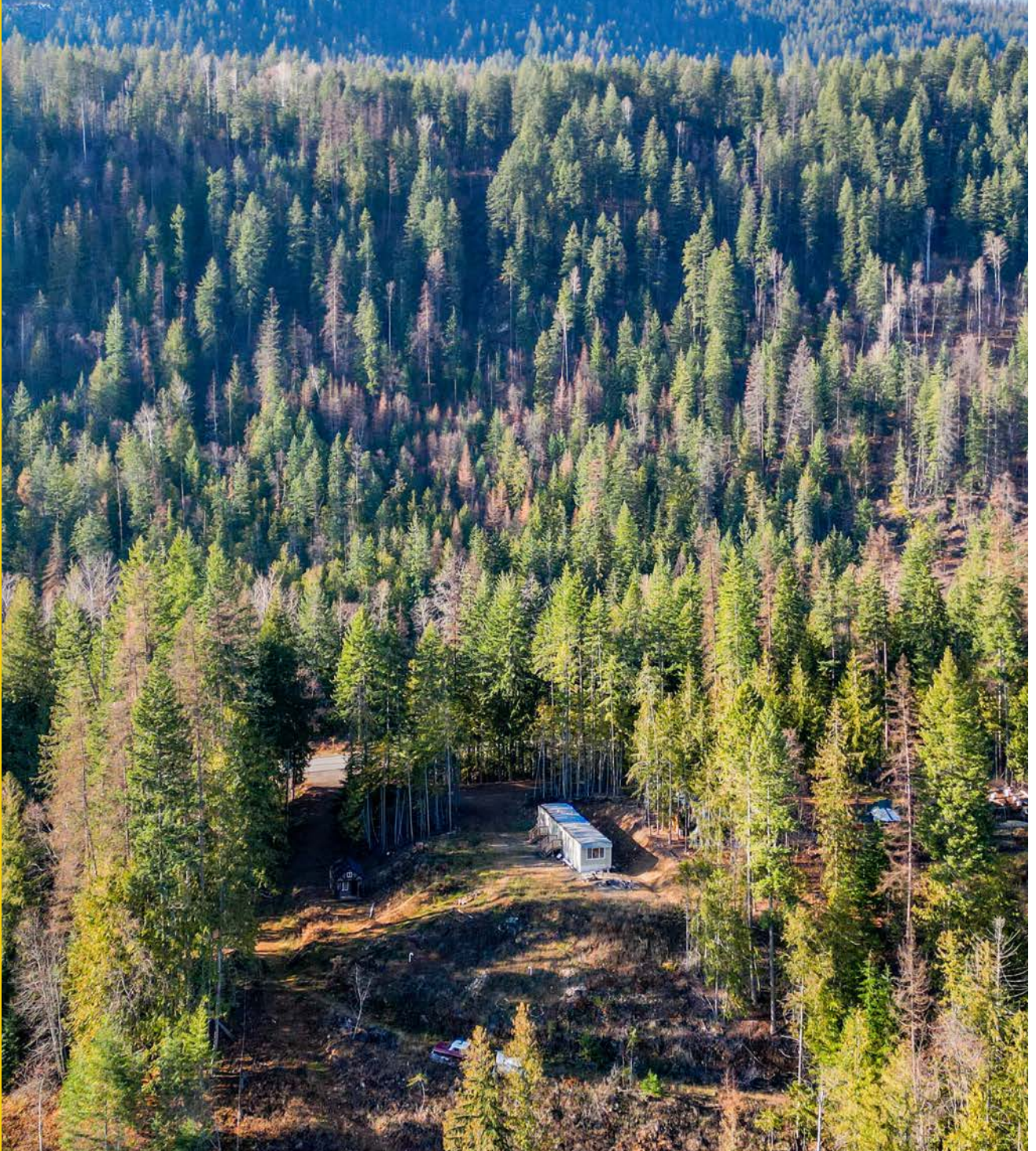


4756 FLETCHER CREEK
FRONTAGE ROAD,
KASLO BC
\$349,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Escape to the beauty of the Kootenay Lake region with this 1.24-acre property, just 10 minutes south of Kaslo, BC.

The cozy 2-bed, 1-bath mobile home is perfect for down-sizers or first-time buyers.

A cute cabin adds versatility—guest space, potential income, or a peaceful home office.

Fully serviced with:

- A new well
- Septic system
- Power
- Internet

This property combines nature with modern convenience.

Only 45 minutes from Nelson, it's great for weekend getaways or a permanent escape.

