

Kootenay  
BC



REAL ESTATE



4748 TWIN BAYS  
ROAD  
KASLO, BC

\$798,000



# DETAILS

Welcome to this lovely Twin Bays Rd home just 10 minutes south of Kaslo, BC and 45 minutes north of Nelson BC in the picturesque Kootenay. With its captivating surroundings and convenient location, this 3BD2BA residence offers a tranquil retreat for those seeking privacy and natural beauty. Inside you'll discover a home that combines comfort and functionality. The vaulted ceiling in the living room creates an airy and open atmosphere allowing ample natural light to flood the space. It's an ideal place to relax and enjoy the views on all sides. Step out onto the large deck off the living room or retire to the covered patio off the master bedroom, both offering breathtaking views of the lake and mountains. The spacious dining area with skylights creates a bright and inviting space for meals and gatherings and the large pantry/laundry off the kitchen provides plenty of storage. The landscaping of the property has been thoughtfully designed to enhance the views and provides several seating areas in which to appreciate the natural setting. Take advantage of the trail on the property offering access to the picturesque Kootenay Lake waterfront or walk the short distance to the Fletcher Falls recreation area where opportunities for outdoor adventures await. With its attractive features and natural setting, this Twin Bays Rd home provides a delightful retreat.



**MLS:** 2471174      **Size:** 1.26 acres

**Services:** community water, septic, hydro, high speed internet, telephone and satellite tv available

# TITLE

**TITLE SEARCH PRINT**

2023-05-27, 11:02:35

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 480000

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

<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	CA1557560 R21997
<b>Application Received</b>	2010-05-12
<b>Application Entered</b>	2010-05-15
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	
	AS JOINT TENANTS
<b>Taxation Authority</b>	Nelson Trail Assessment Area Fletcher Creek Improvement District
<b>Description of Land</b> Parcel Identifier: Legal Description:	012-845-701 LOT 23 DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 11034
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

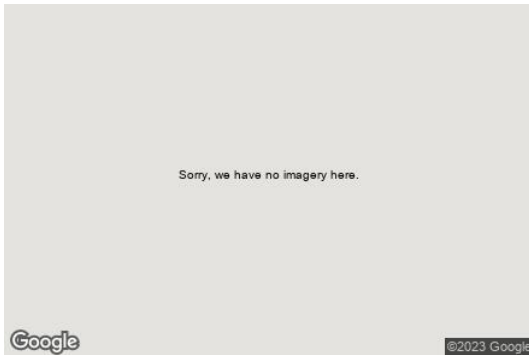
# TAX ASSESSMENT



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.

## 4748 TWIN BAYS RD FLETCHER CREEK VOG 1M0

Area-Jurisdiction-Roll: 21-786-01229.000



**Total value**                    **\$655,000**

2023 assessment as of July 1, 2022

Land                                    \$362,000

Buildings                            \$293,000

Previous year value                \$559,000

Land                                    \$309,000

Buildings                            \$250,000

### Property information

Year built	1980
Description	1.5 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	1.26 Acres
First floor area	1,150
Second floor area	120
Basement finish area	700
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

LOT 23, PLAN NEP11034, DISTRICT LOT 193, KOOTENAY LAND DISTRICT

PID: 012-845-701

### 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



## PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 OF 4 PAGES



Date of disclosure: May 10 2023

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

**ADDRESS:**      4748 Twin Bays Rd                      Kaslo                      **BC**      V0G1M0 (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.	<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

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

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
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?				GHRD
(ii) Have you applied for a water licence and are awaiting response?				GHRD
C. Are you aware of any problems with the water system? *	GHRD			
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)? *	GHRD			

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BUYER'S INITIALS

GHRD		
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SELLER'S INITIALS

BC1602 REV. JAN 2023

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# PROPERTY DISCLOSURE STATEMENT

May 10 2023

PAGE 2 OF 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4748 Twin Bays Rd Kaslo

BC V0G1M0

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

**3. BUILDING**

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

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BUYER'S INITIALS

GH RD		
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SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

MAY 10 2023

PAGE 3 OF 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4748 Twin Bays Rd Kaslo

BC V061M0

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: <u>22</u> years)		GH RD		
N. Are you aware of any problems with the electrical or gas system?		GH RD		
O. Are you aware of any problems with the plumbing system?		GH RD		
P. Are you aware of any problems with the swimming pool and/or hot tub?				GH RD
Q. Do the Premises contain unauthorized accommodation?		GH RD		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		GH RD		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		GH RD		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		GH RD		
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)		GH RD		
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)		GH RD		
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?		GH RD		

