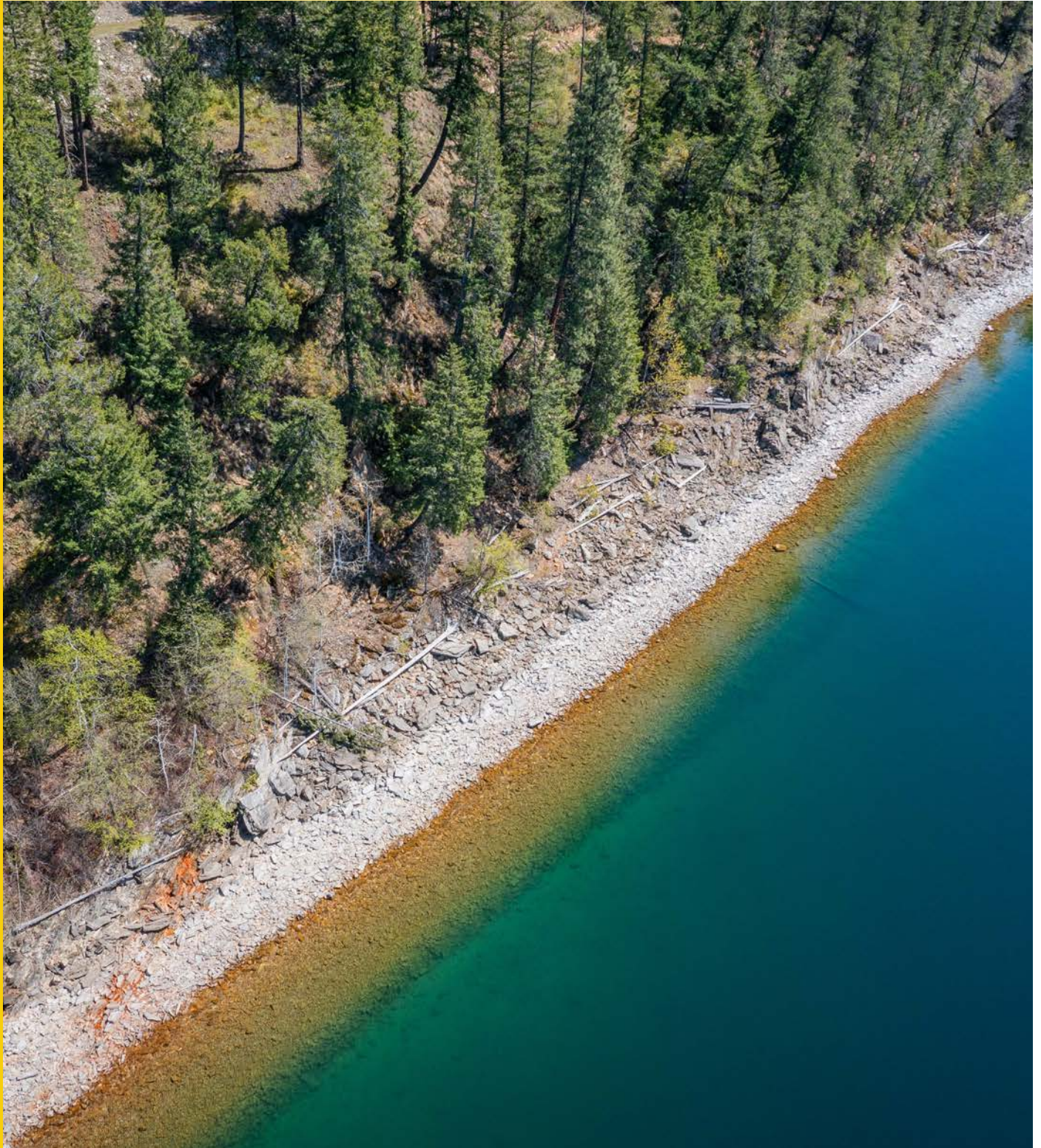


1423 PURCELL LANE,
JONHSONS LANDING BC
\$295,000



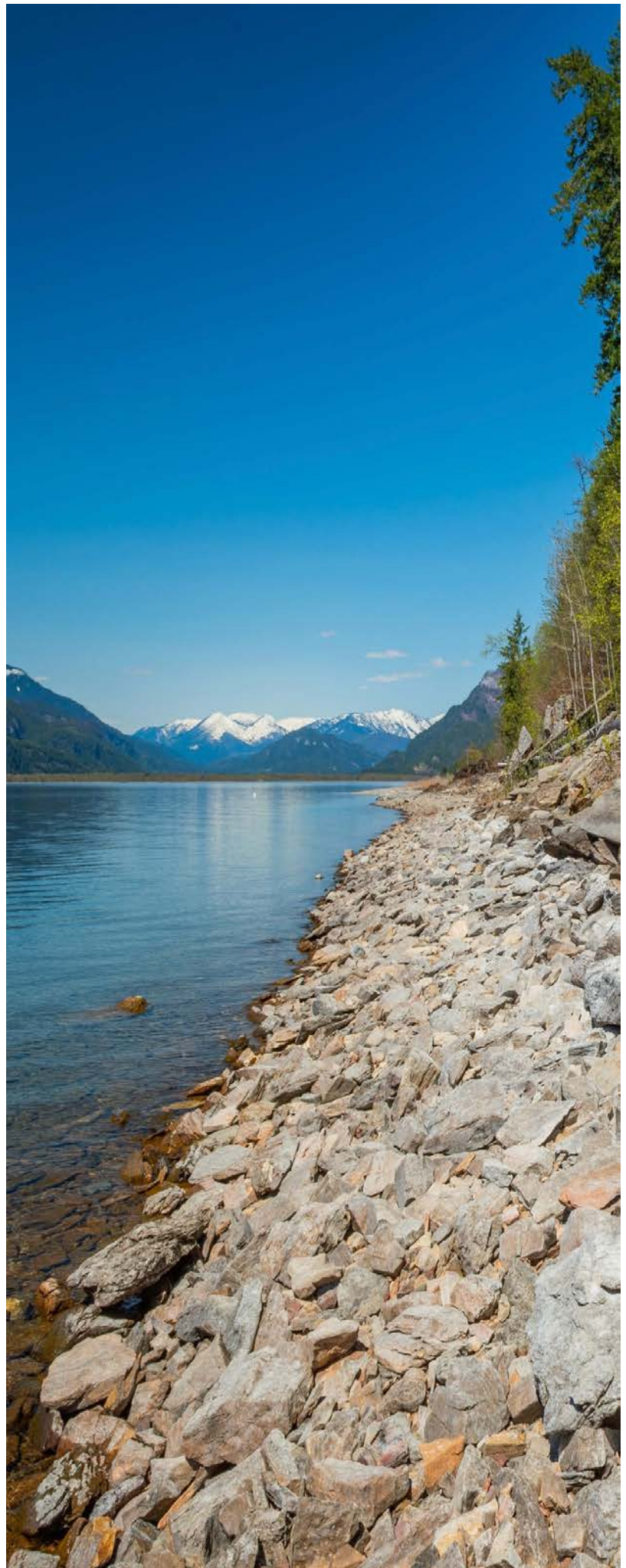
REAL ESTATE  FAIR REALTY



DETAILS

Discover the natural beauty of Lot 22 — a stunning 1.69-acre waterfront property in the sought-after Bulmer's Pointe subdivision. With access to the water and ample space to build your dream home or getaway, this lot offers the best of privacy, serenity, and scenic views. Whether you're looking to enjoy peaceful mornings by the shore, launch a kayak from your backyard, or simply take in the surrounding mountain and lake landscape, Lot 22 is a rare opportunity to own a piece of Kootenay paradise.

MLS: 10345942 **Size:** 1.69acres
Services: Water, hydro available and septic permit req'd .



TAX ASSESSMENT

4/8/25, 2:54 PM

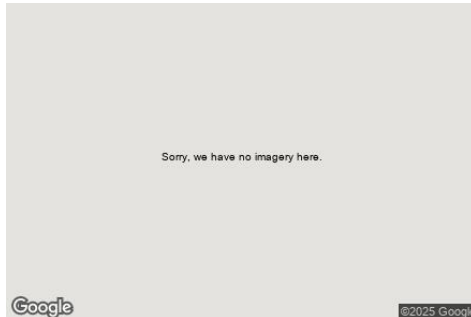
BC Assessment - Independent, uniform and efficient property assessment



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.

1423 PURCELL LANE JOHNSONS LANDING

Area-Jurisdiction-Roll: 21-786-05836.420



Total value **\$258,000**

2025 assessment as of July 1, 2024

Land \$258,000

Buildings \$0

Previous year value \$238,000

Land \$238,000

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 1.69 Acres

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

STRATA LOT 22, PLAN NES3603, DISTRICT LOT 7827, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-793-079

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

2025-04-03, 07:46:32

File Reference:

Requestor: Kul Nijjar

Declared Value \$100000

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

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District NELSON
Land Title Office NELSON

Title Number CB1856988
From Title Number LB270108

Application Received 2025-02-05

Application Entered 2025-02-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier: 027-793-079

Legal Description:

STRATA LOT 22 DISTRICT LOT 7827 KOOTENAY DISTRICT STRATA PLAN NES3603
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

SECTION 102 FOREST ACT SEE DF W15482 FILED 06/08/1987
FOREST (NOTICES) REG.