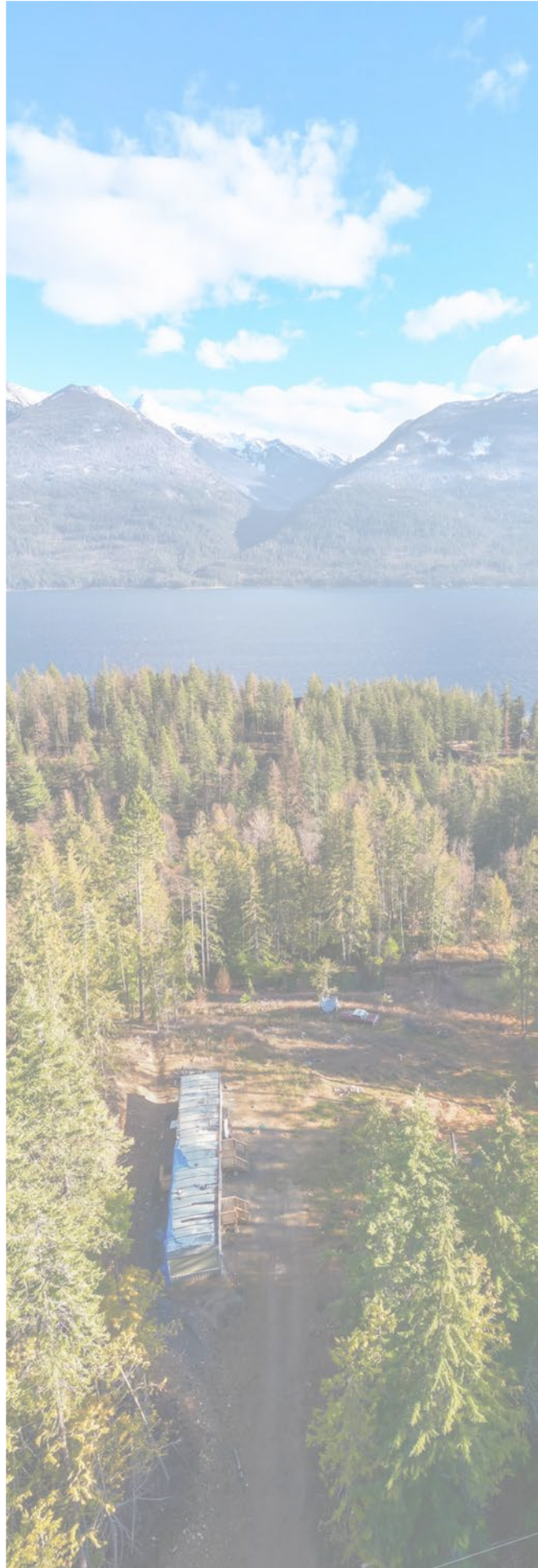
The cabin offers entrepreneurial potential for rentals or a quiet studio for creative work.

Live in nature without giving up comfort.

Embrace a lifestyle that mixes Kootenay Lake tranquility with everyday living.

MLS: 2474401 **Size:** 1.24 acres

Services: well water, septic, internet and hydro available.



TITLE

TITLE SEARCH PRINT

2023-12-06, 06:49:32

File Reference:

Requestor: Kul Nijjar

Declared Value \$90000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA8333759
From Title Number	M7936
Application Received	2020-07-30
Application Entered	2020-08-04
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
	AS JOINT TENANTS
Taxation Authority	Nelson Trail Assessment Area Fletcher Creek Improvement District
Description of Land	
Parcel Identifier:	012-845-787
Legal Description:	LOT 9 DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 11034
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA8781780
Registration Date and Time:	2021-02-18 13:28
Registered Owner:	FORTISBC INC. INCORPORATION NO. PA-0000087
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TAX ASSESSMENT

4756 FLETCHER CREEK FRONTAGE RD

Area-Jurisdiction-Roll: 21-786-01215.000



Favourite



Compare



Print



Total value **\$177,800**

2024 assessment as of July 1, 2023

Land	\$159,000
Buildings	\$18,800
Previous year value	\$149,800
Land	\$131,000
Buildings	\$18,800

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

Property information

Are the property details correct? ▾

Year built 1970

Description MH - Single Wide - Fair Q

Bedrooms

Baths

Carports

Garages

Land size 1.24 Acres

First floor area 720

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

LOT 9, PLAN NEP11034, DISTRICT LOT 193, KOOTENAY LAND DISTRICT, MANUFACTURED HOME REG.# 12933

PID: 012-845-787

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width 12 Ft

Length 60 Ft

Total area 720 Sq Ft

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: November 29 2023

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

ADDRESS: 4756 Fletcher Creek Frontage Road Kaslo BC V0G1M0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) _____ Barn(s) _____ Shed(s)

Other Building(s) Please describe small cabin / shed

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.

1. LAND – This Property Disclosure Statement is in respect of the land and the
Mobile Home as Principal Residence

(describe **one** building only, for all other buildings use the Rural Premises Land and Building Addendum)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?		✓		
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		
G. Are the Premises managed forest lands?		✓		
H. Are the Premises in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		✓		
J. Are you aware of any fill materials anywhere on the Premises?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		✓		
M. Are you aware of any water licences affecting the Premises?	✓			

CH7211 - Surface water

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

November 29 2023

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4756 Fletcher Creek Frontage Road Kaslo

BC V0G1M0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years? <i>Only cleared for bldg</i>		✓		
(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?		✓		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <i>Well</i> <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the premises already?	✓			
(ii) Have you applied for a water licence and are awaiting response?				✓
C. Are you aware of any problems with the water system?		✓		
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)?		✓		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)? <i>Well report</i>	✓			
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		✓		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? <i>Installed in late 2020/early 2021</i> <i>Has not been pumped yet.</i>				

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1007 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

November 29 2023

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4756 Fletcher Creek Frontage Road Kaslo

BC V0G1M0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			✓	
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) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?	N/A			✓
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 60 days?	✓			
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓		
J. Are you aware of any problems with the heating and/or central air conditioning system?			✓	No Central Air
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) unknown	✓			Roof needs to be repaired/replaced
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. Does the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

November 29 2023

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4756 Fletcher Creek Frontage Road Kaslo

BC V0G1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				✓
T. Is this 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? _____ (DD/MM/YYYY)		✓		
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)		✓		
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? <i>No system present.</i>				✓

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?		✓		
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> <i>Roof Leak - water damage as disclosed above.</i>			✓	
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)?		✓		
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)?		✓		

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

November 29 2023

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4756 Fletcher Creek Frontage Road Kaslo

BC V0G1M0

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

Leaks in roof. Roof currently protected by a tarp.
Recommended by contractor to repair, replace or
build canopy over roof.

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.

