

9351 Highway 31, Kaslo
BC
\$665,000

Kootenay
BC 
REAL ESTATE 



DETAILS

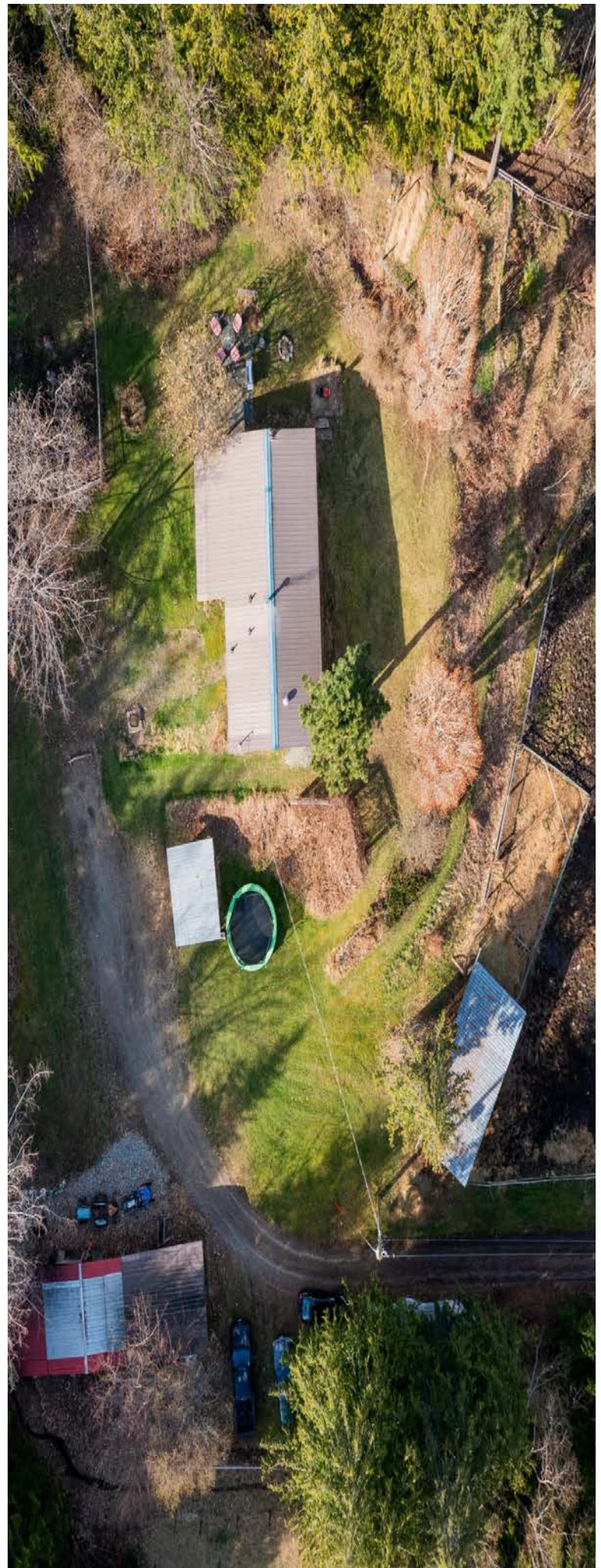
Tucked away in the peaceful community of Shuttly Bench and just a 5-minute drive from downtown Kaslo, this 3-bed, 2-bath home sits on a 4.84-acre parcel with no zoning restrictions – offering endless potential.

The home is full of cozy charm, featuring handcrafted wood accents, a bright country kitchen, and large windows that perfectly frame the surrounding forest and mountain views. Downstairs, the walk-out basement offers flexible living space with wood heat and unique custom finishes, including a striking log-slab staircase.

Outdoors, you'll find an established, fenced-in farm area ideal for horses or livestock, a rustic outbuilding/workshop, and plenty of space to roam, garden, or expand. Whether you're looking for a hobby farm, a family retreat, or a base for outdoor adventure, this property combines privacy, practicality, and stunning natural beauty. Don't miss this opportunity to live the Kootenay lifestyle on your own terms.