**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?		GH RD		
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BUYER'S INITIALS

GH RD		
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SELLER'S INITIALS

BC1002 REV. JAN 2023

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# PROPERTY DISCLOSURE STATEMENT

May 10 2023

PAGE 4 OF 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4748 Twin Bays Rd Kaslo BC V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p>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></p>	<input type="checkbox"/>	GH RD	<input type="checkbox"/>	<input type="checkbox"/>
<p>C. Are you aware if the property, or any portion of the property, 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?</p>	<input type="checkbox"/>	GH RD	<input type="checkbox"/>	<input type="checkbox"/>

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

1E - FLETCHER CREEK IMPROVEMENT DISTRICT (FCID) WATER CHARGES.  
 2C - BOIL WATER ADVISORY OF COMMUNITY WATER SYSTEM. UPGRADE OF SYSTEM IS CURRENTLY UNDER CONSIDERATION BY FCID.  
 2D - WATER RECORDS AVAILABLE FROM FCID

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

\_\_\_\_\_  
SELLER(S)

\_\_\_\_\_  
SELLER(S)

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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BC1007 REV. JAN 2023

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# EXPENSES

## Property Taxes:

2023

\$2904.86



## Municipal Water (Fletcher Creek Water):

2023

\$ 565.00



## Insurance (Intact):

2023

\$1130



## Electric (FORTIS):

2023

\$155/month approx.



## Internet (KIN) :

2023

FIBRE25 \$75/month

Septic pumped April 2023



**\*These expenses are provided for information only. They do not reflect any new owner's expenses. Buyers to do their own due diligence to confirm expenses and connection/installation costs involved.**

# SUMMARY

## Summary Sheet

### 4748 TWIN BAYS RD Rural BC V0G 1M0

PID	012-845-701
Registered Owner	DO*, R*
Legal Description	LOT 23 DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 11034
Plan	NEP11034
Zoning	
Community Plan(s)	OCP: <a href="#">RC - Country Residential</a> , not in ALR



Year Built	1980	Structure	SINGLE FAMILY DWELLING
Lot Size	1.18 acres	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	574.64 m	Min Elev.	537.58 m
Floor Area	1970 Ft <sup>2</sup>	WalkScore	-
TransitScore	-	Annual Taxes	\$2,630.00

#### ASSESSMENT

	2022	%	2023
Building	\$250,000	↑ 17.20	\$293,000
Land	\$309,000	↑ 17.15	\$362,000
Total	\$559,000	↑ 17.17	\$655,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$655,000	↑ 36.46
Sales History	12/05/2010	\$480,000	↑ 2,900
	15/04/1978	\$16,000	-

#### DEVELOPMENT APPLICATIONS

-

#### SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	<a href="#">J V Humphries</a>	<a href="#">Trafalgar</a>	<a href="#">J V Humphries</a>
School District	<a href="#">SD 8</a>	<a href="#">SD 8</a>	<a href="#">SD 8</a>
Grades	K - 12	6 - 8	K - 12

