

Kootenay BC



3409 HANSON
ROAD
AINSWORTH
HOTSPRINGS,
BC

\$248,000

REAL ESTATE  FAIR REALTY



DETAILS

Welcome to your cozy retreat in Ainsworth Hot Springs, BC! This one-bedroom, one-bath cabin is perfect for those seeking tranquility and a connection with nature.

Fully serviced with septic, water, and hydro, this property offers all the comforts you need without compromising the wild rustic appeal.

The property offers a storage shed, and a RV septic connection. What's more, the vendor is willing to offer financing options to qualified buyers, making this hidden gem an attainable dream for many.

This property is a fantastic choice for first-time homebuyers looking for an affordable starter home or those seeking a recreation/seasonal getaway. Building materials come with the property to complete flooring and siding. Nestled in the heart of Ainsworth Hot Springs, you'll have easy access to the rejuvenating hot springs and the serene Kootenay Lake, offering endless opportunities for relaxation and adventure.

The cabin's location is a scenic 45-minute drive north of Nelson BC, a vibrant city known for its arts scene and outdoor recreation. Additionally, you'll find yourself only 20 minutes south of Kaslo BC, a charming town with a rich heritage. For nature enthusiasts, Ainsworth Hot Springs has breathtaking trails that wind through the surrounding wilderness and reveal the historical remnants of a mining town, adding a touch of intrigue to your explorations. Don't miss out on this incredible opportunity to own a slice of paradise in a captivating location.

Embrace the tranquility, embrace the beauty – embrace your affordable home in Ainsworth Hot Springs, BC!

MLS: 2472482 **Size:** 2.68 acres

Services Available: licensed water, septic, telephone and hydro

TITLE

TITLE SEARCH PRINT

2023-07-24, 07:09:44

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 56000

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

Land Title District NELSON
Land Title Office NELSON

Title Number CA124646
From Title Number XK30953

Application Received 2005-09-30

Application Entered 2005-10-06

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority**Description of Land**

Parcel Identifier: 023-574-861

Legal Description:

LOT A DISTRICT LOTS 1684 AND 16994 KOOTENAY DISTRICT PLAN NEP23462

Legal Notations

HERETO IS ANNEXED EASEMENT XF25296 OVER DISTRICT LOT 1684
KOOTENAY DISTRICT EXCEPT (1) PARCEL A (SEE 171604I) AND (2) PARTS
INCLUDED IN PLANS 6770 AND NEP20032

BYLAW CONTRAVENTION NOTICE, COMMUNITY CHARTER, SECTION 57
SEE LB296605

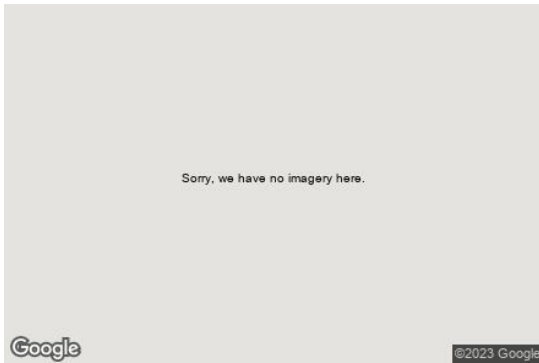
TAX ASSESSMENT



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.

3409 HANSON RD AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-04139.055



Total value **\$150,700**

2023 assessment as of July 1, 2022

Land \$97,000

Buildings \$53,700

Previous year value \$135,700

Land \$84,700

Buildings \$51,000

Property information

Year built 2011

Description 1 STY Rec Home - Basic

Bedrooms 1

Baths 1

Carports

Garages

Land size 2.68 Acres

First floor area 560

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 A, PLAN NEP23462, DISTRICT LOT 1684, KOOTENAY LAND DISTRICT, & DL 16994

PID: 023-574-861

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT

FAIR REALTY

RURAL PREMISES – LAND AND BUILDING



Date of disclosure: July 24 2023

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

ADDRESS: 3409 HANSON ROAD AINSWORTH HOT SPRINGS BC V0G 1A0 (the "Premises")

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.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. LAND – This Property Disclosure Statement is in respect of the land and the CABIN