RE: CLAUSES (E) AND (F) SEC. 23(1) LAND TITLE ACT SEE D.F. S19151
FILED 28/07/1983 HIGHWAYS (NOTICES) REGULATIONS

HERETO IS ANNEXED EASEMENT LB270135 OVER PART OF STRATA LOT 21
STRATA PLAN NES3603 SHOWN ON PLAN NEP88254

HERETO IS ANNEXED EASEMENT LB270160 OVER PART OF STRATA LOT 21
STRATA PLAN NES3603 SHOWN ON PLAN NEP88256

TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$100000

2025-04-03, 07:46:32

Requestor: Kul Nijjar

HERETO IS ANNEXED EASEMENT LB270161 OVER PART OF STRATA LOT 20
STRATA PLAN NES3603 SHOWN ON PLAN NEP88256

HERETO IS ANNEXED EASEMENT LB270162 OVER PART OF STRATA LOT 19
STRATA PLAN NES3603 SHOWN ON PLAN NEP88256

HERETO IS ANNEXED EASEMENT LB270163 OVER PART OF STRATA LOT 18
STRATA PLAN NES3603 SHOWN ON PLAN NEP88256

HERETO IS ANNEXED EASEMENT LB270165 OVER PART OF STRATA LOT 17
STRATA PLAN NES3603 SHOWN AS AREA "C" ON PLAN NEP88256

HERETO IS ANNEXED EASEMENT LB270167 OVER PART OF STRATA LOT 16
STRATA PLAN NES3603 SHOWN AS AREA "A" ON PLAN NEP88256

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	LB129500
Registration Date and Time:	2007-10-30 09:01
Registered Owner:	REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB155642
Registration Date and Time:	2008-01-11 12:01
Registered Owner:	TELUS COMMUNICATIONS INC. INCORPORATION NO. A55547
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	LB155643
Registration Date and Time:	2008-01-11 12:01
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	LB206290
Registration Date and Time:	2008-06-04 11:26
Registered Owner:	REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks:	INTER ALIA

TITLE

TITLE SEARCH PRINT

2025-04-03, 07:46:32

File Reference:

Requestor: Kul Nijjar

Declared Value \$100000

Nature: COVENANT
Registration Number: LB270079
Registration Date and Time: 2009-01-06 14:58
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: LB270085
Registration Date and Time: 2009-01-06 14:58
Registered Owner: THE OWNERS, STRATA PLAN NES3603
Transfer Number: LB280456
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: LB270126
Registration Date and Time: 2009-01-06 14:59
Remarks: INTER ALIA
APPURTENANT TO THE COMMON PROPERTY OF
STRATA PLAN NES3603