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

# ZONING/PROPERTY DESIGNATION

Land Use

## Official Community Plan



### Subject Property Designations:

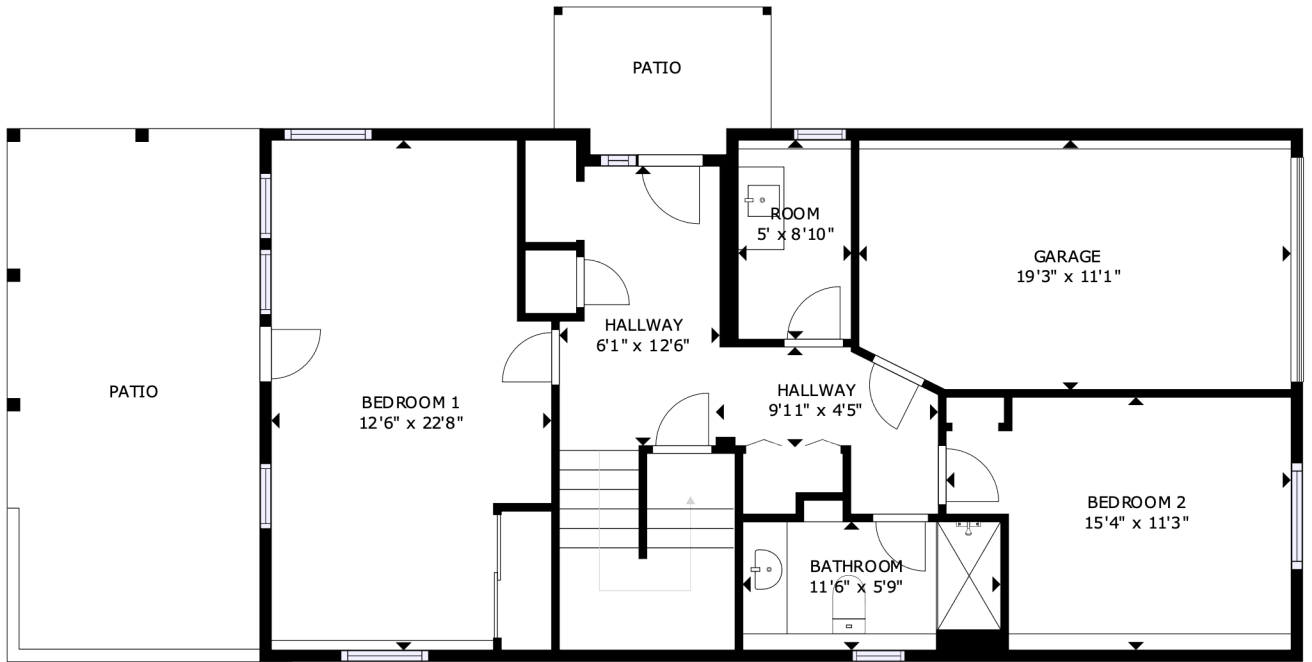
RC - Country Residential

### Layer Legend:

● RC - Country Residential

● RA - Resource Area

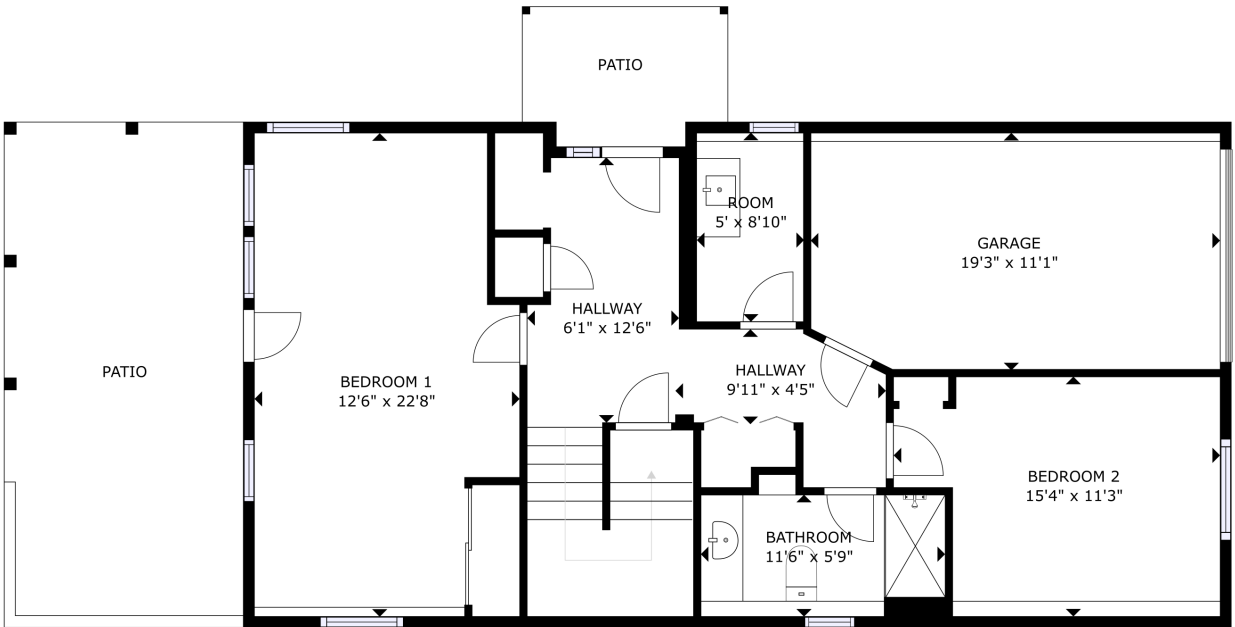
# FLOOR PLANS – MAIN



GROSS INTERNAL AREA  
FLOOR 1: 778 sq ft, FLOOR 2: 1131 sq ft, FLOOR 3: 193 sq ft  
TOTAL: 2102 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