(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?		MB		
B. Are you aware of any existing tenancies, written or oral?				MB
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		MB		
D. Is there a survey certificate available?	MB			
E. Are you aware of any current or pending local improvement levies/charges?				MB
F. Have you received any other notice or claim affecting the Premises from any person or public body?	MB			
G. Are the Premises managed forest lands?				MB
H. Are the Premises in the Agricultural Land Reserve?			MB	
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		MB		
J. Are you aware of any fill materials anywhere on the Premises?		MB		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		MB		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		MB		
M. Are you aware of any water licences affecting the Premises?		MB		

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

July 24 2023

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

3409 HANSON ROAD

AINSWORTH HOT SPRINGS

BC V0G 1A0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		MB		
(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?	MB			

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 type="checkbox"/> I have a private groundwater system (e.g., well) <input checked="" 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?	MB			
(ii) Have you applied for a water licence and are awaiting response?				MB
C. Are you aware of any problems with the water system?		MB		
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)?		MB		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		MB		
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?		MB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		MB		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				MB

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

BC1007 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION



PROPERTY DISCLOSURE STATEMENT

July 24 2023

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 3409 HANSON ROAD AINSWORTH HOT SPRINGS BC V0G 1A0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	MB			
B. To the best of your knowledge, is the ceiling insulated?		MB		
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		MB		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		MB		
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		MB		
G. Are you aware of any structural problems with any of the buildings?		MB		
H. Are you aware of any additions or alterations made in the last 60 days?		MB		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		MB		
J. Are you aware of any problems with the heating and/or central air conditioning system?		MB		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MB		
L. Are you aware of any damage due to wind, fire or water?		MB		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>10</u> years)		MB		
N. Are you aware of any problems with the electrical or gas system?		MB		
O. Are you aware of any problems with the plumbing system?		MB		
P. Are you aware of any problems with the swimming pool and/or hot tub?				MB
Q. Does the building contain unauthorized accommodation?		MB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		MB		

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

BC1007 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

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

PROPERTY DISCLOSURE STATEMENT

July 24 2023

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 3409 HANSON ROAD AINSWORTH HOT SPRINGS BC V0G 1A0

4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the building 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.)	MB			
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		MB		
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)		MB		
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)		MB		
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?	—	MB —		

5. 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?		MB		
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>		MB		
C. Are you aware if the Premises, of any portion of the Premises, 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?		MB		

--	--	--

BUYER'S INITIALS

--	--	--

SELLER'S INITIALS

BC1007 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

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

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: DF4324F3-9C30-EE11-B8F0-6045BDED1B5F

July 24 2023

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 3409 Hanson Road Ainsworth Hot Springs BC V0G 1A0

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

1-F = CABIN HAS BUILDING PERMIT (EXPIRED) BUT
NO INSPECTION

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) MICHAEL GEORGE BURNHAM

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.**

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

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®).

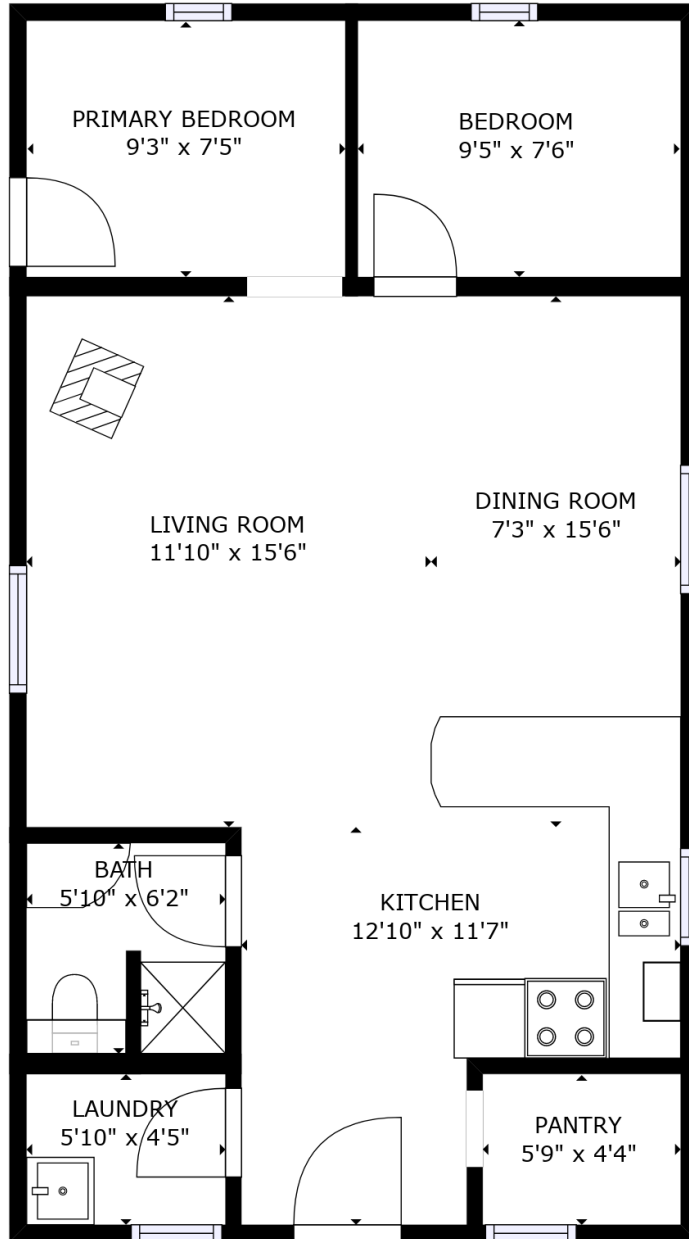
BC1007 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