Nature: COVENANT
Registration Number: LB275545
Registration Date and Time: 2009-01-06 14:59
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks: INTER ALIA
PART ON PLAN NEP88251

Nature: EASEMENT
Registration Number: LB270134
Registration Date and Time: 2009-01-06 15:00
Remarks: PART SHOWN AS AREA "A" ON PLAN NEP88254
APPURTENANT TO STRATA LOT 21 STRATA PLAN NES3603

Nature: EASEMENT
Registration Number: LB270136
Registration Date and Time: 2009-01-06 15:00
Remarks: PART SHOWN AS AREAS "A" AND "B" ON PLAN NEP88254
APPURTENANT TO STRATA LOT 23 STRATA PLAN NES3603

Nature: COVENANT
Registration Number: LB270139
Registration Date and Time: 2009-01-06 15:00
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

TITLE

TITLE SEARCH PRINT

2025-04-03, 07:46:32

File Reference:

Requestor: Kul Nijjar

Declared Value \$100000

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	LB276583
Registration Date and Time:	2009-02-02 12:23
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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TITLE

COMMON PROPERTY SEARCH PRINT

File Reference:

2025-04-03, 07:46:32

Requestor: Kul Nijjar

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

Land Title District

Land Title Office

NELSON

NELSON

Common Property Strata Plan

NES3603

Transfers

NONE

Legal Notations

SECTION 102 FOREST ACT SEE DF W15482 FILED 06/08/1987
FOREST (NOTICES) REG.

RE: CLAUSES (E) AND (F) SEC. 23(1) LAND TITLE ACT SEE D.F. S19151
FILED 28/07/1983 HIGHWAYS (NOTICES) REGULATIONS

HERETO IS ANNEXED EASEMENT LB270126 OVER STRATA LOTS 1 - 34
STRATA PLAN NES3603

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

LB129500

Registration Date and Time:

2007-10-30 09:01

Registered Owner:

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

LB155642

Registration Date and Time:

2008-01-11 12:01

Registered Owner:

TELUS COMMUNICATIONS INC.

Remarks:

INCORPORATION NO. A55547

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

LB155643

Registration Date and Time:

2008-01-11 12:01

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

LB206290

Registration Date and Time:

2008-06-04 11:26

Registered Owner:

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Remarks:

INTER ALIA

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES - BARE LAND STRATA

PAGE 1 of 10 PAGES



Date of disclosure: April 08 2025

The following is a statement made by the Seller concerning the property or Strata Lot located at:

ADDRESS/STRATA LOT #: 1423 Purcell Lane Johnsons Landing BC V0G 1M0 (the "Strata Lot")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

____ Principal Residence ____ Residence(s) ____ Barn(s) ____ Shed(s)
____ Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property disclosure statement and where uncertain should reply "Do Not Know." This Property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Development" is defined as the land upon which the Strata Lot, all other strata lots and Common Property are situated, the Strata Lot, all other strata lots and Common Property.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

YES

NO

DO NOT
KNOW

DOES NOT
APPLY

1. LAND

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

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BUYER'S INITIALS

BC1010 NOV 2023

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CREA WEBForms®

PROPERTY DISCLOSURE STATEMENT

April 08 2025

PAGE 2 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 1423 Purcell Lane

Johnsons Landing

BC

V0G 1M0

2. SERVICES respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p>A. Please indicate the water system(s) the Strata Lot uses:</p> <p><input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)</p> <p><input type="checkbox"/> I have a private groundwater system (e.g. well, cisterns and other diversions)</p> <p><input type="checkbox"/> I have a shared groundwater system (e.g. well, cisterns and other diversions)</p> <p><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)</p> <p><input checked="" type="checkbox"/> Strata Owned/Operated</p> <p><input type="checkbox"/> Not connected</p> <p>Other _____</p>			B	
<p>B. If you indicated in 2A that the Strata Lot has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.</p> <p>(i) Do you have a water licence for the Strata Lot already?</p> <p>(ii) Have you applied for a water licence and are awaiting response?</p>		LB	B ← error	
<p>C. Are you aware of any problems with the water system serving the Strata Lot?</p>		B		
<p>D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records) for the Strata Lot?</p>		B		
<p>E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Strata Lot?</p>		B		
<p>F. Indicate the sanitary sewer system the Strata Lot is connected to:</p> <p><input type="checkbox"/> Municipal <input type="checkbox"/> Strata Owned/Operated</p> <p><input type="checkbox"/> Septic <input type="checkbox"/> Lagoon</p> <p><input type="checkbox"/> Pump and Haul <input checked="" type="checkbox"/> Not connected</p> <p>Other _____</p>				
<p>G. Are you aware of any problems with the sanitary sewer system serving the Strata Lot?</p>				B
<p>H. Are there any current service contracts for Strata Lot services (i.e., septic removal or maintenance)?</p>		B		
<p>I. If the system serving the Strata Lot is septic or lagoon and installed after May 31, 2005, are maintenance records available?</p>				B

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PROPERTY DISCLOSURE STATEMENT

April 08 2025

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 1423 Purcell Lane

Johnsons Landing BC

V0G 1M0

3. SERVICES respecting the Common Property	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <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, cisterns and other diversions) <input type="checkbox"/> I have a shared groundwater system (e.g., well, cisterns and other diversions) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Not connected Other _____			B	
B. If you indicated in 3A that the Common Property has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Does the Strata Corporation have a licence already?			B	
(ii) Has the Strata Corporation applied for a water licence and are awaiting response?			B	
C. Are you aware of any problems with the water system serving the Common Property?		B		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records) for the Common Property?		B		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Common Property?		B		
F. Please indicate the water system(s) the Common Property is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Strata System <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not connected Other _____				B
G. Are you aware of any problems with the sanitary sewer system serving the Common Property?		B		
H. Are there any current service contracts for Common Property services (i.e., septic removal or maintenance)?				B
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?			B	

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BUYER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 08 2025