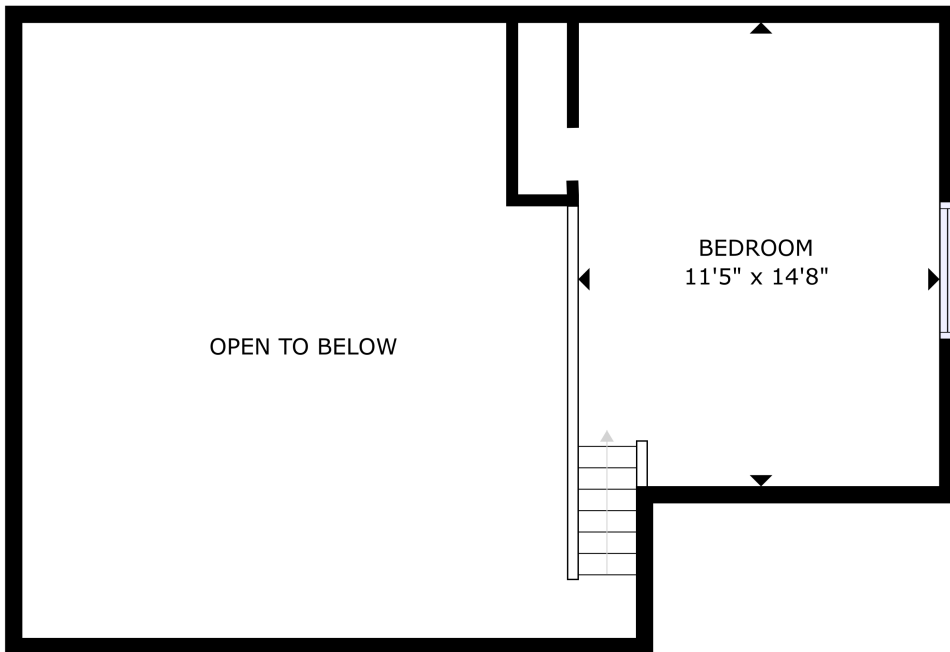
# FLOOR PLANS – LOWER/UPPER



GROSS INTERNAL AREA  
 FLOOR 1: 778 sq ft, FLOOR 2: 1131 sq ft, FLOOR 3: 193 sq ft  
 TOTAL: 2102 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IOR 1