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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CREA MEMBER

EXPENSES

Property Taxes:

2023
\$676.49



Hydro (FortisBC):

2023
\$142.19 approx. / 3 months



Insurance (Primum Insurance Co.):

2023
\$129.97 approx. / monthly



Well License:

2023
\$150.00 / 3 months



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

MH REGISTRATION



**BC Registry
Services**

Location:
2nd Floor 940 Blanshard Street
Victoria
Mailing Address:
PO Box 9431 Stn PROV GOVT
Victoria B.C. V8W 9V3
www.bcregistryservices.gov.bc.ca

Phone: 250 952-7976
FAX: 250 387-3055

Verification of Service Manufactured Home Registry

Att Ref#:

M.H. Registration No.:12933

**4756 FLETCHER CREEK FRONTAGE ROAD
KASLO BC V0G 1M0**

**Document Id: 63487037
Document Type: Public Amendment**

Your document has been registered under the Manufactured Home Act, details of which appear below. If there are any errors or omissions please contact our office within thirty (30) days.

Document Registration No.: 482362

Document Registration Date and Time: August 23, 2023 15:57:38

_____ Changed Registered Location _____

Parcel ID Number: 012845787

LOT 9 DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 11034

Street No.: 4756 St. Name: FLETCHER CREEK FRTG ROAD
Town/City: KASLO Prov: BC

Manufactured Home Registry
Examiner: KAYLA WALLACE
Phone: (778) 698-1234
Fax: (250) 387-3055

MH FINAL INSPECTION



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
Nelson, BC
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
Web: www.rdck.bc.ca
e-mail: bllddept@rdck.bc.ca

Creston Office 250-428-5717
Slocan Office 250-355-2277

Nakusp Office 250-265-4111
Silverton Office 250-358-2472

Nelson Office 250-352-8155
New Denver Office 250-358-2316

Kaslo Office 250-353-9614
Salmo Office 250-357-9433

BC Toll Free 1-800-268-7325

MANUFACTURED HOME INSPECTION NOTICE

Address: 4756 FLETCHER CK FRONTAGE RD, MIRROR LAKE
Permit Type: MANUFACTURED HOME

Permit #: BP026265
Inspection Date: Dec 1, 2023

Description: To place a manufactured home (Occ. Class. C).

Inspection Status: **COMPLETED**

Item	Status	Notes
POST CIVIC ADDRESS	ACCEPTED	
HEAT TAPE	ACCEPTED	
CRAWL SPACE VENTING	ACCEPTED	
EXTERIOR LANDING	ACCEPTED	
EXTERIOR GUARD 42"	ACCEPTED	
HAND RAIL HEIGHT	ACCEPTED	
ELECTRICAL PERMIT CLOSED	ACCEPTED	

Building Official: **DAN SIMINOFF**

Initials: _____

final inspection for the placement of a Manufactured home under BP 26265. BP 26265 is now closed.

Take care,

Dan Siminoff. RBO/RSE | Building / Plumbing Official

Regional District of Central Kootenay

Phone: 250.352.1538

FRAMING INSPECTION



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
Nelson, BC
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
Web: www.rdck.bc.ca
e-mail: bldept@rdck.bc.ca

Creston Office 250-428-5717
Slocan Office 250-355-2277

Nakusp Office 250-265-4111
Silverton Office 250-358-2472

Nelson Office 250-352-8155
New Denver Office 250-358-2316

Kaslo Office 250-353-9614
Salmo Office 250-357-9433

BC Toll Free 1-800-268-7325

FRAMING INSPECTION NOTICE

Address: 4756 FLETCHER CK FRONTAGE RD, MIRROR LAKE
Permit Type: ACCESSORY BUILDING

Permit #: BP027884
Inspection Date: Dec 11, 2023

Description: To place a pre-manufactured Accessory building for storage purposes only (C. Occ)

Inspection Status: **COMPLETED**

Item	Status	Notes
FRAMING APPROVED	ACCEPTED	

Building Official: DAN SIMINOFF

Initials: _____

- The owner has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.

MH ELECTRICAL INSPECTION



Permit Number: EL-1112726-2020

(When inquiring always refer to this number.)

PERMIT STATUS NOTIFICATION

December 24, 2021

Gary Walters DBA Jacer Tech Services
PO BOX 887
KASLO BC V0G 1M0

EL - Installation Contractor Residential Single Family Dwelling

Installation Address: 4756 FLETCHER CREEK ROAD
KASLO BC V0G 1M0

Contractor / Owner: Gary Walters DBA Jacer Tech Services

Description of Work: New 200amp underground service to cabin with a sub-feed to mobile home.

PERMIT STATUS: Closed

Although the permit status may be complete Technical Safety BC reserves the right to assess this installation for compliance with the Safety Standards Act and Regulations.

For information on the Safety Standards Act, Regulations, and the Review/Appeal process, please visit www.technicalsaftybc.ca.

SEPTIC SYSTEM CONFIRMATION



LETTER OF CERTIFICATION RECEIVED

This is to confirm that a Letter of Certification was received and accepted by the Health Authority for the following on-site sewerage disposal system:

DATE OF ACCEPTANCE: 2021-Jan-28

TAX ASSESSMENT ROLL NUMBER: 21-787-01215.000

CIVIC ADDRESS: Highway 31, Kaslo, BC

LEGAL DESCRIPTION: Lot 9, Plan 11034, District Lot 193 (Lot 9 District Lot 193 Kootenay Land District PLAN 110)

AUTHORIZED PERSON: Dwyer, David

Please retain this confirmation for your records and provide a copy to the appropriate parties.

