

Kootenay BC



3552 TERRACE
STREET
AINSWORTH
HOT SPRINGS,
BC

\$429,000

REAL ESTATE  FAIR REALTY

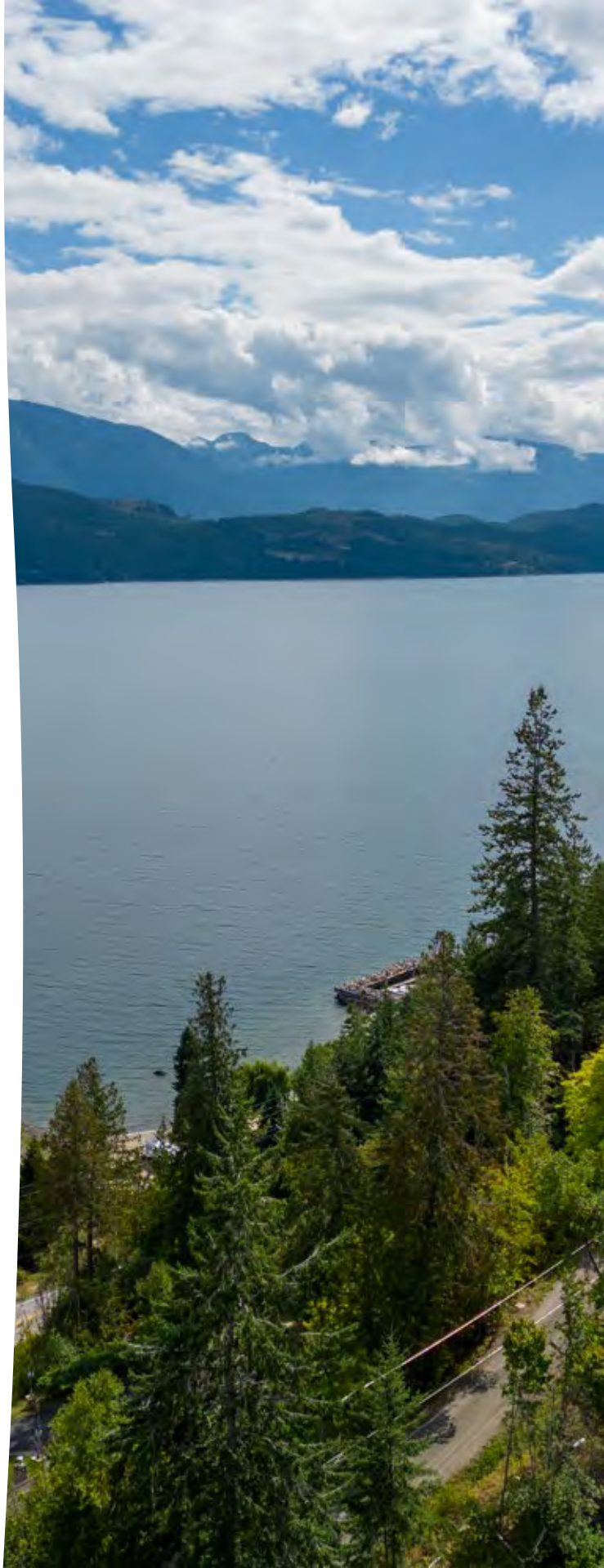


DETAILS

Welcome to your charming rustic retreat nestled amidst the breathtaking beauty of Kootenay Lake and the Purcell Mountains! This three-bedroom, one-bathroom gem boasts a wealth of character and upgrades, making it the perfect blend of vintage allure and contemporary comfort. Step inside, and you'll be enchanted by the eclectic theme that adorns this home. Wine barrel light fixtures cast a warm, inviting glow, while horseshoe epoxy creations and driftwood railings add unique touches that reflect the natural surroundings. The heart of this home lies in its comfortable living spaces, where numerous windows allow the stunning views to take center stage. Whether you're gazing out from the cozy living room or enjoying a meal in the well-appointed kitchen, you'll be treated to sweeping vistas of Kootenay Lake and the majestic Purcell Mountains. Step outside onto the expansive, newly built deck, where you'll find the perfect spot to soak in the scenery or entertain friends and family. This property has seen many recent upgrades, including partial new siding, a new septic system, a complete electrical overhaul and much more. Beyond the home itself, you'll discover a world of adventure just moments away. Ainsworth Hotsprings, Cody Caves, pristine beaches, and a convenient boat launch are all within easy reach. For outdoor enthusiasts, the possibilities are endless, with abundant hiking, skiing, and golfing opportunities in this idyllic region. Welcome to your sanctuary in the heart of nature's wonderland!