MLS:10344223 **Size:** 4.84 acres

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



TAX ASSESSMENT

4/3/25, 4:53 PM

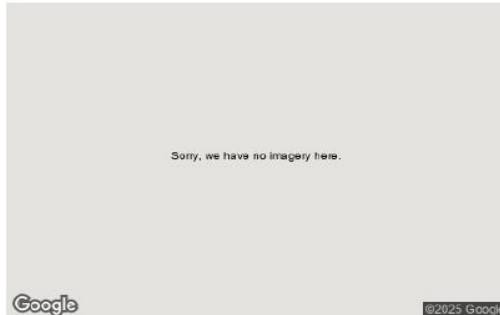
BC Assessment - Independent, uniform and efficient property assessment



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

9351 HIGHWAY 31 SHUTTY BENCH

Area-Jurisdiction-Roll: 21-786-03157.100



Total value **\$522,400**

2025 assessment as of July 1, 2024

Land \$175,400

Buildings \$347,000

Previous year value \$427,900

Land \$163,900

Buildings \$264,000

Property information

Year built 1981

Description 1 STY house - Basic

Bedrooms 3

Baths 2

Carports

Garages

Land size 4.84 Acres

First floor area 1,152

Second floor area

Basement finish area 1,152

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT A, PLAN NEP68114, DISTRICT LOT 819, KOOTENAY
LAND DISTRICT

PID: 024-926-078

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

TITLE

TITLE SEARCH PRINT

File Reference: 9351 Highway 31
Declared Value \$3059

2025-04-08, 12:57:24
Requestor: Emily Early

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

Land Title District NELSON
Land Title Office NELSON

Title Number CA8943926
From Title Number LB523025

Application Received 2021-04-23

Application Entered 2021-05-04

Registered Owner In Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Nelson Trail Assessment Area

Description of Land
Parcel Identifier: 024-926-078
Legal Description:
LOT A DISTRICT LOT 819 KOOTENAY DISTRICT PLAN NEP68114

Legal Notations
MINERALS (COAL ONLY) FORFEITED TO CROWN V3748 212.86

THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	KP166744
Registration Date and Time:	2000-12-19 10:19
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA C/O THE MINISTER OF HEALTH THE REGIONAL DISTRICT OF CENTRAL KOOTENAY INTER ALIA
Remarks:	

TITLE

TITLE SEARCH PRINT

File Reference: 9351 Highway 31
Declared Value \$3059

2025-04-08, 12:57:24

Requestor: Emily Early

Nature:	MORTGAGE
Registration Number:	CA8943927
Registration Date and Time:	2021-04-23 13:50
Registered Owner:	KOOTENAY SAVINGS CREDIT UNION INCORPORATION NO. FI 36

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 69634F05-080F-F011-8B3D-00224822F75A



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: April 02 2025

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

ADDRESS: 9351 Highway 31 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.	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?		JH		
B. Are you aware of any existing tenancies, written or oral?		JH		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		JH		
D. Is there a survey certificate available?	JH			
E. Are you aware of any current or pending local improvement levies/charges?		JH		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		JH		

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

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1092 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: 69634F09-061F-F011-8B3D-00224822F75A

April 02 2025

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 9351 Highway 31 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)?	JH			
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?		JH		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		JH		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		JH		

3. BUILDING

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

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

AuthenticSign ID: 69634F05-061F-F011-8B3D-00224822F75A

April 02 2025

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 9351 Highway 31 Kaslo

BC V0G1M0

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>12</u> years)		<u>JH</u>		
N. Are you aware of any problems with the electrical or gas system?		<u>JH</u>		
O. Are you aware of any problems with the plumbing system?		<u>JH</u>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<u>JH</u>
Q. Do the Premises contain unauthorized accommodation?		<u>JH</u>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<u>JH</u>		
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.)		<u>JH</u>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<u>JH</u>		
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)			<u>JH</u>	
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)		<u>JH</u>		
W. Is there a radon mitigation system on the Premises?	<u>JH</u>			
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<u>JH</u>		

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?		<u>JH</u>		
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>		<u>JH</u>		

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: 69634F05-061F-F011-8B3D-00224822F75A

April 02 2025

PAGE 4 of 4 PAGES



DATE OF DISCLOSURE

ADDRESS: 9351 Highway 31

Kaslo

BC V0G1M0

4. GENERAL (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
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)?				