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 1423 Purcell Lane

Johnsons Landing BC

V0G 1M0

4. BUILDING respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls of any Building on the Strata Lot insulated?				B
B. To the best of your knowledge, are the ceilings of all Buildings on the Strata Lot insulated?				B
C. To the best of your knowledge, have the Buildings on the Strata Lot ever contained any asbestos products?				B
D. Has a final building inspection for the Buildings on the Strata Lot been approved or a final occupancy permit been obtained?				B
E. Has the fireplace, fireplace insert, or wood stove installation in the Strata Lot been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				B
F. (i) Have the Buildings on this Strata Lot been previously occupied?				B
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		B		
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?		B		
H. Are you aware of any additions or alterations made to the Strata Lot in the last sixty days?		B		
I. Are you aware of any additions or alterations made to the Strata Lot without a required permit and final inspection: (e.g., building, electrical, gas, etc.)?		B		
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?		B		
K. Are you aware of any problems with the heating and/or central air conditioning system for the Strata Lot?		B		
L. Are you aware of any moisture and/or water problems in the walls, basement or crawl space of any Buildings on the Strata Lot?		B		
M. Are you aware of any damage to the Strata Lot due to wind, fire or water?		B		
N. Are you aware of any infestation or unrepaired damage to any Building on the Strata Lot by insects, rodents or bats?		B		
O. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Strata Lot? (Age of roof if known _____ years)		B		
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?		B		
Q. Are you aware of any problems with the plumbing system of the Strata Lot?		B		

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BUYER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 08 2025

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 1423 Purcell Lane

Johnsons Landing BC

V0G1M0

4. BUILDING Respecting the Strata Lot (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
R. Are you aware of any problems with the swimming pool and/or hot tub on the Strata Lot?				B
S. Does the Strata Lot contain unauthorized accommodation?		B		
T. Are you aware of any additions, alterations or upgrades made to the Strata Lot that were not installed by the original developer?		B		
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Strata Lot?		B		
V. Was this Strata Lot constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.			B	
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		B		
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		B		

5. BUILDING respecting the Common Property

A. To the best of your knowledge, are the exterior walls of all Buildings on the Common Property insulated?				B
B. To the best of your knowledge, are the ceilings of all Buildings on the Common Property insulated?				B
C. To the best of your knowledge, have the Buildings on the Common Property ever contained any asbestos products?				B
D. Has a final building inspection for the Buildings on the Common Property been approved or a final occupancy permit been obtained?			B	
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?			B	
F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?			B	
G. Are you aware of any additions or alterations made to the Common Property in the last sixty days?		B		
H. Are you aware of any additions or alterations made to the Common Property without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		B		

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 08 2025

PAGE 6 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 1423 Purcell Lane

Johnsons Landing BC

VOG 1M0

5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
I. Are you aware of any structural problems with any of the buildings in the Common Property?		B		
J. Are you aware of any problems with the heating and/or central air conditioning system for the Common Property?		B		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space of any Buildings on the Common Property?		B		
L. Are you aware of any damage to the Common Property due to wind, fire or water?		B		
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents or bats?		B		
N. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Common Property? (Age of roof if known _____ years)		B		
O. Are you aware of any problems with the electrical or gas system of the Common Property?		B		
P. Are you aware of any problems with the plumbing system of the Common Property?		B		
Q. Are you aware of any problems with the swimming pool and/or hot tub on the Common Property?				B
R. Does the Common Property contain unauthorized accommodation?			B	
S. Are you aware of any additions, alterations or upgrades made to the Common Property that were not installed by the original developer?		B		
T. Is the Common Property covered by home warranty insurance under the Homeowner Protection Act?				B
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Common Property?		B		
V. Is there a current "EnerGuide for Houses" rating number available for the Common Property? If so, what is the rating number? _____ When was the energy assessment report prepared? _____			B	

6. STRATA CORPORATION GOVERNANCE MATTERS

A. Are you aware of any pet restrictions?		B		
B. Are you aware of any rental restrictions?		B		
C. Are you aware of any age restrictions?		B		

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 08 2025

PAGE 7 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

1423 Purcell Lane

Johnsons Landing BC

V0G 1M0

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are you aware of any other restrictions? If so, provide details on page 9, Section 8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS		<input checked="" type="checkbox"/>		
E. Are you aware of any special levy(ies) voted on or proposed? How much? _____		<input checked="" type="checkbox"/>		
F. Have you paid any special levy(ies) in the past 5 years? How much? _____		<input checked="" type="checkbox"/>		
G. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Strata Lot?		<input checked="" type="checkbox"/>		
H. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Strata Lot?		<input checked="" type="checkbox"/>		
I. Nature of Interest/Ownership: <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input checked="" type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative				
J. Management Company <u>Bulmer's Pointe Corporation</u> Name of Manager <u>Ryan O'Connor</u> Telephone _____ Address _____				
K. If self managed: Strata Council President's Name <u>Susan Emerson</u> Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
L. Are the following documents available?	YES	NO	CAN BE OBTAINED FROM:	
Bylaws	<input checked="" type="checkbox"/>		<u>Strata Council</u>	
Rules/Regulations	<input checked="" type="checkbox"/>		"	
Year-to-date Financial Statements	<input checked="" type="checkbox"/>		"	
Current Year's Operating Budget	<input checked="" type="checkbox"/>		"	
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	<input checked="" type="checkbox"/>		"	
Engineer's Report and/or Building Envelope Assessment		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Strata Plan	<input checked="" type="checkbox"/>		"	
Depreciation Report		<input checked="" type="checkbox"/>		
Reserve Fund Study		<input checked="" type="checkbox"/>		
Summary of Insurance Coverages (including premium)		<input checked="" type="checkbox"/>		

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1010 NOV 2023

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CREA WEBForms®

PROPERTY DISCLOSURE STATEMENT

April 08 2025

PAGE 8 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 1423 Purcell Lane

Johnsons Landing BC

VOG 1M0

6. STRATA CORPORATION GOVERNANCE MATTERS (continued)

M. What is the monthly strata fee? \$ 229-82

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		<input checked="" type="checkbox"/>			Recreation?		<input checked="" type="checkbox"/>		
Heat?		<input checked="" type="checkbox"/>			Cable?		<input checked="" type="checkbox"/>		
Hot Water?		<input checked="" type="checkbox"/>			Gardening?	<input checked="" type="checkbox"/>			
Gas Fireplace?		<input checked="" type="checkbox"/>			Caretaker?	<input checked="" type="checkbox"/>			
Garbage?			<input checked="" type="checkbox"/>		Water?	<input checked="" type="checkbox"/>			
Sewer?			<input checked="" type="checkbox"/>		Other?				