MLS: 2473203 Size: 0.14 acres

Services: licensed creek water, septic, hydro, telephone and high speed internet



TITLE

TITLE SEARCH PRINT

2023-09-04, 15:04:06

File Reference:

Requestor: Sarah Desmeules

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CA9410222

KM164854

Application Received

2021-10-05

Application Entered

2021-10-16

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

011-170-174

Legal Description:

LOT 17 BLOCK F SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE

TITLE SEARCH PRINT

2023-09-04, 15:03:36

File Reference:

Requestor: Sarah Desmeules

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA9410221
From Title Number	KM164853
Application Received	2021-10-05
Application Entered	2021-10-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	011-170-140
Legal Description:	LOT 16 BLOCK F SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE

TITLE SEARCH PRINT

2023-09-04, 15:02:36

File Reference:

Requestor: Sarah Desmeules

Declared Value \$1200

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA9410219
From Title Number	KM164851
Application Received	2021-10-05
Application Entered	2021-10-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	011-170-107
Legal Description:	LOT 14 BLOCK F SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$238800

2023-09-04, 15:02:09

Requestor: Sarah Desmeules

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CA9410220

KM164852

Application Received

2021-10-05

Application Entered

2021-10-16

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

011-170-123

Legal Description:

LOT 15 BLOCK F SECTION 5 TOWNSHIP 1 KOOTENAY DISTRICT PLAN 245A

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

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.

3552 TERRACE ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00062.020



Total value \$283,000

2023 assessment as of July 1, 2022

Land	\$109,000
Buildings	\$174,000
Previous year value	\$264,000
Land	\$87,000
Buildings	\$177,000

Property information

Year built	1920
Description	1.5 STY house - Basic
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	4500 Sq Ft
First floor area	821
Second floor area	444
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 15, BLOCK F, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT

PID: 011-170-123

see more legal descriptions below

Sales history (last 3 full calendar years)

Jul 27, 2021 [5]

Manufactured home

Width
Length
Total area

Legal Description and Parcel ID

LOT 15, BLOCK F, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT

PID: 011-170-123

LOT 16, BLOCK F, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT

PID: 011-170-140

LOT 17, BLOCK F, PLAN NEP245A, SECTION 5, TOWNSHIP 1, KOOTENAY LAND DISTRICT

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.

TERRACE ST AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-00062.010



Total value **\$1,800**

2023 assessment as of July 1, 2022

Land \$1,800

Buildings \$0

Previous year value \$1,400

Land \$1,400

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 1500 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 14, BLOCK F, PLAN NEP245A, PART SE1/4, SECTION 5,
TOWNSHIP 1, KOOTENAY LAND DISTRICT

PID: 011-170-107

Sales history (last 3 full calendar years)

Jul 27, 2021 \$1,200

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: August 30 2023

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

ADDRESS: 3552 Terrace Street Ainsworth Hot Springs BC V0G1A0 (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?		RS		
B. Are you aware of any existing tenancies, written or oral?		RS		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		RS		
D. Is there a survey certificate available?			RS	
E. Are you aware of any current or pending local improvement levies/charges?		RS		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		RS		

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 _____		RS		
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.		RS		
(i) Do you have a water licence for the Premises already?		RS		
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?			RS	
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			RS	

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BUYER'S INITIALS

RS	RS	
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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

August 30 2023

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3552 Terrace Street Ainsworth Hot Springs

BC V0G1A0

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)?			RS	
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?		RS		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		RS		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				RS

3. BUILDING

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

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BUYER'S INITIALS

RS	GS	
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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

August 30 2023

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 3552 Terrace Street Ainsworth Hot Springs

BC V0G1A0

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)		RS		
N. Are you aware of any problems with the electrical or gas system?		RS		
O. Are you aware of any problems with the plumbing system?		RS		
P. Are you aware of any problems with the swimming pool and/or hot tub?				RS
Q. Do the Premises contain unauthorized accommodation?		RS		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		RS		
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.)		RS		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		RS		
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)		RS		
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)			RS	
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?		RS		

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?		RS		
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BUYER'S INITIALS

RS	RS	
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SELLER'S INITIALS

UPGRADES

EXTERIOR

New siding on east side, partial south where chimney was, partial on west where new porch was built: Hardy Plank cement board with a grade A fire rating.

New deck.

All of the windows are new and exterior doors are new.

All outdoor lighting is new.

The steps from the parking down to the house are new.

New entranceway into the house.

Drain rock and pipe all north, south and west sides of the house.

INTERIOR

Renovated kitchen with used cabinets.

All new kitchen appliances except for the refrigerator.