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

SELLER(S)

SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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WATTS/HP

PERMIT # EL-1895497-2025

Nº 549605

FRM-1197-01
(2018-07-03)

Manufactured Home Registry



MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

Owner Name - "Wallmark, John"

Search Date and Time: April 4, 2025 at 5:41:28 am Pacific time
Account Name: RHONDA RUSTON K.C. LAWYER
Folio Number: Early

TABLE OF CONTENTS

Matches in Report: 1

Registrations in Report: 1

Total Search Report Pages: 3

	Registration Number	Registration Status	Owner Name	Owner Status	Year	Make/Model	Home Location	Page
1.	048498	EXEMPT	WALLMARK, JOHN GORDON	HISTORICAL	1981	HIGHWOOD / 2406	SHUTTY BENCH (KASLO)	2

Note: Historical owner names will not appear in the current registration.

EXPENSES

Property Taxes:

2024

\$1789.64



Water:

2024

\$80 approx. / year



Hydro:

2024

\$200 approx. every 2 months.



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

PLAN

Status: Filed

Plan #: NEP68114 App #: N/A Ctrl #:

RCVD: 2000-12-19 RQST: 2025-04-10 15:18:40

PLAN NEP68114
Deposited in the Land Title
Office at Kamloops, B.C., this
19th day of December, 2000.
Don B. Smith
Registrar
This plan lies within the Regional
District of Central Kootenay
KPI 68114-3

PLAN OF SUBDIVISION OF
PART OF PARCEL "1" (SEE 238261),
BLOCK L, PLAN 1107, EXCEPT
PLAN R-142, D.L. 819,
KOOTENAY DISTRICT

B.C.S. 82F.096

SCALE = 1 : 1250

LEGEND

Bearings and distances derived from Highway No. 31 Centerline
D.L. 819 shown as 259' 22" 10" on PLAN NEP20970 as shown on
POSTING PLAN NEP20970

- Denotes iron post found
- Denotes non standard square iron post found
- Denotes capped iron post placed
- Denotes standard galvanized iron post placed
- Denotes metal marker post