N. (i) Number of Strata Lot parking stalls included N/A and specific numbers

- (ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?
☐ (d) Long Term Lease? ☐ (e) Other?

O. (i) Storage Locker? ☐ Yes ☒ No Number(s)

- (ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?
☐ (d) Long Term Lease? ☐ (e) Other?

7. GENERAL

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Strata Lot, or any other Strata Lot, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<input checked="" type="checkbox"/>		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		<input checked="" type="checkbox"/>		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		<input checked="" type="checkbox"/>		

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 08 2025

PAGE 9 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

1423 Purcell Lane

Johnsons Landing BC

V0G 1M0

7. GENERAL (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. To the best of your knowledge, has the Strata Lot 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)		B		
F. Is there a radon mitigation system in the Strata Lot? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?		B		
G. To the best of your knowledge, has the Common Property 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)		B		
H. Is there a radon mitigation system in the Common Property? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?			B	

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

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 08 2025

PAGE 10 of 10 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

1423 Purcell Lane

Johnsons Landing BC

V0G 1M0

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

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 Strata Lot and the Common Property and, if desired, to have the same inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

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 Strata Lot or the Development.

*PREC represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:

2024
\$896.77



Strata Fee:

2024
\$229.82 / month



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

STRATA PLAN

BARE LAND STRATA PLAN OF LOT A,
DISTRICT LOT 7827, KOOTENAY DISTRICT,
PLAN NEP 88246

BCGS 82K.016

SCALE 1: 1500

Distances are in metres.
Bearings to bearing lines are magnetic.
Bearings are astronomic, derived from Plan NEP86985

LEGEND

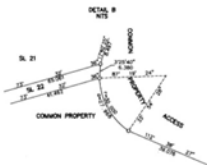
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- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET

NELSON - TRAIL ASSASSMENT DISTRICT
CIVIC ADDRESS: ARGENTA, JOHNSON'S LANDING RD

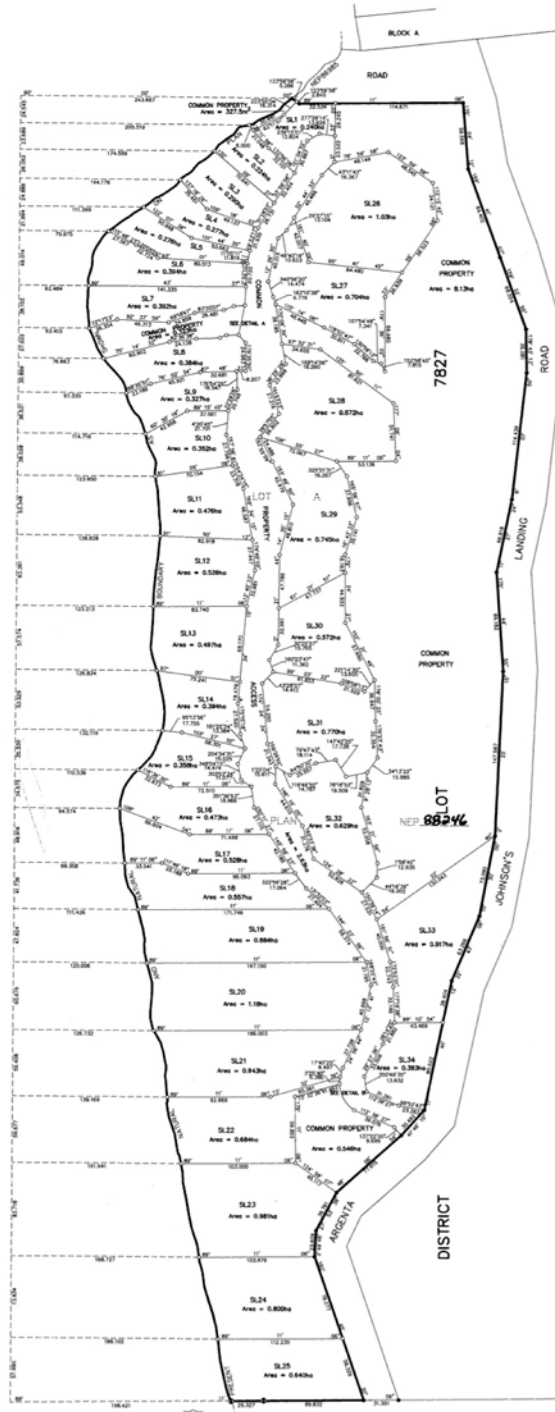


LAKE

KOOTENAY



DISTRICT LOT 8388



DISTRICT LOT 8093

PLAN No. NES 7603

Deposited and registered in the Land Title Office of Kootenay, B.C.
on the 6 day of Jan 2009

C. Brune
LBP 20087

Approved as a Bare Land Strata
under the Strata Property Act

on the 5 day of Dec 2008

Applying Officer: [Signature]

Applying Officer: [Signature]

WOT FILE NO: 02-010-30156

BLUMER DEVELOPMENT LTD.
INC. NO. 40070012

[Signature]

[Signature]

[Signature]

[Signature]

4900 100 6TH AVE SW
CALGARY, ALTA

ACCOUNTANT

[Signature]