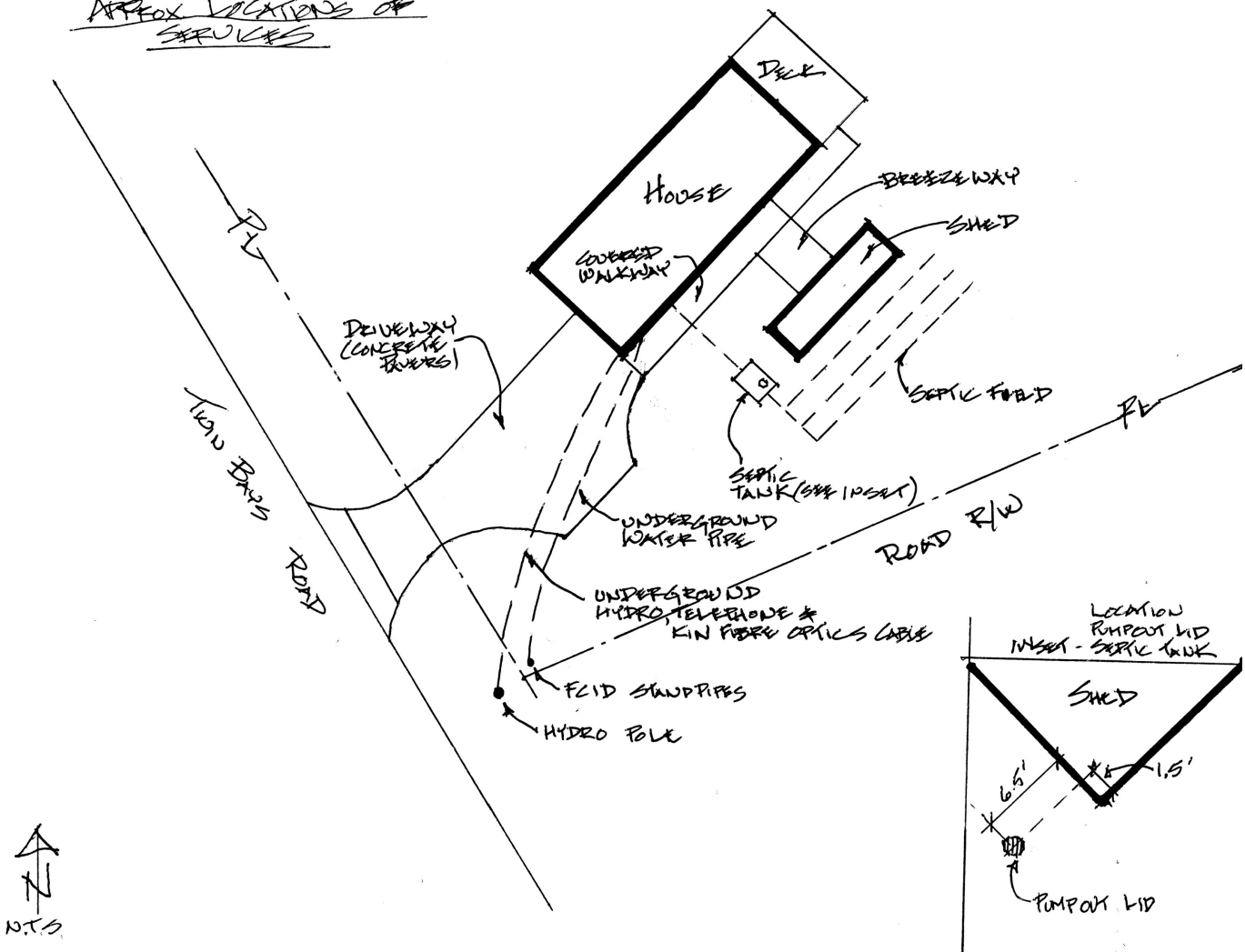


GROSS INTERNAL AREA  
 FLOOR 1: 778 sq ft, FLOOR 2: 1131 sq ft, FLOOR 3: 193 sq ft  
 TOTAL: 2102 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# LOT PLAN- SERVICES LOCATIONS

APPROX LOCATIONS OF SERVICES





# WETT CERTIFICATE

9  
 COMPLETE ONE OF THE FOLLOWING. NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS  
 Requested by: [Redacted] Address: 4748 Twin Bay Rd. Kaslo Phone: [Redacted]  
 Inspection location: [Redacted] or: Phone:  
 Reason for inspection: Insurance.  
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Jan. 25/11

## HEATING UNIT

Is the heating unit  Primary  Auxiliary How often is the heating unit used? 2-4 hours per day 150 days per year  
 Type  Airtight\* stove  Wood furnace  Wood/Electric furnace  Fireplace (with doors)  
 Airtight\* insert in solid masonry fireplace  Airtight\* insert in solid zero clearance fireplace  
 Other \*Airtight - tight fitting doors and seams  
 Fuel  Wood only Quantity of wood burned per year 1-2 cord Other  
 Make Osburn Model 1600 Age 15 yrs.  
 Label  Canadian Standards Association  Underwriters' Laboratories of Canada  
 Warnock-Hersey Prof. Service Ltd.  None or Other

## STOVEPIPE

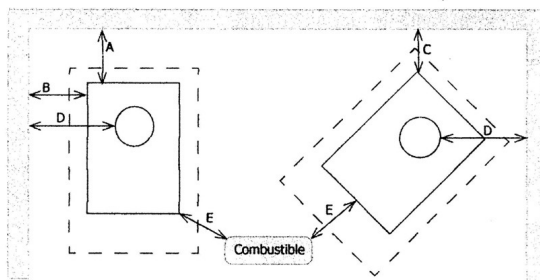
Single-wall  Double-wall  Other Total length of Stovepipe: 103 No. of elbows: 0 Adequate fastening  Yes  No

## CHIMNEY

Type:  Masonry Chimney Lining:  Flue Tile  Stainless-steel  Other  
 Factory Built Stainless-Steel  
 Size: 6" Flue Collar Size: 6"  
 Listing agency:  ULC  CSA  WH(ITS)  UL  OTL  Unknown  
 Manufacturer: Selkirk  Unknown  
 Does the unit share a chimney flue with any other heating unit?  No  Yes  
 Chimney is installed  inside building  Outside building  Outside enclosed  
 Chimney passes through floor  Yes  No If yes, chimney is enclosed  Yes  No  N/A  
 Adequate fire stops  Yes  No  N/A  Unable to inspect  
 How often is the chimney cleaned annually Date of last cleaning April 21/10

## INSTALLATION

Installed by: [Redacted] Date: [Redacted]  Unknown Installation manual available  Yes  No  
 Installed in:  Residence  Mobile Home Mobile home approved  Yes  No  
 Garage  Combustible Alcove Alcove approved  Yes  No  Other:  
 Appliance location:  Basement  Main Floor  Other:  
 Connected to:  Masonry chimney  With s/s liner  F-B chimney  Other:  
 Breach pipe code compliant  Yes  No  N/A



All measurements in inches	Required	Actual
A) Unit to back wall	12	9
B) Unit to nearest side wall	17	13.5
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	6	9
E) Shortest distance to combustibles	N/A	41
Floor protection required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, code compliant	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## REMARKS

Back wall and side wall clearance has been reduced by 67% with proper shielding. System meets code.