COVENANT

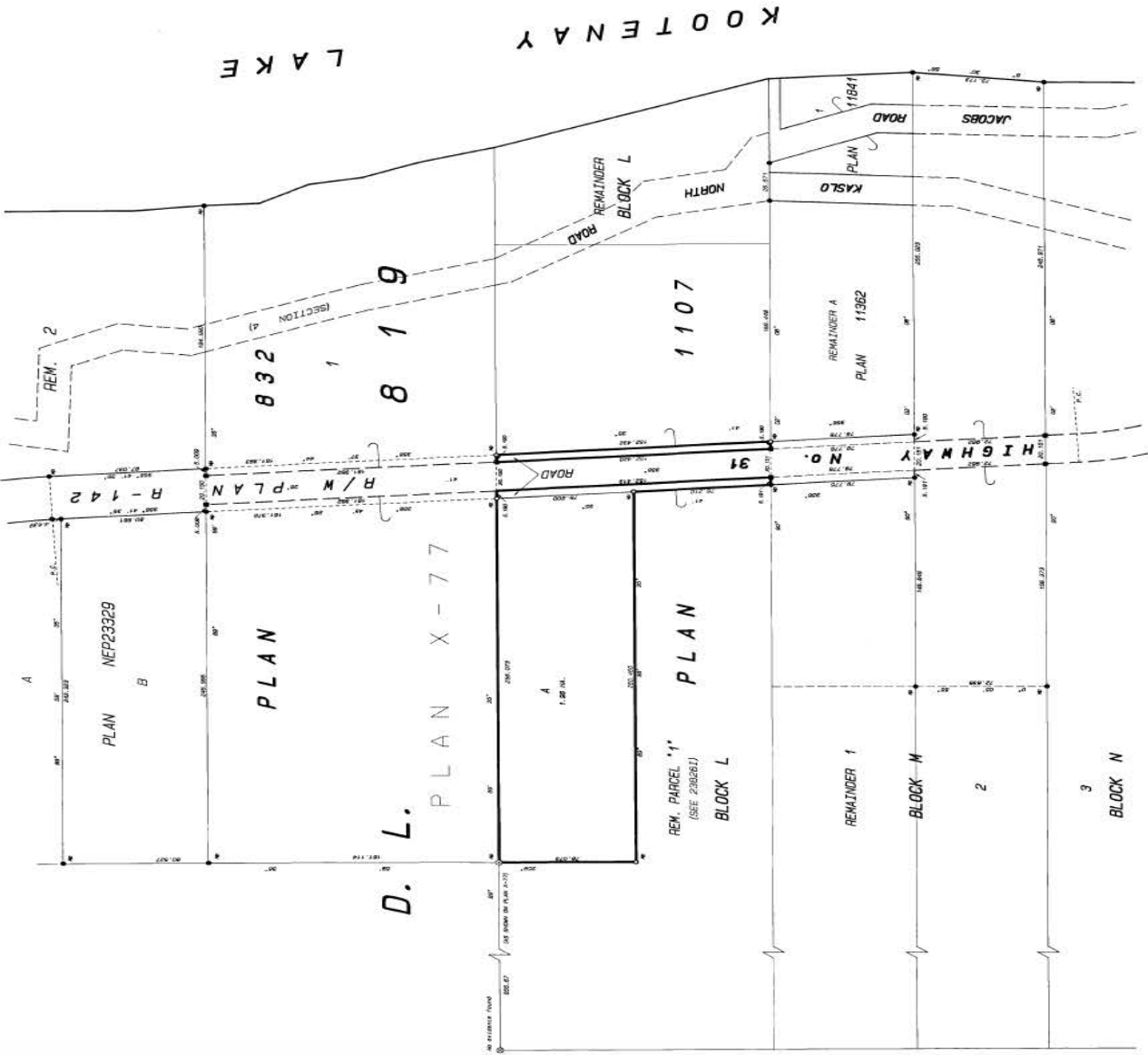
The registered owner designated
hereby as the covenantee, shall
be bound by the conditions of the
Covenant and shall be deemed to
have entered into a condition of covenant,
under Section 219 of the Land Title Act
and shall be deemed to have accepted
the provisions of the Covenant as represented
by the Ministry of Health and the
Regional District of Central Kootenay

APPROVED UNDER THE LAND TITLE ACT
THIS 11th day of December, 2000.

Don B. Smith
Registrar
APPROVING OFFICER, the Ministry of
Transportation and Highways
John Nelson
Nelson, B.C. V1A 1A9

I, Myself 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 21st day of June, 2000.

FILE # 2019 001 JORDON AND ASSOCIATES, SURVEYORS AND ENGINEERS, NELSON, B.C.



WETT INSPECTION

SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER:

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT. NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by: _____ Address: 7351 Hwy. 31 Kaslo, BC. Phone: 250-353-3226
 Inspection location: ☒ Same as requested or: _____ Phone: _____
 Reason for inspection: New stove/Insurance
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Oct. 6/22

HEATING UNIT

Is the heating unit ☐ Primary ☒ Auxiliary How often is the heating unit used? 6-8 hours per day / 120 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 2 cords Other _____
 Make Blaze King Model PE1006 Age 6 yrs.
 Label ☐ Canadian Standards Association ☐ Underwriters' Laboratories of Canada ☐ OTL (Omni Test Labs)
☒ Warnock-Hersey Prof. Service Ltd. ☐ None or Other

STOVEPIPE

☐ Single-wall ☒ Double-wall ☐ Other Total length of Stovepipe: 51" No. of elbows: 2x30° Adequate fastening ☒ Yes ☐ No

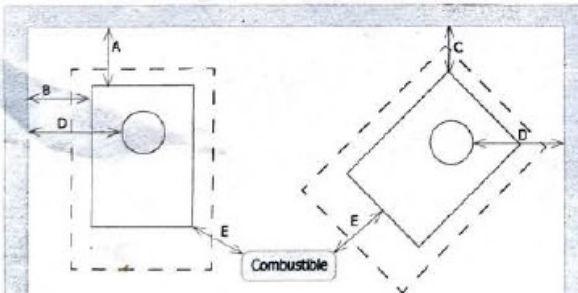
CHIMNEY

Type: ☐ Masonry ☒ Factory Built Stainless-Steel Chimney Lining: ☐ Clay Flue Tile ☐ Stainless-steel ☐ Other
 Size: 6" Flue Collar Size: 6" Manufacturer: I.C.C. Excel ☐ Unknown
 Listing agency: ☒ ULC 629 ☐ CSA ☐ WH(ITS) ☐ UL ☐ OTL ☐ 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 Twice per year Date of last cleaning Spring 2022