WELL WATER LICENSE



BRITISH
COLUMBIA

Ministry of Water, Land and
Resource Stewardship

Receipt

RETAIN THIS COPY FOR
YOUR RECORDS

December 14, 2023

Received on behalf of:

Receipt Number: R895141
Received Date: December 14, 2023
Payment Amount: \$150.00
Amount Tendered: \$150.00
Change Due:
Reference Number: 3583
Client Number: 161504

Description	Invoice	Authorization #	Tracking #	Tax Paid	Amount Paid
03B - Irrigation: Private - 1,541.85000 m3/year	WSI476581	C117211	44982784	N/A **	\$50.00
03B - Irrigation: Private - 1,541.85000 m3/year	WSI516173	C117211	44982784	N/A **	\$50.00
03B - Irrigation: Private - 1,541.85000 m3/year	WSI566298	C117211	44982784	N/A **	\$50.00
Total:					\$150.00

GST/HST Registration #: R107864738

Cash Handling Area/ FrontCounter BC Williams Lake
Receiving Office: FrontCounter BC Williams Lake
#201 - 172 North 2nd Avenue
Williams Lake, BC
V2G 1Z6

(250) 398-4574

Payment Method: POS - Mastercard

Comments:

Mastercard payment over the phone with Madeline. karentbm@hotmail.com

FRONT COUNTER BC
120-640 BORLAND ST V2G4T1
WILLIAMS LAKE BC
22617555
GA2261755501

*** PURCHASE ***

12-14-2023 11:17:27
Acct # *****6919 M
Card Type MC

Trace # 3583
Inv. # 4292
Auth # 01821Z RRN 001488003
CVD Resp Y

Total \$150.00

(001) APPROVED-THANK YOU

Retain this copy for your
records
Customer copy

WELL REPORT 1

Well Activity Submission

Submit New Report

Type of Work and Well Class

Report Type: Construction report
Class of Well: Water Supply
Well Tag Number: 128960
Work Start Date: 2020-10-29

Subclass: Not Applicable
Well Identification Plate Number: 61981
Work End Date: 2020-10-29

Intended Water Use: Private Domestic
Where Plate Attached: SIDE OF CASING

Person Responsible for Work

Person Responsible for Work: Matthew Randall

Person Who Performed Work: Matthew Randall

Company of Person Responsible for Work: Wild West Drilling Inc.
(Creston, BC)

Consultant Name:

Consultant Company:

Well Owner

Name: MADELINE TRIIBBLE

Mailing address: 4756 FLETCHER CREEK FRONTAGE RD
City: KASLO

Province: BC

Postal Code: V0G1M0

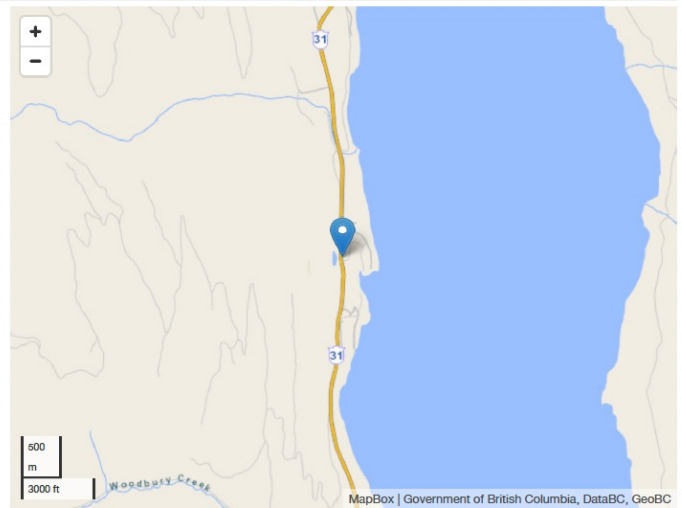
Location Information

Street Address: 4756 FLETCHER CREEK FRONTAGE RD
Town/City: KASLO

Legal Description:

Lot	
Plan	
District Lot	
Block	
Section	
Township	
Range	
Land District	
Property Identification Description (PID)	

Description of Well Location:



Geographic Coordinates - North American Datum of 1983 (NAD 83)

Latitude: 49.82498

Longitude: -116.90099

UTM Easting: 507121

UTM Northing: 5519176

Zone: 11

Location Accuracy Code:

WELL REPORT 2

Method of Drilling

Ground elevation: 1935
Drilling methods:
Air Rotary

Method of determining elevation: GPS
Orientation of well: VERTICAL

Lithology

From	To	Description	Colour	Hardness	Moisture	Descriptor	Water Bearing Estimated Flow	Observations
0	7	OVERBURDEN, CLAY, SAND, ROCKS, BOULDERS, DRY						
7	9	FRACURED BEDROCK						
9	136	GREY BEDROCK, MEDIUM					25	FRACTURE @ 119

Casing Details

From	To	Casing Type	Casing Material	Diameter	Wall Thickness	Drive Shoe Status
0 ft	18 ft	Open hole	Open hole	10		
0 ft	18 ft	Production casing	Steel	6.625	.219	Not Installed
18 ft	136 ft	Open hole	Open hole	6		

Surface Seal and Backfill Details

Surface Seal Material: Bentonite clay
Surface Seal Installation Method: Poured
Surface Seal Thickness: 1.5
Surface Seal Depth: 18

Backfill Material Above Surface Seal: DRILL CUTTINGS
Backfill Depth: 1

Liner Details

Liner Material: PVC
Liner Diameter: 4.5
Liner from: 16

Liner Thickness: 0.248
Liner to: 136

Liner perforations

From	To
116 ft	130 ft

Screen Details

Intake Method: Uncased Hole
Type:
Material:
Opening:
Bottom:
Other Material:
Information:

Installed Screens

From	To	Diameter	Assembly Type	Slot Size
There are no records to show				

Filter Pack

Filter pack from:
Filter pack material:

Filter pack to:
Filter pack material size:

Filter pack thickness:

WELL REPORT 3

Well Development

Developed by: Air lifting
Development Total Duration: 2 hours
Development Notes: WATER CLEAR AFTER 40 MINUTES

Well Yield

Estimation Method: Air Lifting
Static Water Level Before Test: 32
Hydrofracturing Performed: No
Estimation Rate: 25
Drawdown:
Increase in Yield Due to Hydrofracturing:
Estimation Duration: 2

Water Quality

Characteristics: Clear, Fresh
Water Quality Colour: Clear / none
Water Quality Odour:
EMS ID:

Well Completion Data

Total Depth Drilled: 136 ft bgl
Finished Well Depth: 136 feet
Final Casing Stick Up: 42 inches
Depth to Bedrock: 7 feet
Static Water Level (BTOC): 32 feet
Estimated Well Yield: 25 USGPM
Artesian Condition: No
Artesian Flow:
Artesian Pressure (head):
Artesian Pressure (PSI):
Well Cap: WATER TIGHT
Well Disinfected: Disinfected

Pumping Test Information and Aquifer Parameters

Start Date Pumping Test	Pumping Test Description	Test Duration (min)	Boundary Effect	Storativity	Transmissivity (m ² /day)	Hydraulic Conductivity (m/day)	Specific Yield	Specific Capacity (L/s/m)	Analysis Method	Comments
There are no records to show										

Comments

CONTRACTOR NOT RESPONSIBLE FOR WATER QUALITY OR QUANTITY

Alternative Specs Submitted: No

Technical Report: No

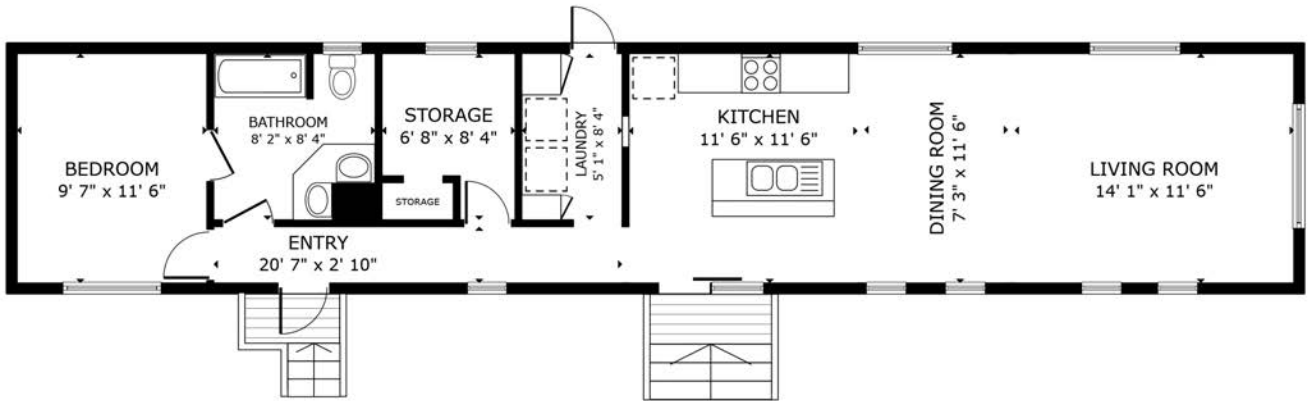
Drinking Water Area Indicator: No

General Disclaimer

This information is collected by the Ministry of Water, Land and Resource Stewardship under section 26 (c) of the Freedom of Information and Protection of Privacy Act and section 117 (1) of the Water Sustainability Act (WSA).

The groundwater information (e.g. any notes and comments that are included in well reports filed under WSA and its regulations) will be made available to the public by the government in accordance with the Open Government License-British Columbia (OGL-BC) which grants the public a worldwide, royalty-free, perpetual, non-exclusive license to make use of the reports, including for commercial purposes, but subject to the terms described in the OGL-BC: <https://www2.gov.bc.ca/gov/content/data/open-data/open-government-licence-bc>.

FLOORPLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 740 sq.ft.
TOTAL : 740 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SUBDIVISION PLAN

21-CK

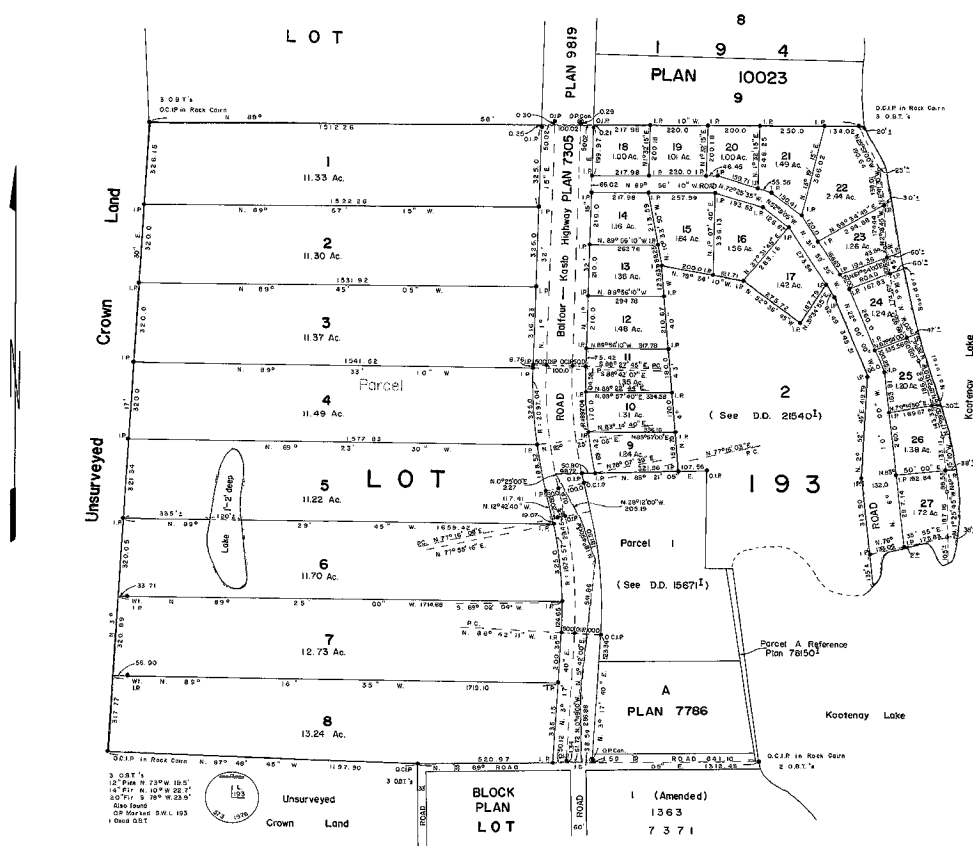
SUBDIVISION PLAN OF PART OF
 PARCEL 2 (SEE D.D. 21540^I) OF LOT
 193, KOOTENAY DISTRICT.
 Scale-1 inch=200 feet.