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

CREA WEBForms®

FLOOR PLAN



FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 672 sq. ft

TOTAL: 672 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

21-CK-R37-786

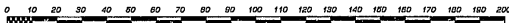
PURSUANT TO SECTION 100(1) (b) OF THE LAND TITLE ACT
 REFERENCE PLAN OF CONSOLIDATION OF
 LOT 1, PLAN NEP20032,
 DISTRICT LOT 1684, AND
 DISTRICT LOT 16994,
 KOOTENAY DISTRICT

B.C.G.S. B2F.076

PLAN NEP 23462

Deposited in the Land Title
 Office at Nelson, B.C., this
23 day of October, 1996

Jan C. B. Smith
 Registrar *per bms*
 XK30953

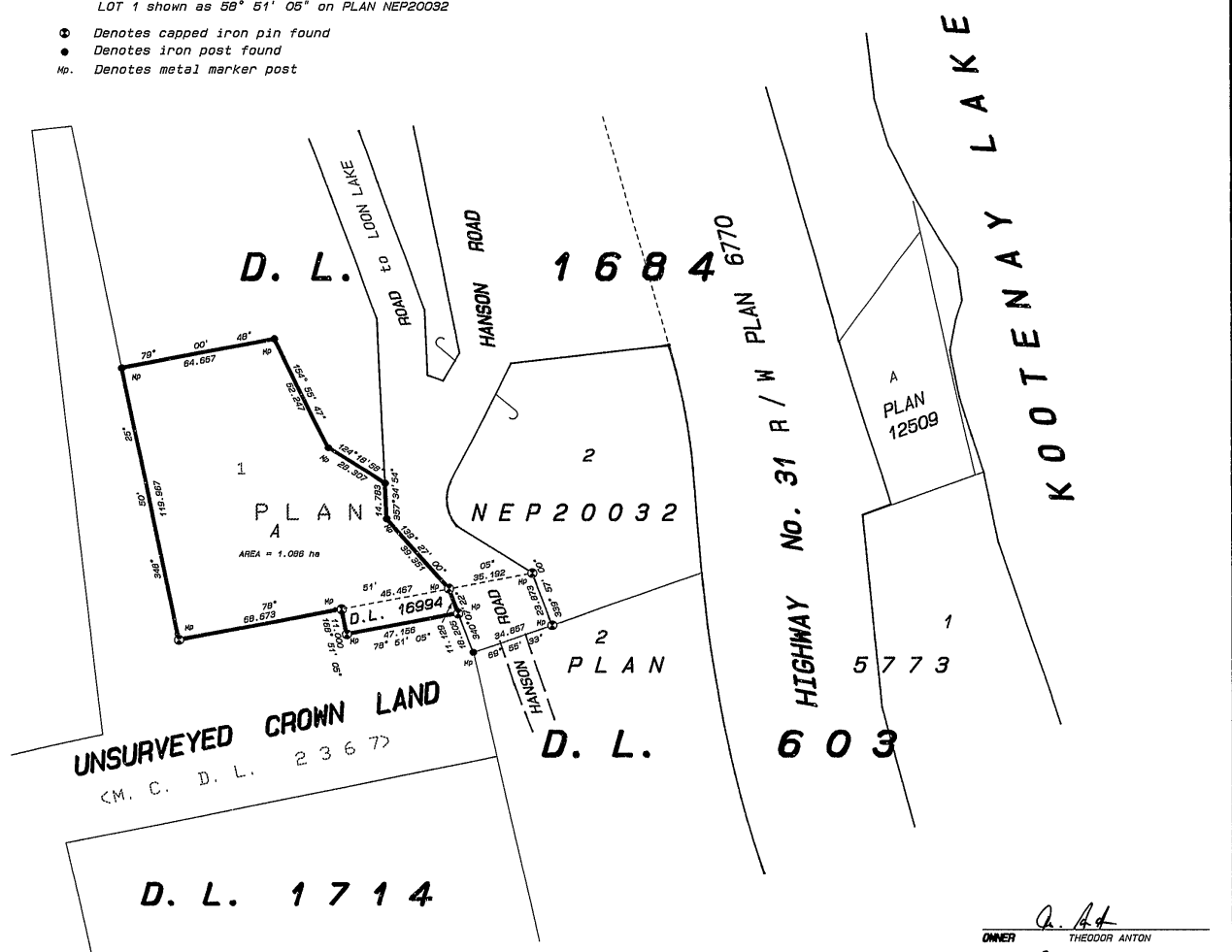


SCALE = 1 : 1250

LEGEND

Bearings are Astronomic, derived from south boundary of
 LOT 1 shown as 59° 51' 05" on PLAN NEP20032

- Denotes capped iron pin found
- Denotes iron post found
- M. Denotes metal marker post



I, Raymond George Johnson, a British Columbia Land Surveyor, of the City of Nelson, in British Columbia, CERTIFY that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The survey was completed on the 30th day of October, 1995.

Raymond Johnson B.C.L.S.

A. A. H.
 OWNER THEODOUR ANTON
Norah Desjard
 OWNER NORAH DESJARD BURFORD
Raymond George Johnson
 WITNESS (as to both signatures)
 Name: RAYMOND GEORGE JOHNSON
 Occupation: B.C. LAND SURVEYOR & ENGINEER
 Address: 1415 JEFFES AVENUE, NELSON, B.C., V1L 1A9

SEPTIC PERMIT

RICK JONES CONTRACTING
Box 540, Kaslo, B.C. V0G 1M0
(250) 353-7102

I have inspected your septic system at 3409 Hanson Road in Ainsworth. The 1000 gallon concrete septic Tank and concrete distribution box are both in good condition. The drain field was water tested and works well.

Rick Jones ROWP



EXPENSES

Property Taxes:

2022

\$579.75



Licensed Water:

2022

\$ 142 approx. / 3 months.



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

RDCK MAP



RDCK Property Report

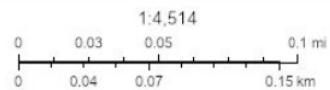
Area of Interest (AOI) Information

Area : 2.55 acres

Jul 24 2023 6:19:01 Pacific Daylight Time



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



Maxar

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.04139.055	023-574-861	3409 HANSON RD, WEST CRESTON	2 Acres Or More (Single Family Dwelling, Duplex)	NEP23462

#	LTO Number	Lot	Block	District Lot	Land District
1	CA124646	A	-	1684	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP23462 DISTRICT LOT 1684 KOOTENAY LAND DISTRICT & DL 16994.	2.68	ACRES	2.55

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	3409 HANSON RD	-	3409	HANSON	RD	Ainsworth Hot Springs	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	2.55

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	2.55

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	2.55

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

LTSA MAP



July 24, 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	

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUMMARY

Summary Sheet

3409 HANSON RD Rural BC

PID	023-574-861
Registered Owner	BU*, M*
Legal Description	LOT A DISTRICT LOTS 1684 AND 16994 KOOTENAY DISTRICT PLAN NEP23462
Plan	NEP23462
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR



Year Built	2011	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	2.55 acres	Bedrooms	1
Bathrooms	1	Dimensions	-
Max Elev.	696.91 m	Min Elev.	641.04 m
Floor Area	560 Ft ²	WalkScore	-
TransitScore	-	Annual Taxes	\$610.57

ASSESSMENT

	2022	%	2023
Building	\$51,000	↑ 5.29	\$53,700
Land	\$84,700	↑ 14.52	\$97,000
Total	\$135,700	↑ 11.05	\$150,700