INSTALLATION

Installed by: Home Owner Date: Sept. 20/22 ☐ 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: Walk out basement.
 Connected to: ☐ Masonry chimney ☐ With s/s liner ☒ F-B chimney ☐ Other:
 Breach pipe code compliant ☐ Yes ☐ No ☒ N/A

UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches

	Required	Actual
A) Unit to back wall	9.5	11.5
B) Unit to nearest side wall	9.5	14.5
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	6	6
E) Shortest distance to combustibles	48"	94

Floor protection required ☐ Yes ☒ No
 If yes, code compliant ☐ Yes ☐ No

REMARKS

Unit sits on concrete floor. System meets all code and manufacturer's requirements.

Signature: Chris Warren Date: Oct. 6/22

* Please note, there is a \$25 fee for re-issuing this document. Please file a copy for your records.



SEPTIC INFO



Ministry of Health

SEWAGE DISPOSAL REGULATIONS

APPLICATION TO CONSTRUCT

SELKIRK HEALTH UNIT (1975)

APR 30 1981

NELSON, B.C.

April 30, 1981

Pursuant to the Sewage Disposal Regulations, application is hereby made for a permit to construct a sewage disposal system:

1. Type of premises served Single Family Dwelling - 3 BEDROOM
2. Legal description or street address 5 miles north of KASLO on Highway 31
3. Commonly known location Shutty Bench
4. Owner John Wallmark Phone No. 353-7180
Address Box 1087, KASLO, B.C. V0G-1M0
5. Sewage Disposal Contractor: As above or
Phone No. 353-7180 Registration No. _____
6. Lot area 2 3/4 acres square feet Dimensions _____ feet
7. Depth of soil to hardpan, or bedrock 6-8' inches
Depth to highest seasonal water table _____ inches
8. Estimated daily sewage flow (Appendix I) 300 imperial gallons
9. Septic tank (name, if prefabricated) _____
Material Concrete Liquid capacity 800 imperial gallons
10. Disposal field: Type of pipe perforated plastic Total length 150 feet
Distance from: Own well or spring 175 feet Neighbour's well _____ feet
Stream or lake 125 feet

11. Package treatment plant (make and model) _____

Treatment capacity _____ imperial gallons

12. Source of domestic water Water line

A site plan must be submitted with this application. See reverse side.

Percolation results must be attached as required by section 5:01 (b) (x) and (xi).

The undersigned applicant hereby agrees to comply with the Sewage Disposal Regulations and to notify the Medical Health Officer or his delegate when the installation is ready for inspection.

IT IS AN OFFENCE TO MAKE A FALSE APPLICATION

Received by _____

PUBLIC HEALTH INSPECTOR
SELKIRK HEALTH DISTRICT
385 BAKER STREET
NELSON, B.C.
V1L 4H6

John Wallmark

Signature of Owner or Agent

PERMIT TO CONSTRUCT

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted for the construction of a sewage disposal system.

Conditions of permit _____

May 5 / 81
(Date issued)

J. M. S. S. S.

for Medical Health Officer

NOTE—CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY OR ON BEHALF OF THE MEDICAL HEALTH OFFICER. PRIOR TO BACKFILLING, THIS SEWAGE DISPOSAL SYSTEM MUST BE INSPECTED BY THE AUTHORITY HAVING JURISDICTION. THIS IS A SEWAGE DISPOSAL PERMIT ONLY. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING REGULATIONS. THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM THE DATE OF ISSUE.