PLAN No. 11034

Deposited in the Land Registry
 Office of Nelson, B.C., this 22nd
 day of August, 1977.
E. Chevalier
 Registrar.

LEGEND

Bearings are astronomic derived
 from Highway Plan 7305.
 * O.C.P. Denotes old iron-pipe found.
 * I.P. Denotes standard iron bar-pipe set.
 * C.C.P. Denotes copper-pipe set found.
 * C.C.C. Denotes old concrete monument found.
 * B.T. Denotes old bearing tree to which bearings are magnetic.
 etc. Denotes witness.
 Note: Lake plotted from tracers.
 Crosses are water, intermittent, dry and
 mostly underground.



OWNER *James P. O'Leary*
 WITNESS *Robert H. Coyle*
 OWNER *James William Schumager*
 WITNESS *Robert H. Coyle*
 OWNER _____
 WITNESS _____
 OWNER _____
 WITNESS _____

Approved under the Land Registry Act this
 day of August 1977.
E. Chevalier
 Approving Officer - Ministry of Highways and
 Public Works.
 This plan lies within the Central Kootenay
 Regional District.

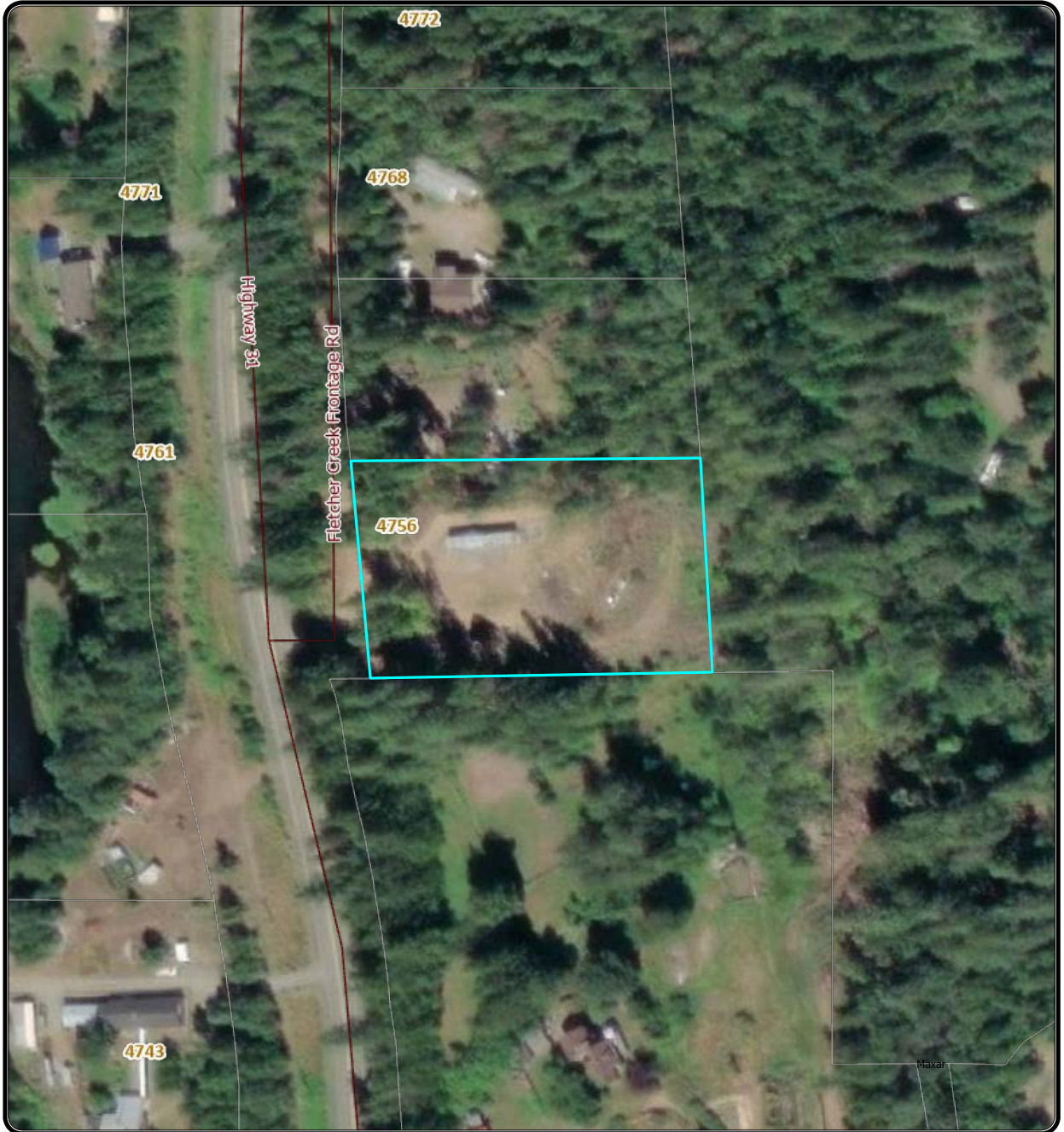
Mortgagee: _____

This plan need not comply with clause (b)
 of section 86 of the Land Registry Act.
 Dated this 22nd day of August, 1977.
E. Chevalier
 Senior Approving Officer - Ministry of
 Highways and Public Works.