New flooring in kitchen and entranceway.

All new light fixtures throughout the entire house made out of wine barrel staves.

A complete electrical upgrade.

New free standing propane fireplace.

All new curtains.

New sliding patio door onto the deck.

New bathroom vanity.

New bathroom toilet.

New tiled shower enclosure.

Bathroom completely re-tiled and painted.

Newly renovated interior using driftwood.

New living room light/ceiling fan.

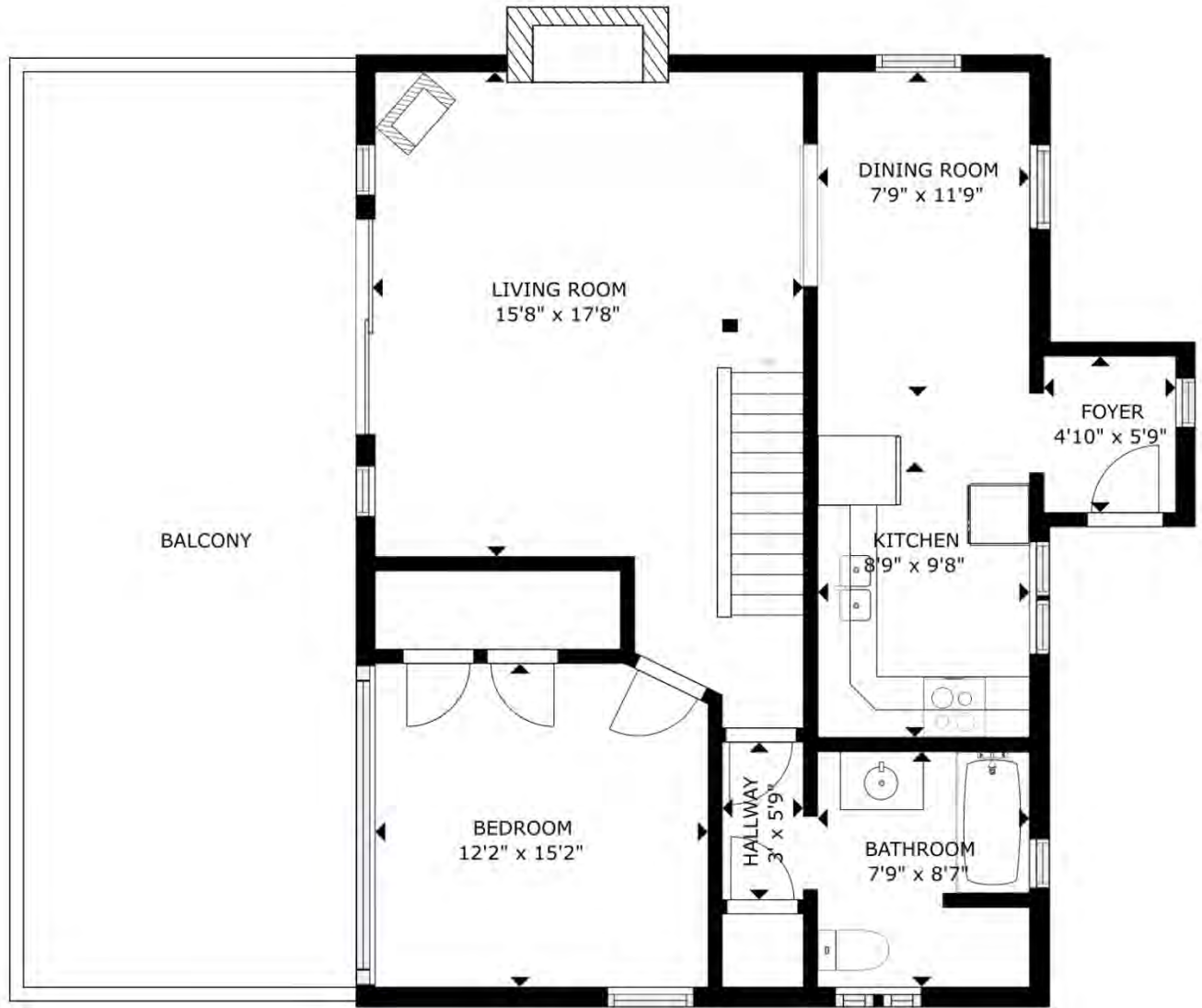
The 2 upstairs bedrooms and sitting area are newly created.

The entire upstairs re-stained.

Several wood live edge epoxy artistically created shelves and clothes/coat/towel hangers by owner.

2 sump pumps installed in the basement. This has solved any issues with water accumulating in the basement.