Date of inspection _____ Approved ☐ Rejected ☐

Comments _____

RDCK MAP

5/6/25, 5:57 PM

about:blank



RDCK Property Report

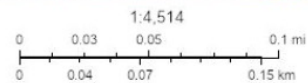
Area of Interest (AOI) Information

Area : 4.86 acres

May 6 2025 17:56:41 Pacific Daylight Time



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



Maxar

RDCK REPORT

5/6/25, 5:54 PM

about:blank

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03157.100	024-926-078	9351 HIGHWAY 31, RDCK REGION	2 Acres Or More (Single Family Dwelling, Duplex)	NEP68114

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8943926	A	-	819	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP68114 DISTRICT LOT 819 KOOTENAY LAND DISTRICT	4.84	ACRES	4.86

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	9351 HIGHWAY 31	-	9351	HIGHWAY 31	-	Shutty Bench	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	4.86

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	4.86

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	AG	Agriculture	Agriculture	4.86

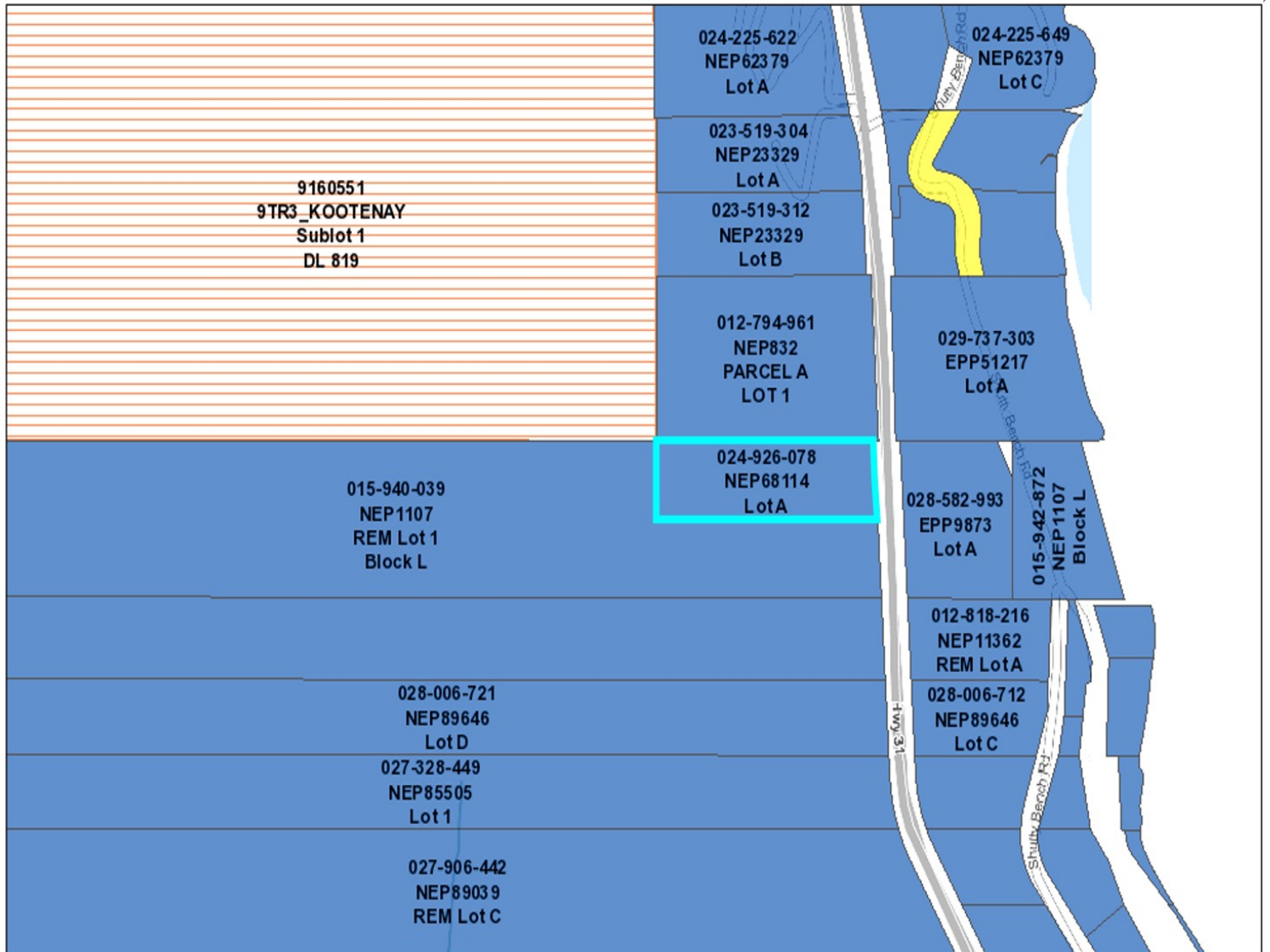
Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	1.54