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$150,700	↑ 169.11
Sales History	30/09/2005	\$56,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	Crawford Bay	Trafalgar	Crawford Bay
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
-  Main Line
-  Lakes and Rivers

-  Stand Pipe
-  MUNICIPAL OWNED
-  Cadastre - Legal Parcels

-  Other
-  RDCK OWNED
-  Address Points

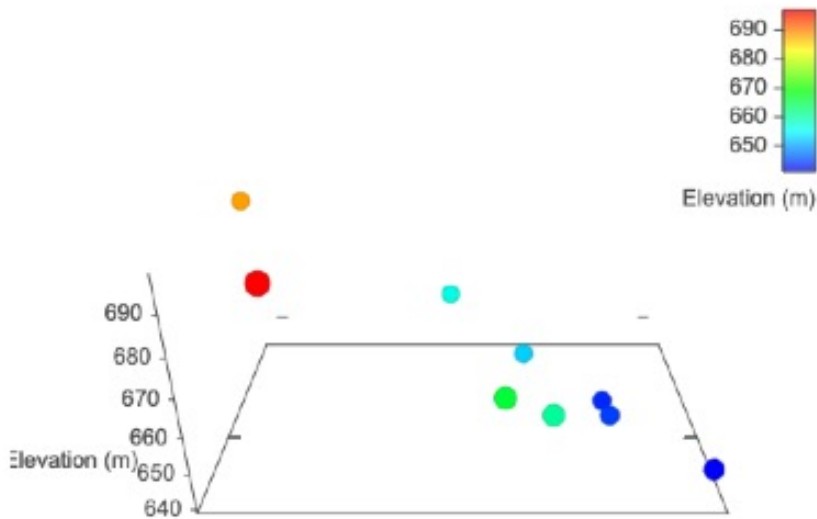
-  Valves
-  Water Service Connections
-  Streams and Shorelines

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 696.91 m | Min Elevation: 641.04 m | Difference: 55.87 m

FLOOD MAP

Flood and Hazard



Legend

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

LAND USE/ZONING

Official Community Plan



Subject Property Designations:

RC - Country Residential

Layer Legend:

- RC - Country Residential
- RA - Resource Area
- RR - Rural Residential
- TC - Tourist Commercial

Country Residential (RC) Policies The Regional Board: 17. Directs that the principal use shall be single detached or duplex dwellings. 18. Supports low density residential development with lot sizes for subdivision purposes being determined by the requirements of on-site servicing, such as ground or surface water and Type 1 sewage disposal.

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RC - Country Residential
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Proposed Plans	Not Applicable
Development Permit Area	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	21.2	19 min
Shopping	Front Street, Kaslo	20.8	18 min
Airport	West Kootenay Regional Airport, Castlegar	88.6	1 hr 15 min
	Trail Regional Airport	136	1 hr 41 min
Major Cities	Kelowna, BC	394	4 hr 55 min
	Nelson, BC	48	45 min
	Spokane, WA	286	3 hr 53 min
	Cranbrook, BC	206	3 hr 21 min
	Calgary, AB	594	7 hr 31 min
	Vancouver, BC	707	8 hr 21 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	21.4	19 min
	North Kootenay Lake Community Services	20.8	18 min
	Kootenay Boundary Regional Hospital, Trail	118	1 hr 34 min
	Kootenay Lake Hospital, Nelson	47.4	42 min
Dentist	Kootenay Lake Dental Clinic, Nelson	48.2	45 min
	Nelson Ave Dental Clinic, Nelson	45.9	40 min
	Silverton Dental Clinic, Silverton	72.3	1 hr 12 min
Postal Services	Canada Post, Ainsworth	4.1	3 min
Library	Kaslo Library	20.6	18 min

Ainsworth Hot Springs

Tiny Ainsworth BC, with a population of only 50, overlooks Kootenay Lake and is known for its incredible hot springs. About 45 minutes' drive from Nelson or 15 minutes from Kaslo, it also has amazing limestone caves, and many fishing and boating opportunities.

Ainsworth Hot Springs Resort is the focus of the village. The hot springs themselves are open year round, 365 days a year, and feature a natural 150-foot horseshoe cave, a large lounging pool, and a stream-fed cold plunge. Renovated in 2012, the resort also features accommodation, a restaurant, and the Sprit Water Spa.

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. Movie, 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 (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.

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 Movie, 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 Movie 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.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Highest Average Temperature (c): 25

Lowest Average Temperature (c): -5

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/>

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>