FLOOR PLAN – MAIN FLOOR



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 827 sq ft, FLOOR 2: 446 sq ft
EXCLUDED AREAS: BALCONY: 412 sq ft
REDUCE HEADROOM: 43 sq ft
TOTAL: 1273 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN – UPPER FLOOR



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 827 sq ft, FLOOR 2: 446 sq ft
EXCLUDED AREAS: BALCONY: 412 sq ft
REDUCE HEADROOM: 43 sq ft
TOTAL: 1273 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXPENSES

Property Taxes:

2023

\$1,133



Licensed Water:

2023

\$50/year



Insurance (Western Financial):

2023

\$6,345 / year (rental insurance)



Internet (KIN Fibre):

2023

\$83.05 / month



Hydro (FortisBC):

2023

Jan-Feb: \$529.29

Feb-March: \$377.06

July-Aug: \$103.61



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

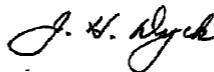
WATER LICENSE

FINAL WATER LICENCE

Estate of Leroy Leatherman c/o Public Administrator, 1625 West Olympic Boulevard,
Los Angeles, California, U.S.A. 90015

is hereby authorized to divert and use water as follows:

- (a) The stream on which the rights are granted is Munn Creek.
- (b) The point of diversion is located as shown on the attached plan.
- (c) The date from which this licence shall have precedence is 28th May, 1968.
- (d) The purpose for which this licence is issued is domestic.
- (e) The maximum quantity of water which may be diverted is 500 gallons a day.
- (f) The period of the year during which the water may be used is the whole year.
- (g) The land upon which the water is to be used and to which this licence is appurtenant is Lots 15, 16 and 17, Block F, Section 5, Township 1, Kootenay District, Plan 245A.
- (h) The works authorized hereunder are diversion structure and pipe, located as shown on the attached plan.
- (i) This licence authorizes the use of water for domestic purpose in one dwelling located approximately as shown on the attached plan.
- (j) This licence is issued in substitution of Final Water Licence 45404.