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

LTSA MAP

ParcelMap BC Print Report



May 6, 2025

WARNING: MAP IS NOT PRINTED TO SCALE

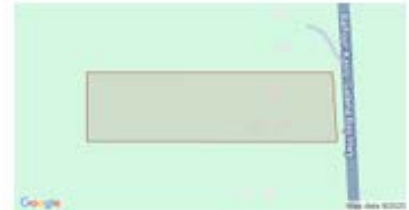
 Interest

SUMMARY

Summary Sheet

9351 HIGHWAY 31 Rural BC

PID	024-926-078
Legal Description	LOT A DISTRICT LOT 819 KOOTENAY DISTRICT PLAN NEP08114
Plan	NEP08114
Zoning	
Community Plan(s)	OCP: AG - Agriculture, in ALR



Year Built	1981	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	4.85 acres	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	708.55 m	Min Elev.	611.79 m
Floor Area	2304 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$1,789.04

ASSESSMENT				APPRECIATION			
	2024	%	2025		Date	(\$)	% Growth
Building	\$264,000	↑ 31.44	\$347,000	Assessment	2025	\$522,400	↑ 132.18
Land	\$163,900	↑ 7.02	\$175,400	Sales History	27/08/2012	\$225,000	-
Total	\$427,900	↑ 22.08	\$522,400				

RECENT MLS® HISTORY

	Status (Date)	DDM	LP/SP	Firm
2200719KO	Sold 27/08/2012	257	\$225,000 / \$225,000	Coldwell Banker Rosling Real Estate (Nelson)
2194650KO	Sold 28/07/2011	362	\$249,900 / \$225,000	Coldwell Banker Rosling Real Estate (Nelson)

DEVELOPMENT APPLICATIONS

SCHOOL CATCHMENT

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

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

Hydrant

Stand Pipe

Other

Streams and Shorelines

Lakes and Rivers

Cadastre - Property Lines

MUNICIPAL OWNED

RDCK OWNED

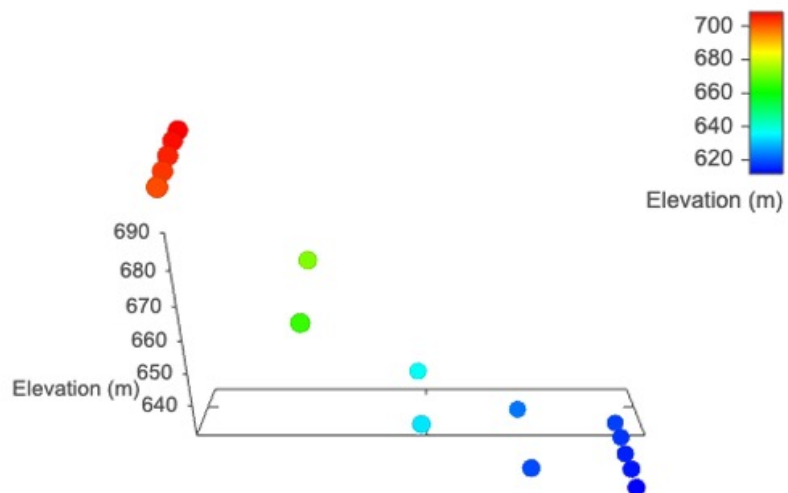
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 708.55 m | Min Elevation: 611.79 m | Difference: 96.77 m

FLOOD PLAIN


Flood and Hazard




Legend

 Flood Construction Levels - 1990
 Cadastre - Property Lines

 Non Standard Flooding Erosion Area
 Address Points

 Streams and Shorelines

 Lakes and Rivers

COMMUNITY INFORMATION

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

Kaslo

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

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

Outdoor Recreation

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

Weather

Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Average Highest Temperature (c): 25	Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

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

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. 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

Emily Early, 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>