Signature: Chris Warren

Date: Jan. 25/11



# RDCK MAP



## 4748 Twin Bays Road Property Report

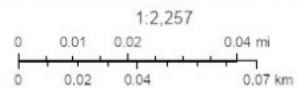
### Area of Interest (AOI) Information

Area : 1.18 acres

Jun 2 2023 12:24:32 Eastern 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	786.01229.000	012-845-701	4748 TWIN BAYS RD,	Single Family Dwelling	NEP11034

#	LTO Number	Lot	Block	District Lot	Land District
1	CA1557560	23	-	193	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 23 PLAN NEP11034 DISTRICT LOT 193 KOOTENAY LAND DISTRICT	1.26	ACRES	1.18

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	4748 TWIN BAYS RD	-	4748	TWIN BAYS	RD	Mirror Lake	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.18

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	1.18

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	1.18

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

# LTSA MAP



June 2, 2023

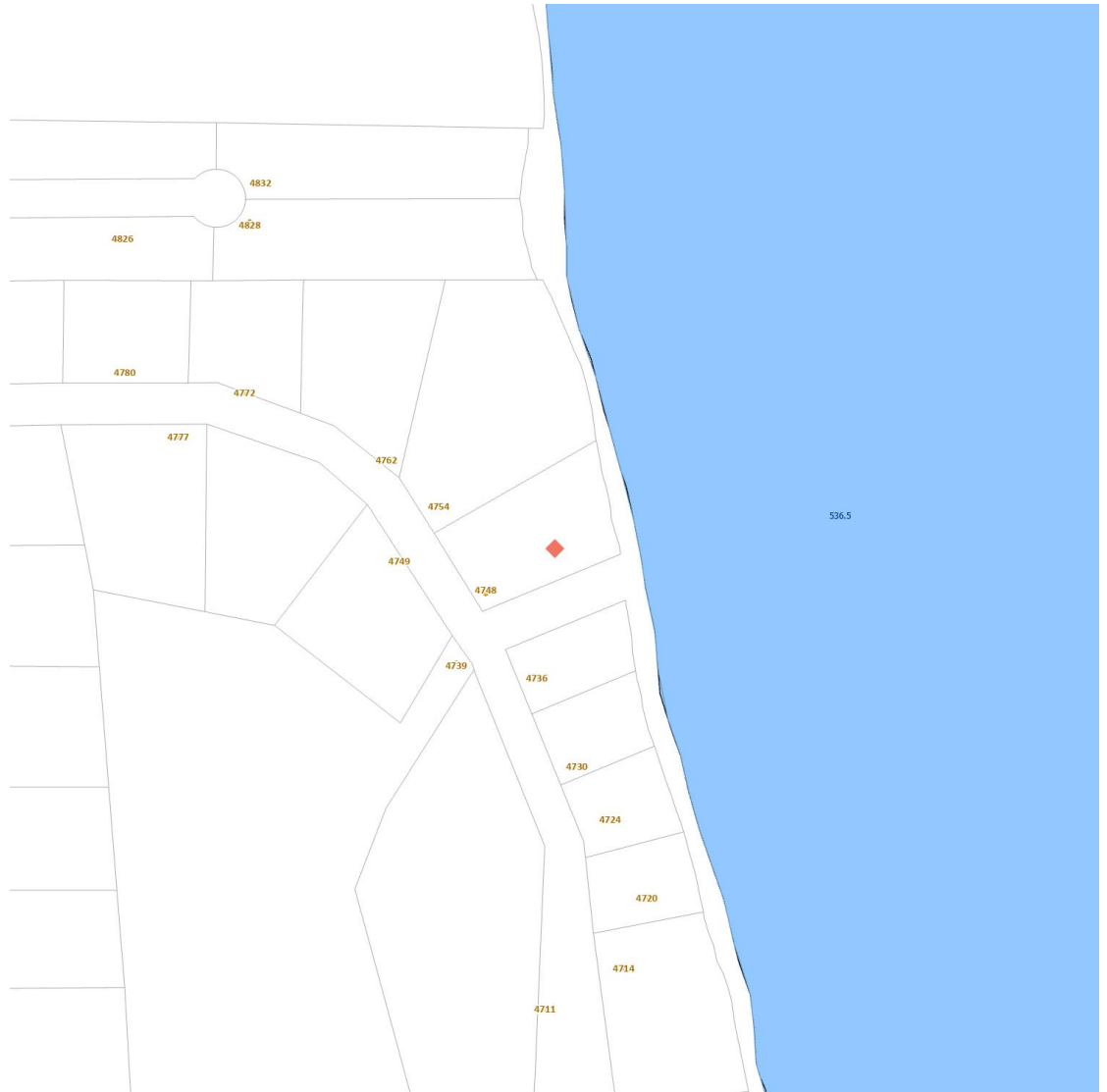
**WARNING: MAP IS NOT PRINTED TO SCALE**