J.H. Dyck
Regional Water Manager

File No. 0300802 Date issued: April 17, 1989

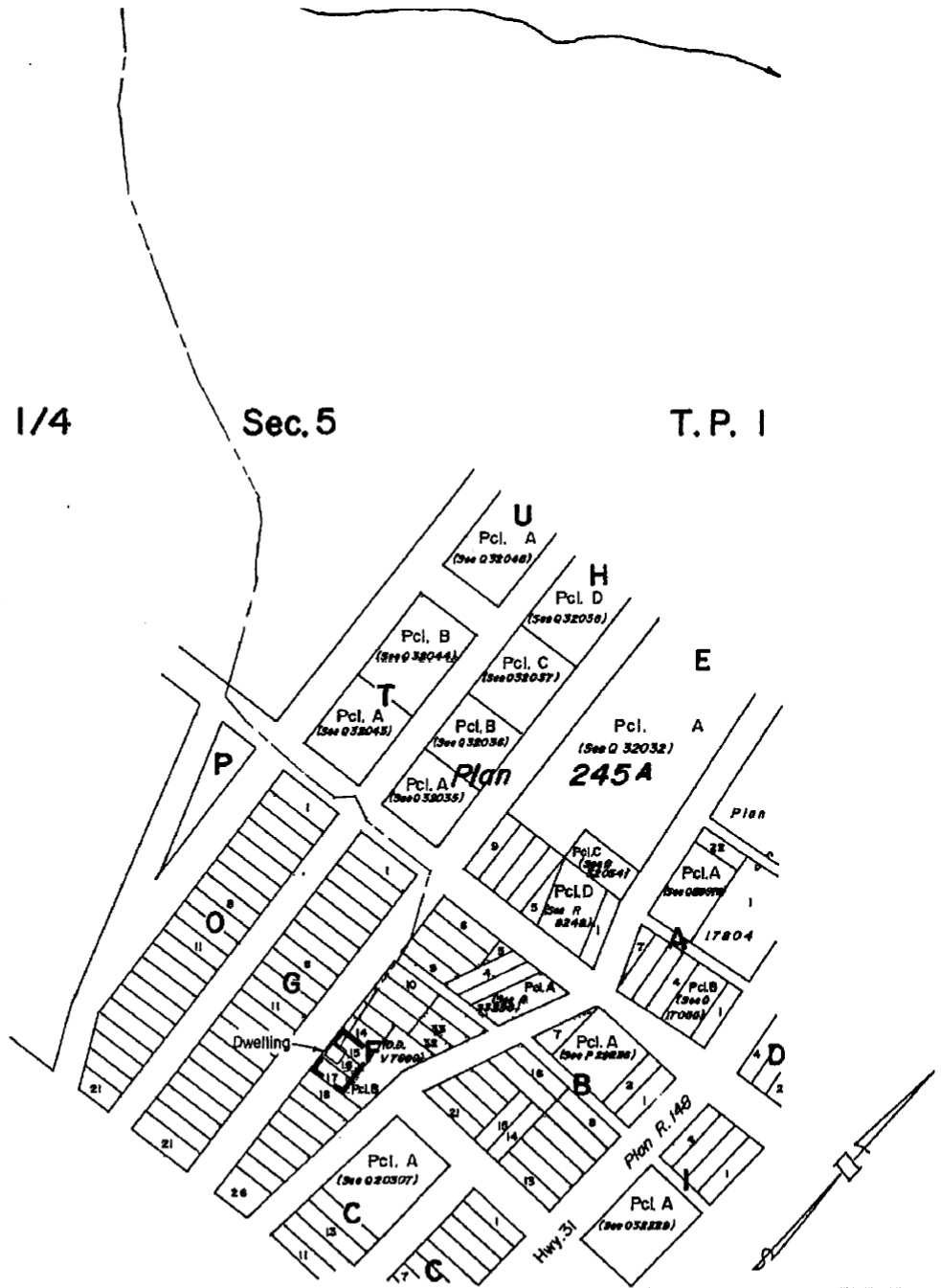
Final Licence 67864

WATER LICENSE

S.E. 1/4

Sec. 5

T. P. 1



WATER DISTRICT : KASLO
 PRECINCT : KASLO
 LAND DISTRICT : KOOTENAY

LEGEND

Scale : 1:2500
 Point of Diversion : ●
 Map Number : WR 3954 D
 Pipe : _____

Signature *J. H. Dyck*
 Date *April 17, 1989*

F.L. 67864 for F.L. 45404
 File 0300802

RDCK MAP

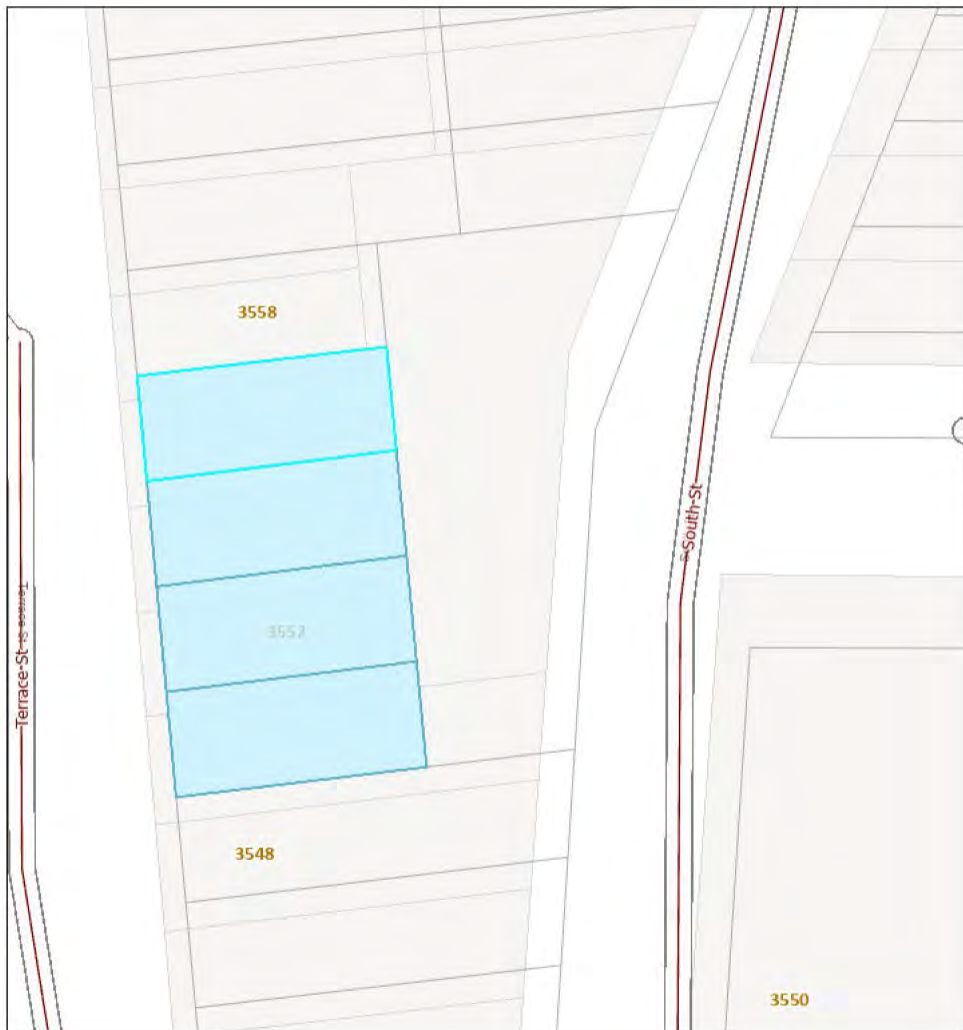


RDCK Property Report

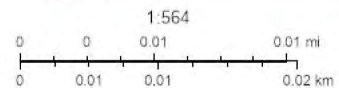
Area of Interest (AOI) Information

Area : 0.14 acres

Sep 7 2023 19:46:55 Pacific Daylight Time



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



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.00062.010	011-170-107	TERRACE ST, AINSWORTH	Vacant Residential Less Than 2 Acres	NEP245A