WITNESSES AND ASSIGNMENT OF BENEFIT

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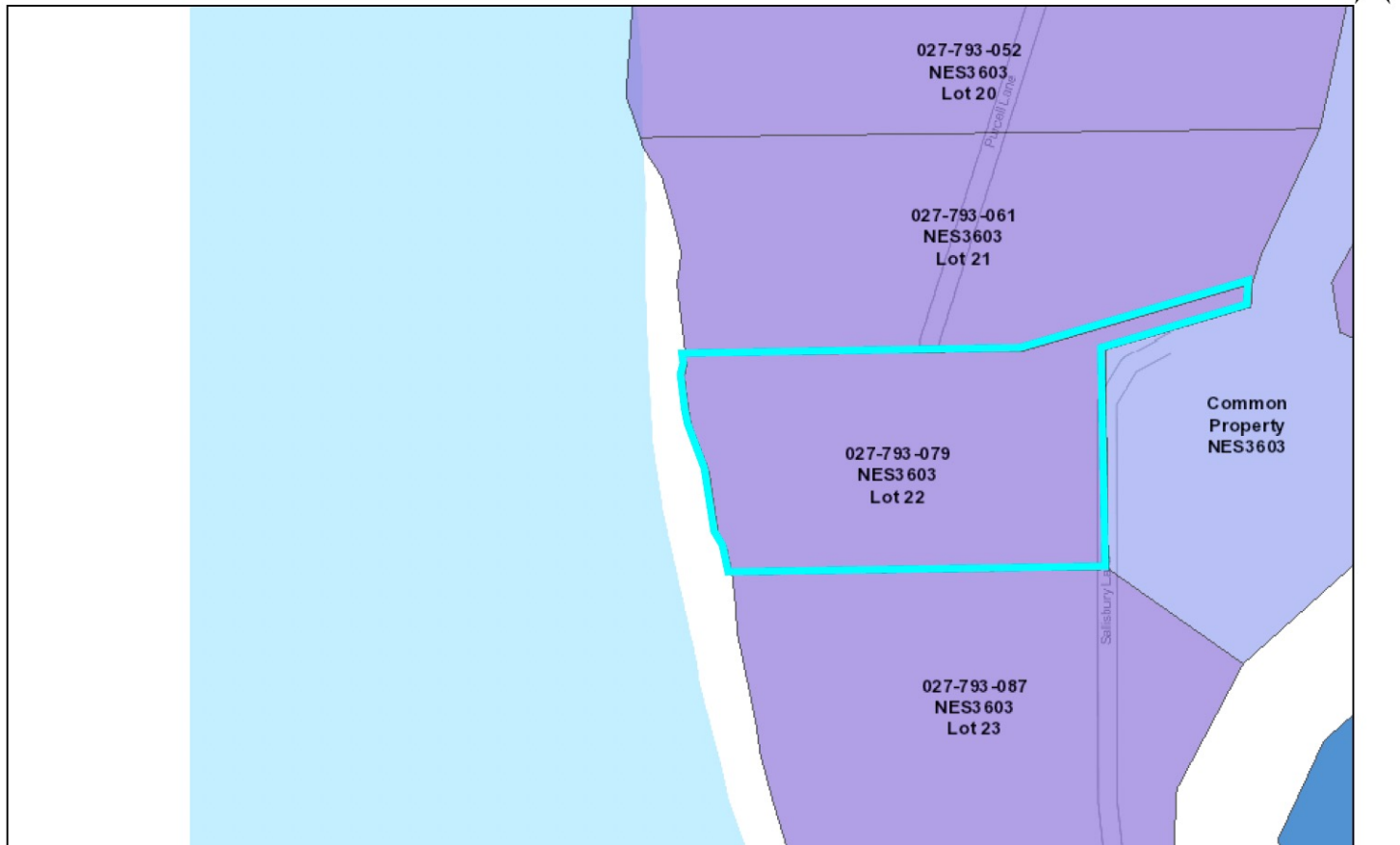
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LTSA MAP

ParcelMap BC Print Report



May 11, 2025

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

Cadastral data from ParcelMap BC
Copyright 2025 LTSA

RDCK MAP

5/11/25, 2:06 PM

about:blank



RDCK Property Report

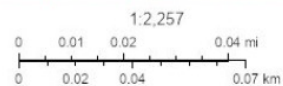
Area of Interest (AOI) Information

Area : 1.71 acres

May 11 2025 14:06:14 Pacific Daylight Time



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



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

RDCK REPORT

5/11/25, 2:06 PM

about:blank

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05836.420	027-793-079	1423 PURCELL LANE, JOHNSON'S LANDING	Vacant Residential Less Than 2 Acres	NES3603

#	LTO Number	Lot	Block	District Lot	Land District
1	CB1856988	22	-	7827	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 22 PLAN NES3603 DISTRICT LOT 7827 KOOTENAY LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.	1.69	ACRES	1.71

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1423 SALISBURY LANE	-	1423	SALISBURY	LANE	Argenta	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.71

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	1.71

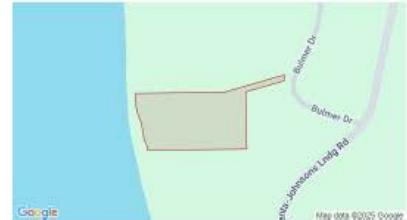
The mapping information shown are approximate representations and should be used for reference purposes only.

SUMMARY

Summary Sheet

1423 PURCELL LN Rural BC

PID	027-793-079
Legal Description	STRATA LOT 22 DISTRICT LOT 7827 KOOTENAY DISTRICT STRATA PLAN NES3603 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3603
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	-	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	613.24 m	Min Elev.	541.67 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	\$1,045.00

ASSESSMENT				APPRECIATION			
	2024	%	2025		Date	(\$)	% Growth
Building	\$0	–	\$0	Assessment	2025	\$258,000	⬆ 8.40
Land	\$238,000	⬆ 8.40	\$258,000				
Total	\$238,000	⬆ 8.40	\$258,000				

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10345942	Preactive 09/05/2025		\$295,000 /	Fair Realty (Kaslo)

