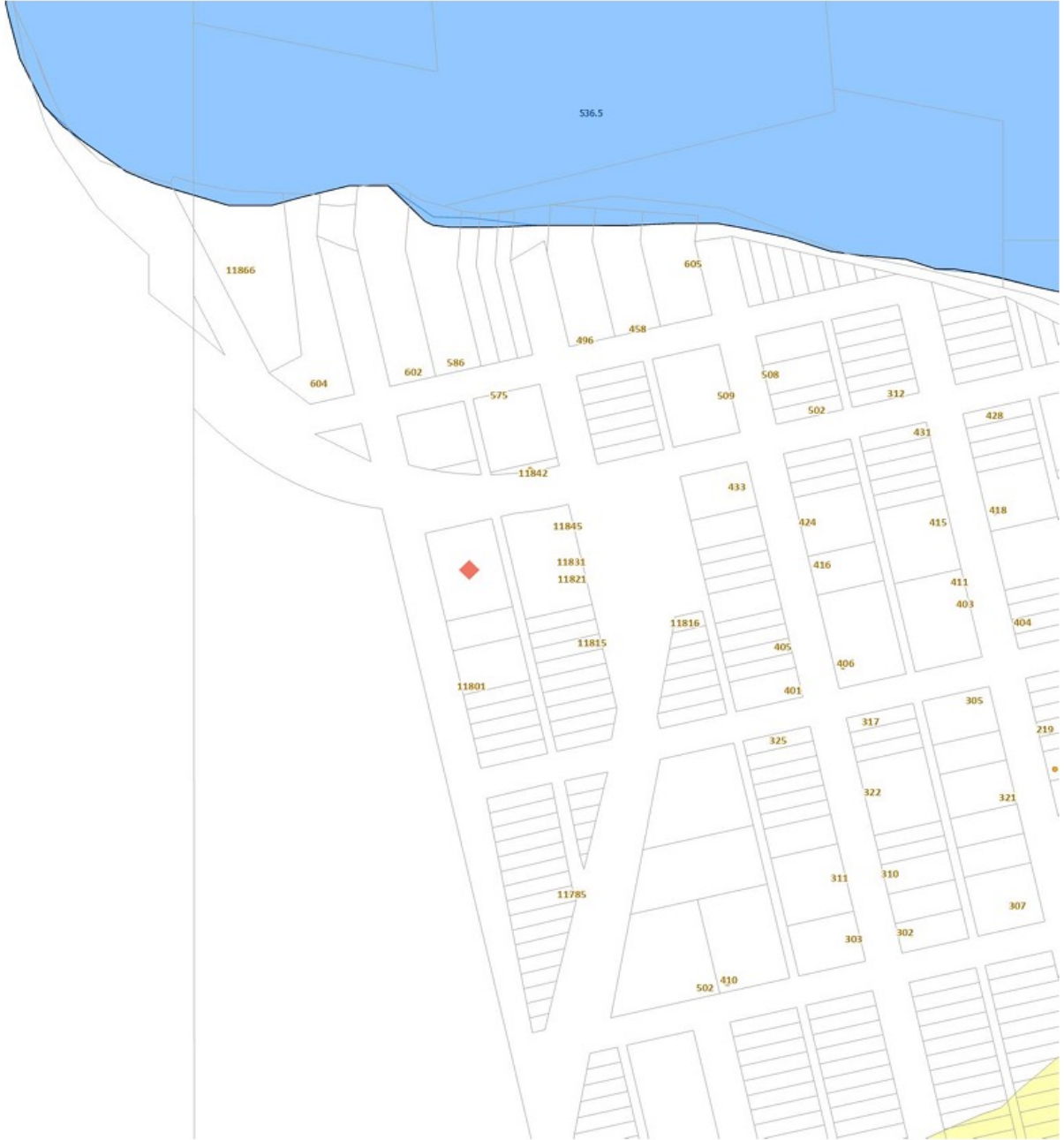
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 566.54 m | Min Elevation: 551.06 m | Difference: 15.48 m

FLOOD PLAIN

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
□ Cadastre - Property Lines

■ Non Standard Flooding Erosion Area
● Address Points

— Streams and Shorelines

■ Lakes and Rivers

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

With a population of just 1,000 is the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9-hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Aboard the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events—three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four-season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

PICTURES



RESOURCES

Emily Early and Kul Nijjar, Your Kootenay Property Matchmakers: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection.

Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>