2	786.00062.020	011-170-123	3552 TERRACE ST, AINSWORTH	Single Family Dwelling	NEP245A
3	786.00062.020	011-170-140	3552 TERRACE ST, AINSWORTH	Single Family Dwelling	NEP245A
4	786.00062.020	011-170-174	3552 TERRACE ST, AINSWORTH	Single Family Dwelling	NEP245A

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9410219	14	F	-	KOOTENAY
2	CA9410222	15	F	-	KOOTENAY
3	CA9410222	15	F	-	KOOTENAY
4	CA9410222	15	F	-	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 14 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT PART SE 1/4.	1500	SQUARE FEET	0.03
2	LOT 15 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT & LOT 16 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT & LOT 17 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	4500	SQUARE FEET	0.03
3	LOT 15 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT & LOT 16 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT & LOT 17 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	4500	SQUARE FEET	0.03
4	LOT 15 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT & LOT 16 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT & LOT 17 BLOCK F PLAN NEP245A TOWNSHIP 1 SECTION 5 KOOTENAY LAND DISTRICT	4500	SQUARE FEET	0.03

RDCK REPORT

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	3552 TERRACE ST	-	3552	TERRACE	ST	Ainsworth Hot Springs	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.14

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.14

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Suburban Residential	Ainsworth	2435	0.14

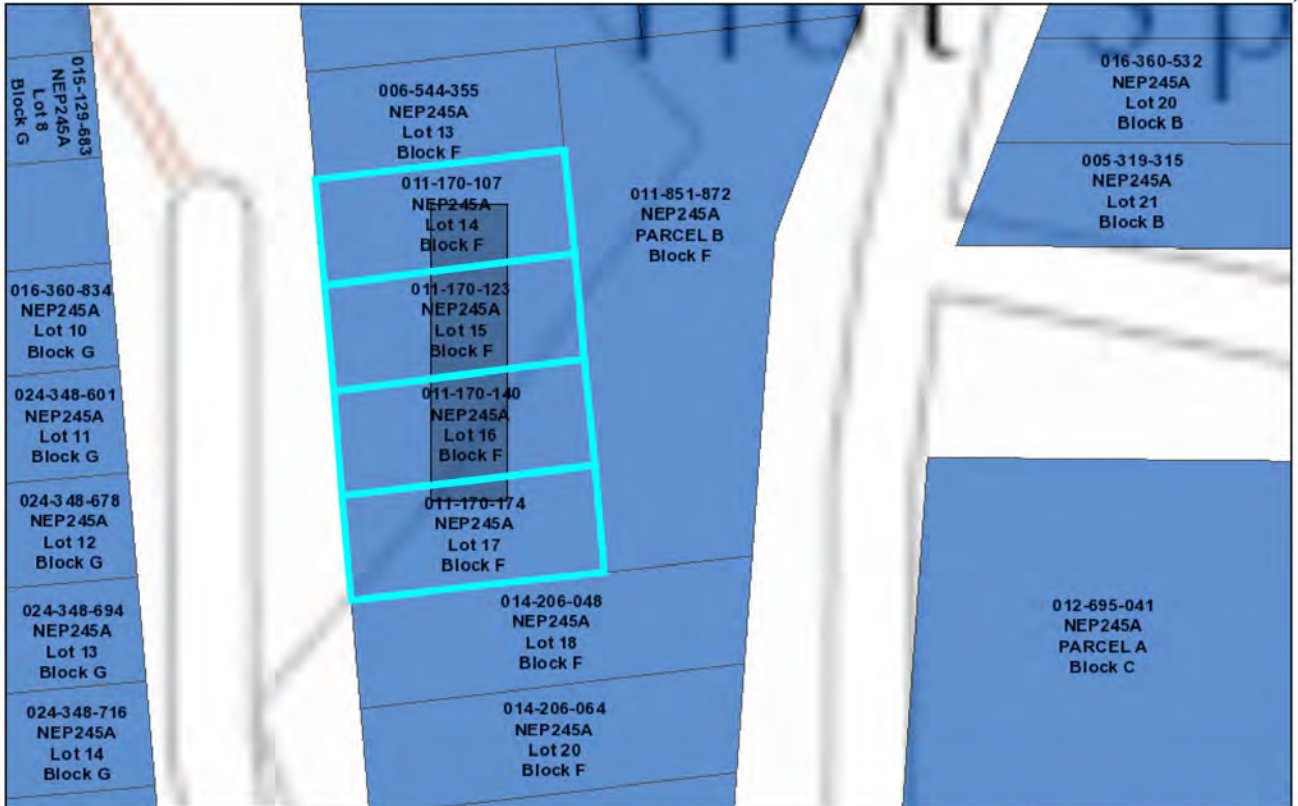
Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RS	Suburban Residential	Suburban Residential	0.14