I, Alex Chevalier of Coquitlam, British Columbia Land
 Surveyor, make oath and say that I was present at and did
 personally inspect the survey represented by this plan
 and that the survey and plan are correct. The subdivision
 was completed on the 7th day of January, 1977.
Alex Chevalier
 B.C.L.S.
 Sworn before me this 11th
 day of January, 1977.
James P. O'Leary
 A Commissioner for taking
 Affidavits for British Columbia
 Alex Chevalier, B.C.L.S.,
 3300 Creative Chambers,
 Coquitlam, B.C.
 B-55, F-C-B5B

RDCK MAP

RDCK Map



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

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Legal Parcels
- Address Points

Map Scale:

1:2,257



Date: November 24, 2023

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

LTSA MAP



December 1, 2023

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest	 Building Strata	 Return To Crown
Parcels By Class	 Bare Land Strata	 Crown Subdivision
 Air Space	 Common Ownership	 Part of Primary
 Subdivision	 Park	 Primary
 Absolute Fee Book	 Road	

SUMMARY

4756 FLETCHER CREEK FRONTAGE RD Rural BC

PID	012-845-787
Registered Owner	TR*, M*
Legal Description	LOT 9 DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 11034
Plan	NEP11034
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR



Year Built	1970	Structure	MANUFACTURED HOME (NOT IN MANUFACTURED HOME PARK)
Lot Size	1.51 acres	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	597.35 m	Min Elev.	571.62 m
Floor Area	720 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$676.49

ASSESSMENT

	2022	%	2023
Building	\$12,200	↑ 54.10	\$18,800
Land	\$105,000	↑ 24.76	\$131,000
Total	\$117,200	↑ 27.82	\$149,800

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$149,800	↑ 66.44
Sales History	30/07/2020	\$90,000	↑ 620
	15/04/1978	\$12,500	↑ 1,249,900
	15/04/1978	\$1	-

DEVELOPMENT APPLICATIONS

-

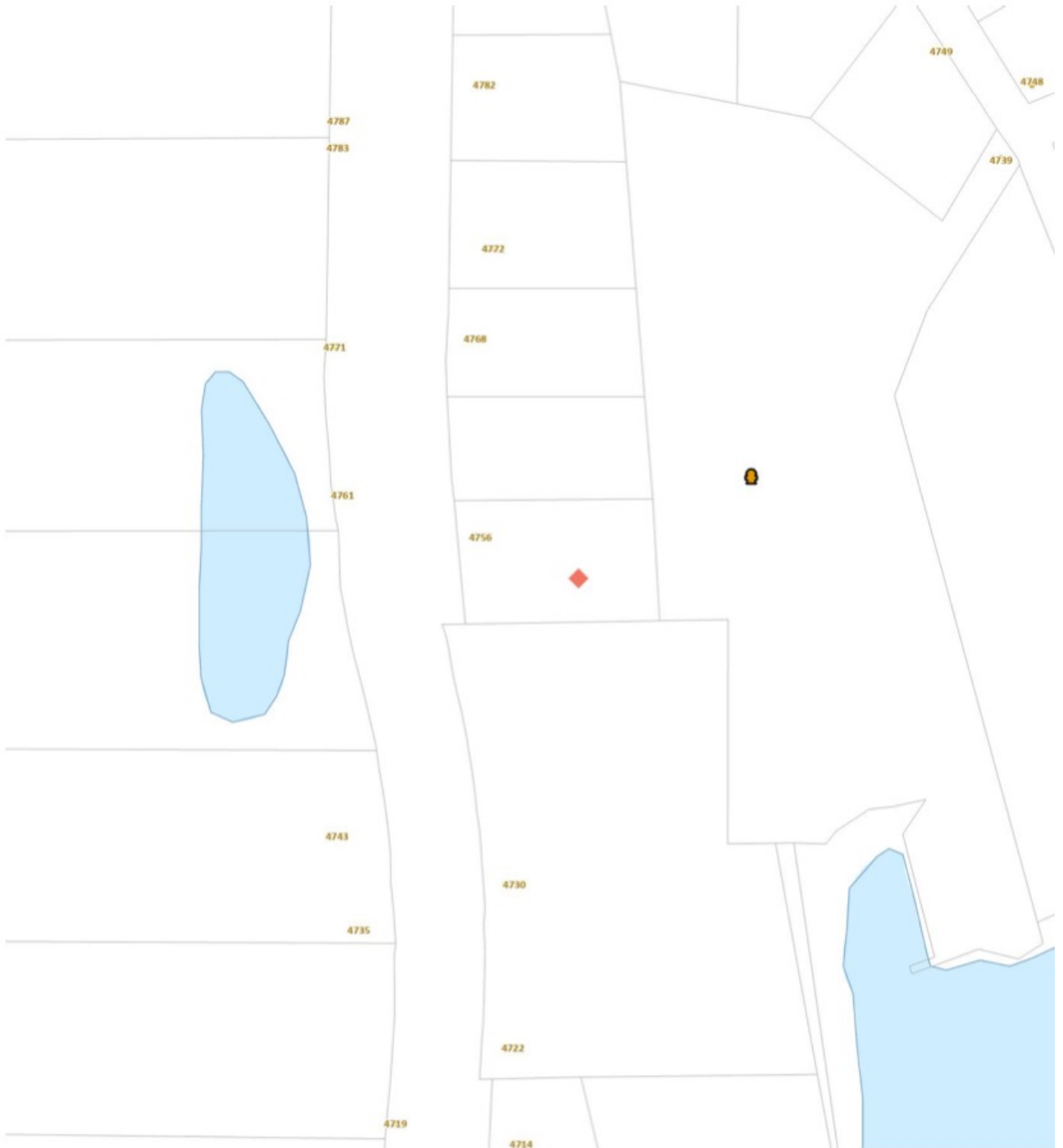
SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12