Interest	Building Strata	Return To Crown
<b>Parcels By Class</b>	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

# FLOOD PLAIN

## Flood and Hazard



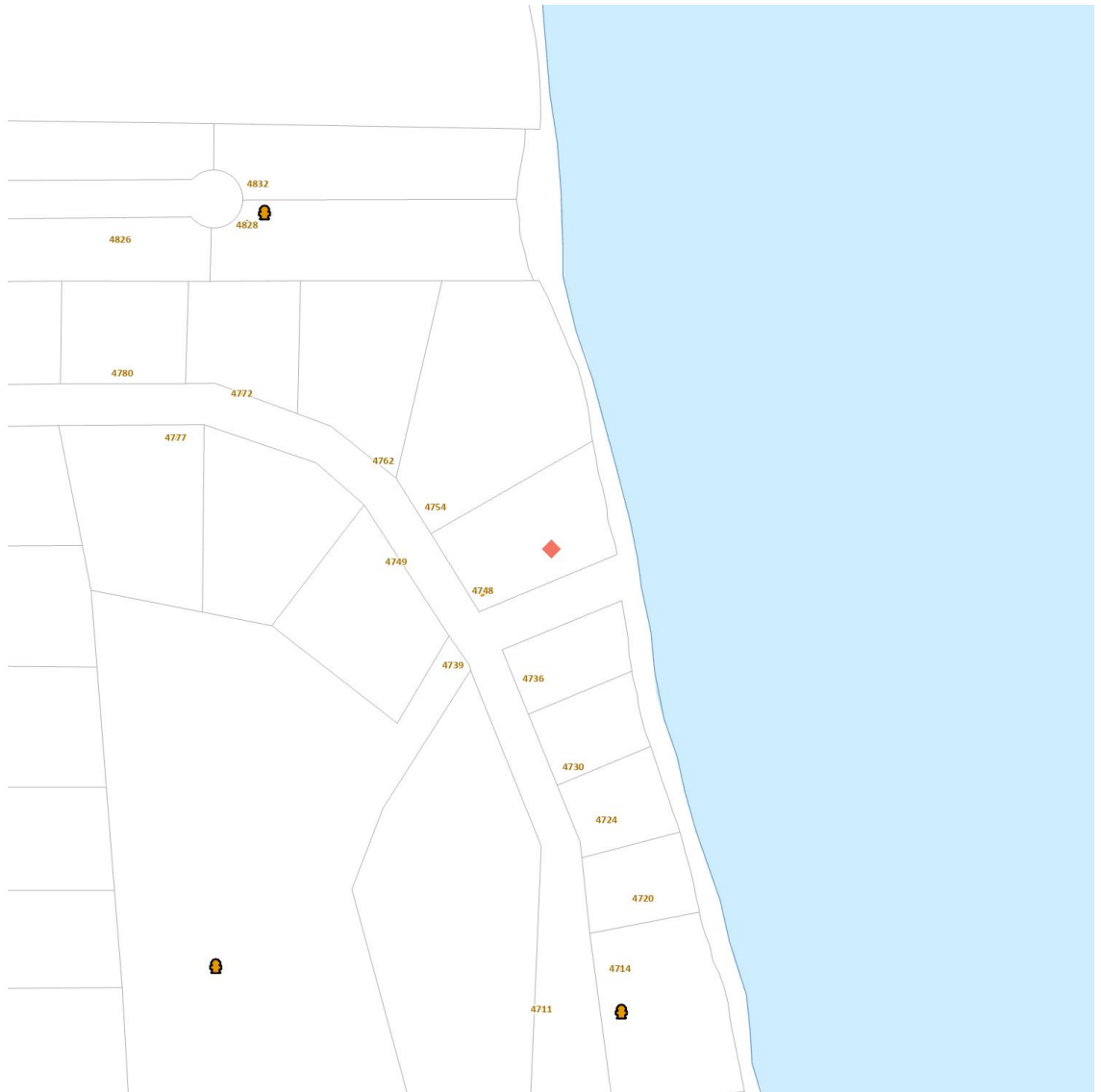
### Legend

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

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



## Legend

- Hydrant
- Main Line
- Lakes and Rivers

- Stand Pipe
- MUNICIPAL OWNED
- Cadastre - Legal Parcels

- Other
- RDCK OWNED
- Address Points

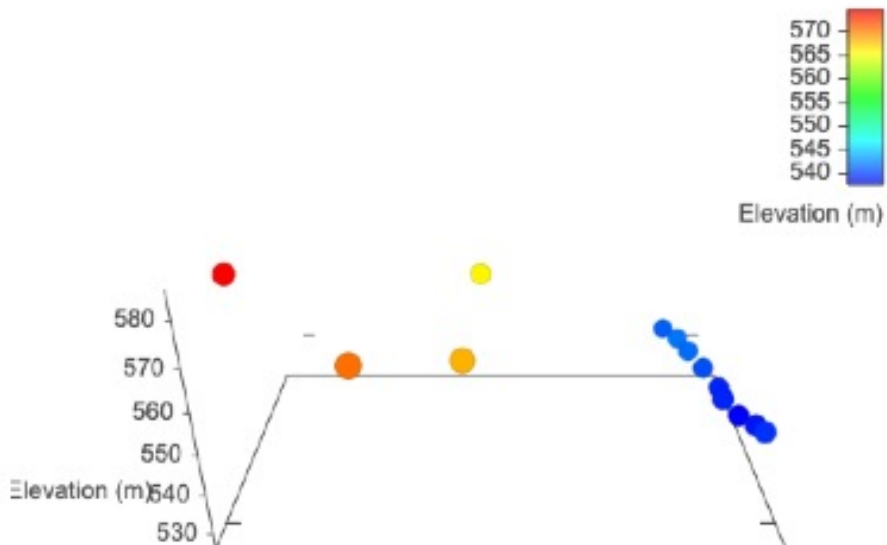
- Valves
- Water Service Connections
- Streams and Shorelines



# ELEVATION



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



Max Elevation: 574.64 m | Min Elevation: 537.58 m | Difference: 37.07 m

# UPGRADES

## Upgrades:

- new garage door opener
- new light fixtures in bathrooms
- new kitchen and bathroom fixtures
- new doors to upstairs bathroom and bedroom
- repainting of all upstairs drywall (except upper staircase) and doors touch up of varnish on upstairs cedar panelled walls
- repainting of garage, downstairs bathroom and utility room
- touch up of stain on exterior walls and fences
- pressure washing and repainting of deck stairs (current project)
- new metal fencing (current project)

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	11	12 min
<b>Shopping</b>	Front Street, Kaslo	10.6	12 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	99.9	1 hr 22 min
	Trail Regional Airport	136	1 hr 50 min
<b>Major Cities</b>	Kelowna, BC	343	4 hr 52 min
	Nelson, BC	59.4	52 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	217	3 hr 23 min
	Calgary, AB	616	7 hr 34 min
	Vancouver, BC	720	9 hr 2 min
<b>Hospital/ Medical Centre</b>	Victorian Community Health Centre, Kaslo	11.1	12 min
	North Kootenay Lake Community Services	10.3	11 min
	Kootenay Boundary Regional Hospital, Trail	131	1 hr 48 min
	Kootenay Lake Hospital, Nelson	58.7	52 min
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	59.2	52 min
	Nelson Ave Dental Clinic, Nelson	57	48 min
	Silverton Dental Clinic, Silverton	62	57 min
<b>Postal Services</b>	Canada Post, Kaslo	10.5	11 min
<b>Library</b>	Kaslo Library	10.2	10 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 building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

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

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

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

For building permits, land use and planning, fire services, parks and recreation etc.

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

**Water Analysis:**

Website: [www.fletchercreekwater.com](http://www.fletchercreekwater.com)

Email: [fletchercreekwater@gmail.com](mailto:fletchercreekwater@gmail.com)

**Health Care:**

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

<https://www.interiorhealth.ca>

**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>

STARLINK

**Post Office**

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