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

LTSA MAP

3552 Terrace St LTSA Map



September 7, 2023

 Interest

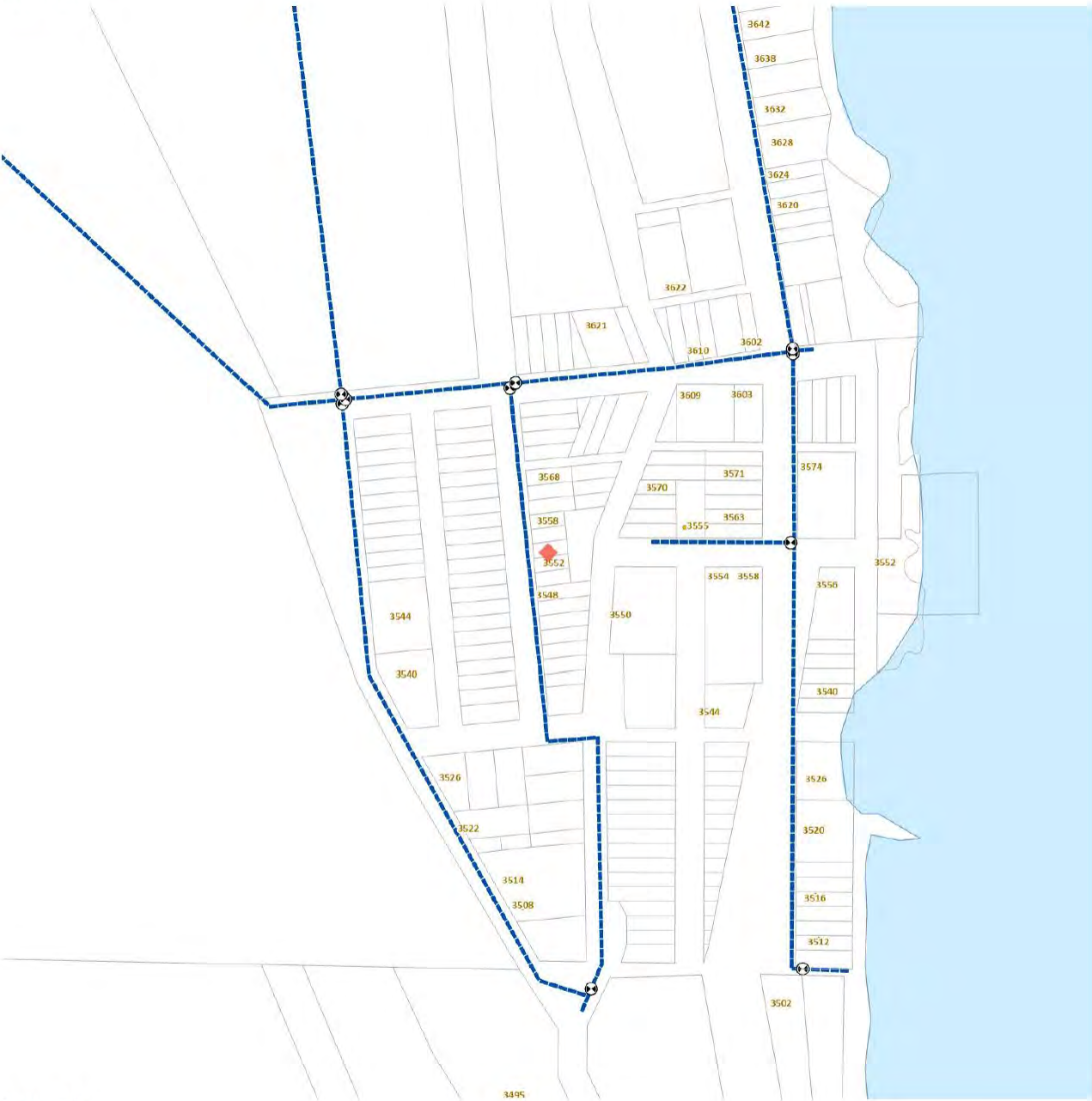
WARNING: MAP IS NOT PRINTED TO SCALE

GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

UTILITIES MAP

Utilities



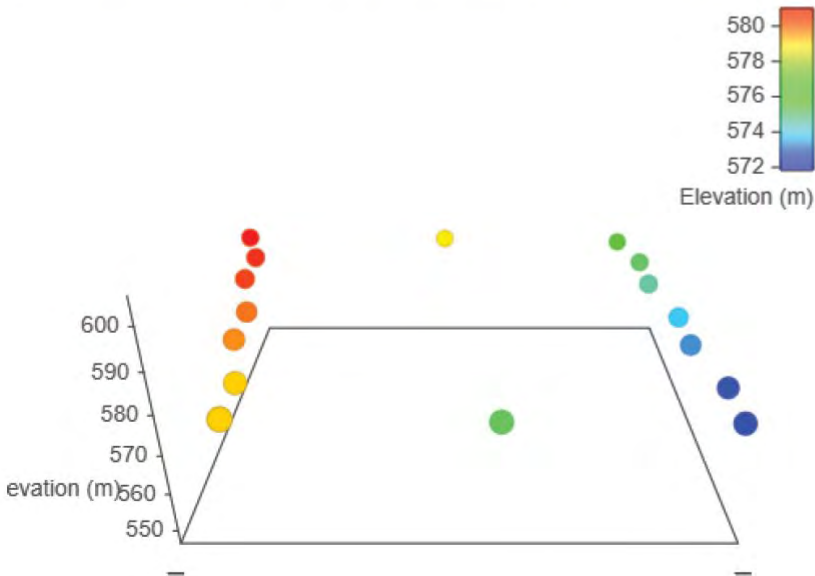
Legend

-  Hydrant
-  Stand Pipe
-  Other
-  Valves
-  Main Line
-  MUNICIPAL OWNED
-  RDCK OWNED
-  Water Service Connections
-  Lakes and Rivers
-  Cadastre - Legal Parcels
-  Address Points
-  Streams and Shorelines

ELEVATION



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



Max Elevation: 581.00 m | Min Elevation: 571.82 m | Difference: 9.18 m

FLOOD MAP

Flood and Hazard



Legend

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

LAND USE/ZONING

23.0 TOWN-SITE RESIDENTIAL

R1

PERMITTED USES TABLE FOR R1 ZONE

1	<p>Permitted uses, buildings and structures:</p> <p>Principal Uses</p> <ul style="list-style-type: none"> Dwelling, One Family Dwelling, Two Family <p>Accessory Uses</p> <ul style="list-style-type: none"> Accessory Building or Structures Bed and Breakfast Accommodation <i>see Section 22(22)</i> Home-based Business <i>see Section 22(21)</i> Horticulture Keeping of Farm Animals <i>see Section 22 (35)</i> Vacation Rentals <i>see Section 22(23)</i>
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DEVELOPMENT REGULATIONS TABLE FOR R1 ZONE

2	<p>Minimum site area for each Principal Use:</p> <ul style="list-style-type: none"> Community Water System and Community Wastewater System 0.1 hectares Community Water System and On-site Wastewater Disposal 0.2 hectares Individual Water Source and Community Wastewater System 0.2 hectares Individual Water Source and On-site Wastewater Disposal 1.0 hectares
3	Minimum front setback 4.5 metres
4	Minimum exterior side setback 4.5 metres
5	Minimum interior side setback 2.5 metres
6	Minimum rear setback 2.5 metres
7	Maximum site coverage 50 percent of site area
8	<p>Maximum building height:</p> <ul style="list-style-type: none"> Principal buildings 9.0 metres Accessory buildings and structures 5.0 metres
9	<p>Minimum site area for Subdivision:</p> <ul style="list-style-type: none"> Community Water System and Community Wastewater System 0.1 hectares Community Water System and On-site Wastewater Disposal 0.2 hectares Individual Water Source and Community Wastewater System 0.2 hectares Individual Water Source and On-site Wastewater Disposal 1.0 hectares

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

Sarah Desmeules, Realtor: <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>