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

UTILITIES MAP

Utilities



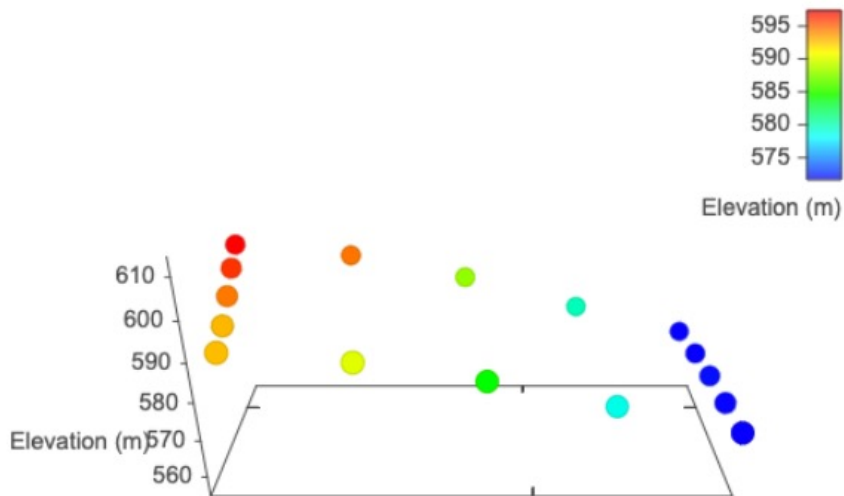
Legend

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

ELEVATION



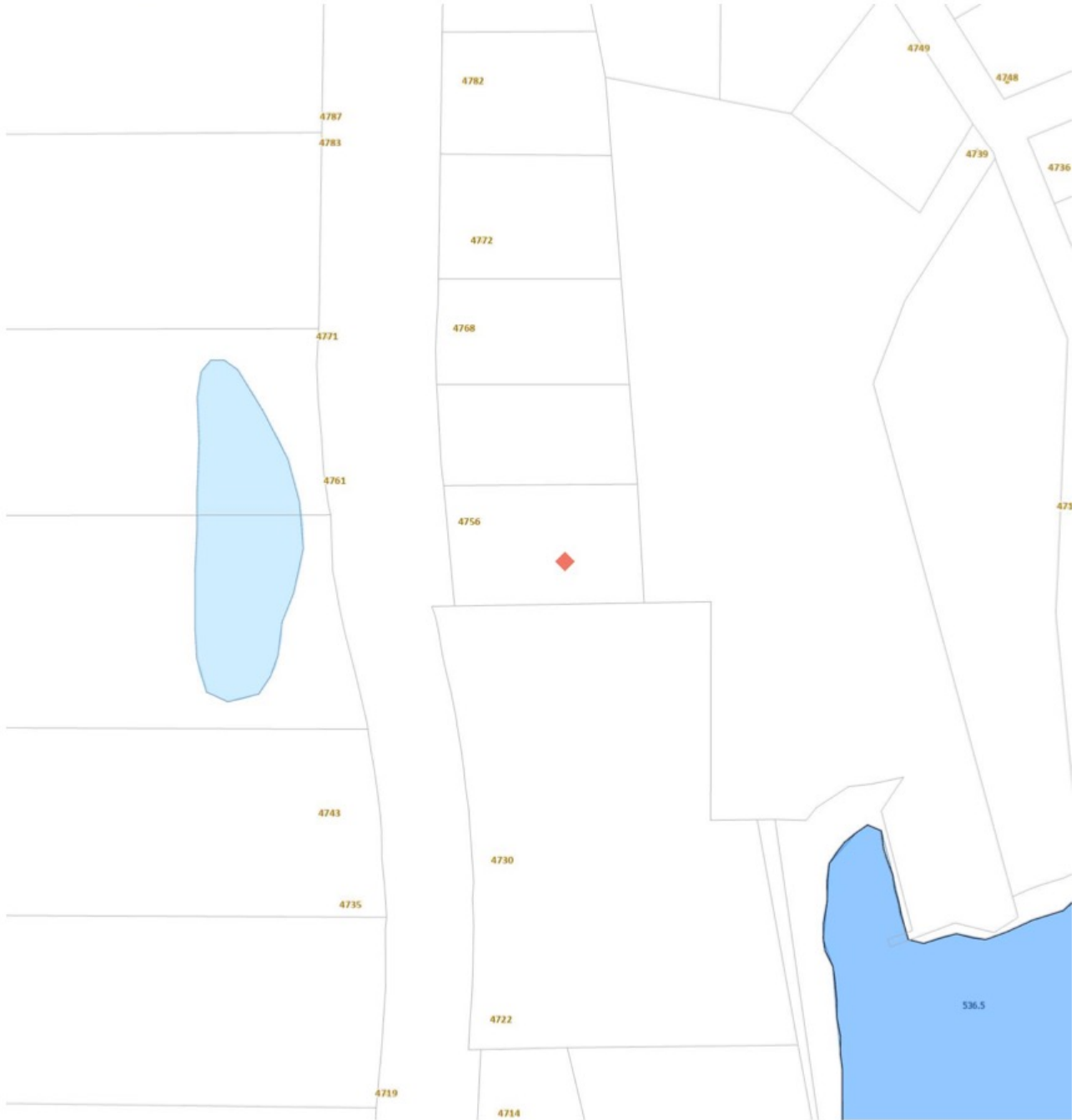
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 597.35 m | Min Elevation: 571.62 m | Difference: 25.73 m

FLOOD MAP

Flood and Hazard



Legend

-  Flood Construction Levels - 1990
-  Non Standard Flooding Erosion Area
-  Slide Hazard
-  Slocan Valley GeoHazard
-  Streams and Shorelines
-  Lakes and Rivers
-  Cadastre - Legal Parcels
-  Address Points

ZONING

Official Community Plan



Subject Property Designations:

RC - Country Residential

Layer Legend:

● RC - Country Residential

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

Kaslo, with a population of just 1,000 is actually 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. Abroad 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

Kul Nijjar, Your Kootenay Property Matchmaker: <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>