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

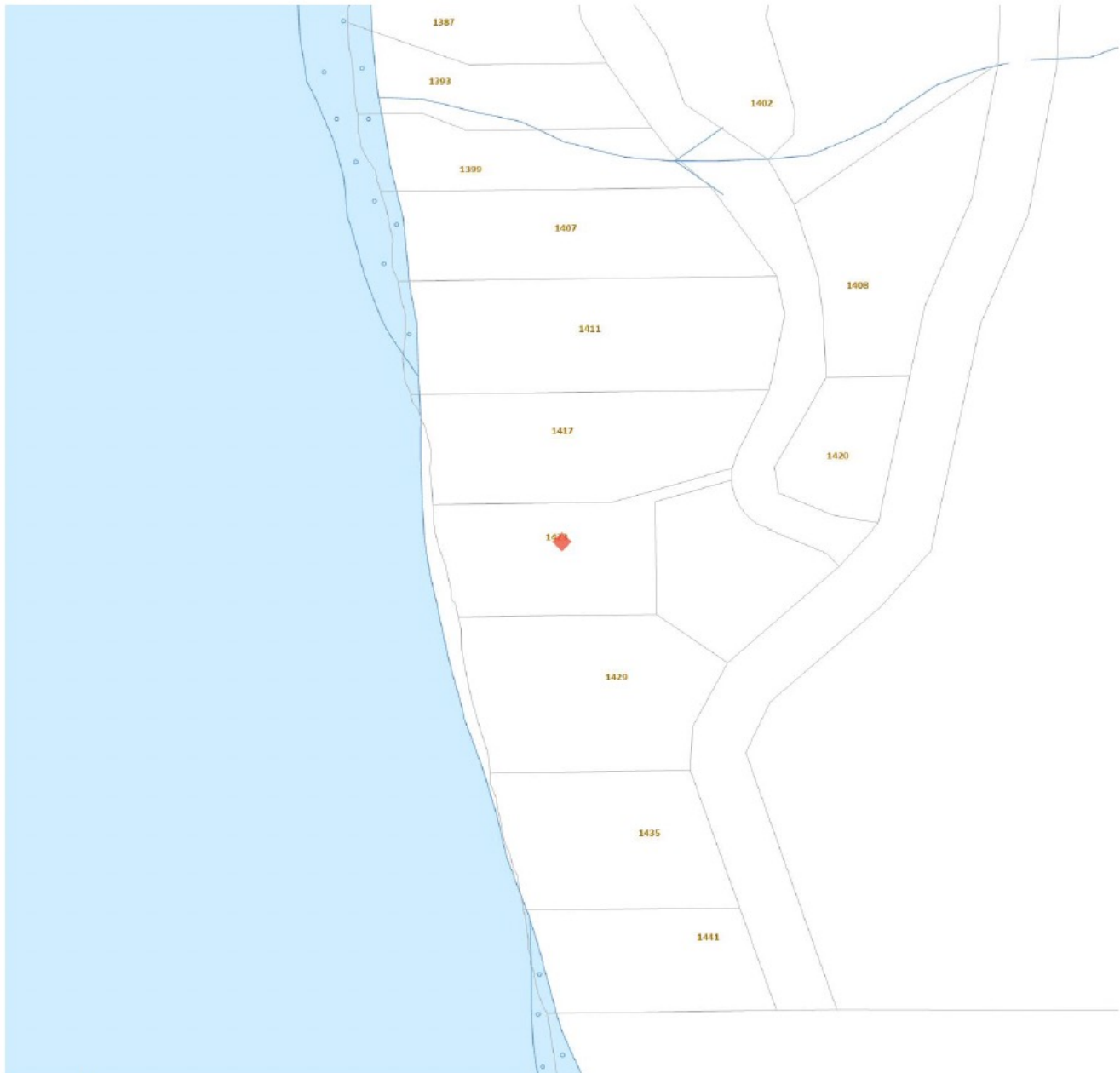
	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

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

Cadastral - Property Lines



MUNICIPAL OWNED

RDCK OWNED

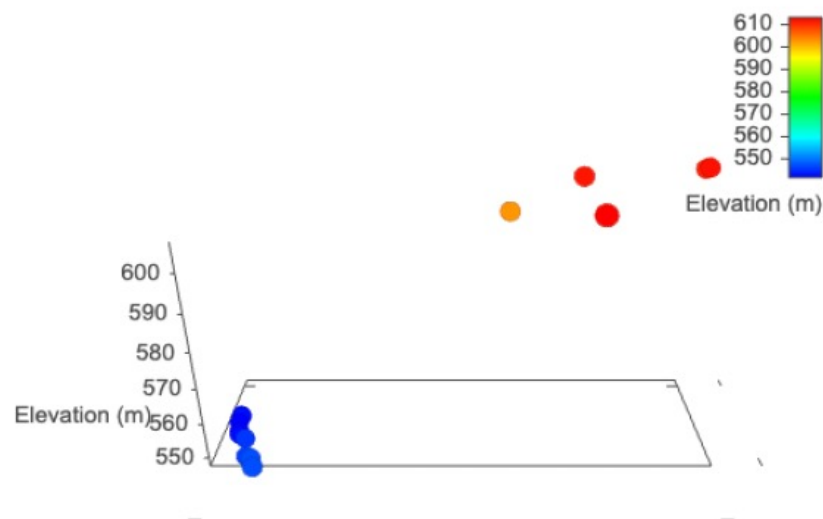
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



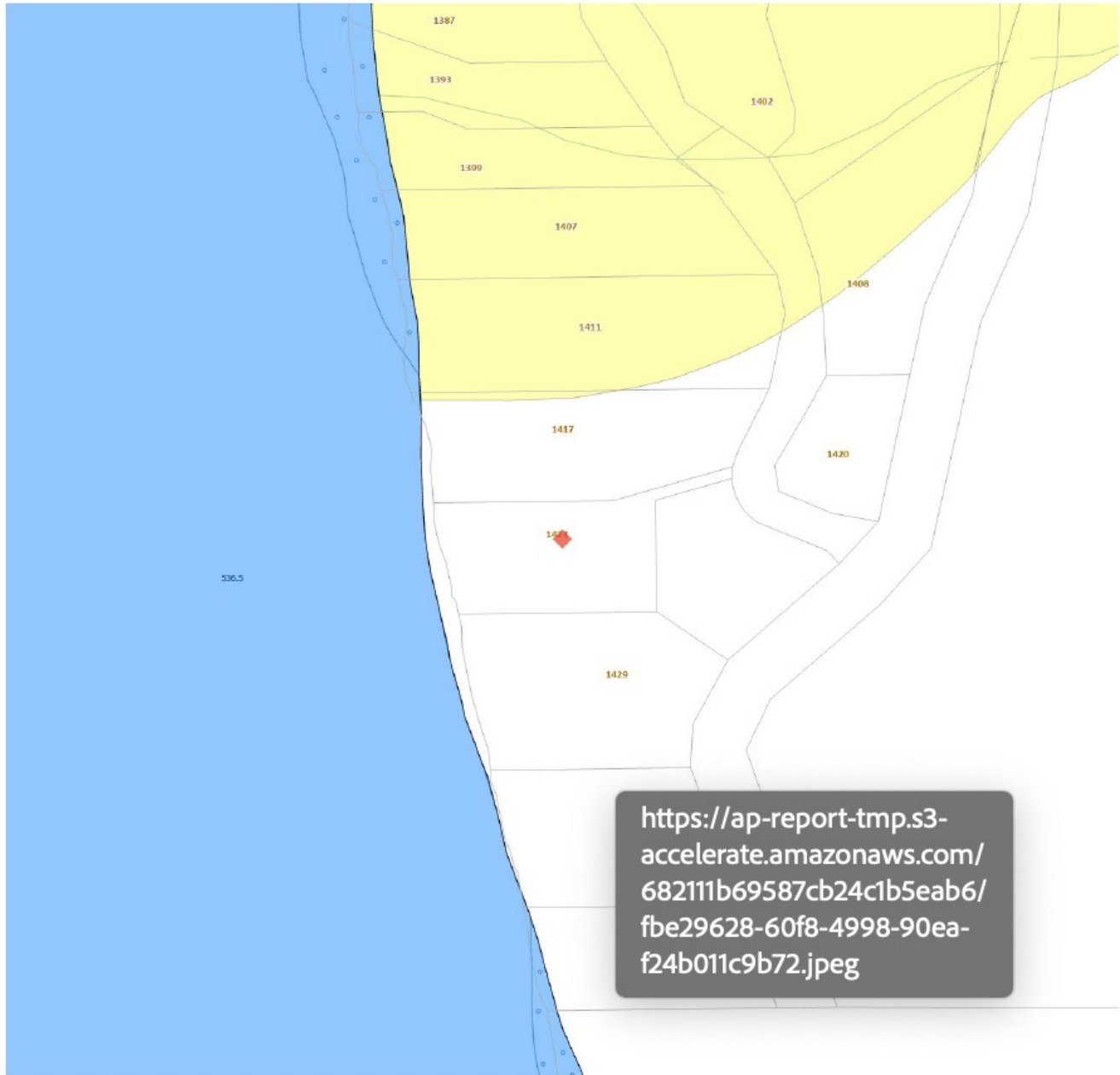
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 613.24 m | Min Elevation: 541.67 m | Difference: 71.57 m

FLOOD MAP

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
□ Cadastral - Property Lines

■ Non Standard Flooding Erosion Area
● Address Points

— Streams and Shorelines

■ Lakes and Rivers

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Floodplain Data	Status: Not in Floodplain

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	52.9	1 hr 10 min
	Jewett Elementary (K-3), Meadow Creek	22.9	24 min
Shopping	Front Street, Kaslo	53.3	1 hr 12 min
	Meadow Creek General Store & Gas	22.1	23 min
Airport	West Kootenay Regional Airport, Castlegar	162	2 hr 41 min
	Trail Regional Airport	200	3 hr 13 min
Major Cities	Kaslo, BC	53.1	1 hr 11 min
	Nelson, BC	122	2 hr 12 min
	Spokane, WA	360	5 hr 21 min
	Cranbrook, BC	278	4 hr 42 min
	Calgary, AB	587	8 hr
	Vancouver, BC	739	9 hr 36 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	51.8	1 hr 6 min
	Kootenay Boundary Regional Hospital, Trail	191	3 hr
	Kootenay Lake Hospital, Nelson	120	2 hr 4 min
Dentist	Kootenay Lake Dental Clinic, Nelson	120	2 hr 4 min
	Nelson Ave Dental Clinic, Nelson	118	2 hr
	Silverton Dental Clinic, Silverton	102	2 hr 4 min
Postal Services	Canada Post, Argenta	12.7	25 min
Library	Argenta Library	12.7	25 min

Johnsons Landing

Johnsons Landing is an unincorporated community, former post office and former steamboat landing on the east shore of Kootenay Lake in British Columbia, Canada. The community was founded by Swedish immigrant Algot Johnson (died 1963) when he built the area's first home in 1906

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 High Temperature (c): 25	Average Low 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.

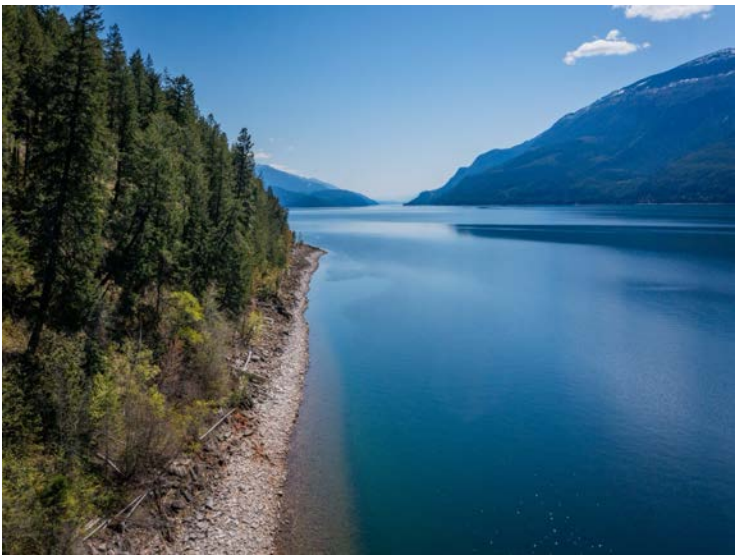
Economy

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 & Emily Early, Your Kootenay Property Matchmakers: <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>