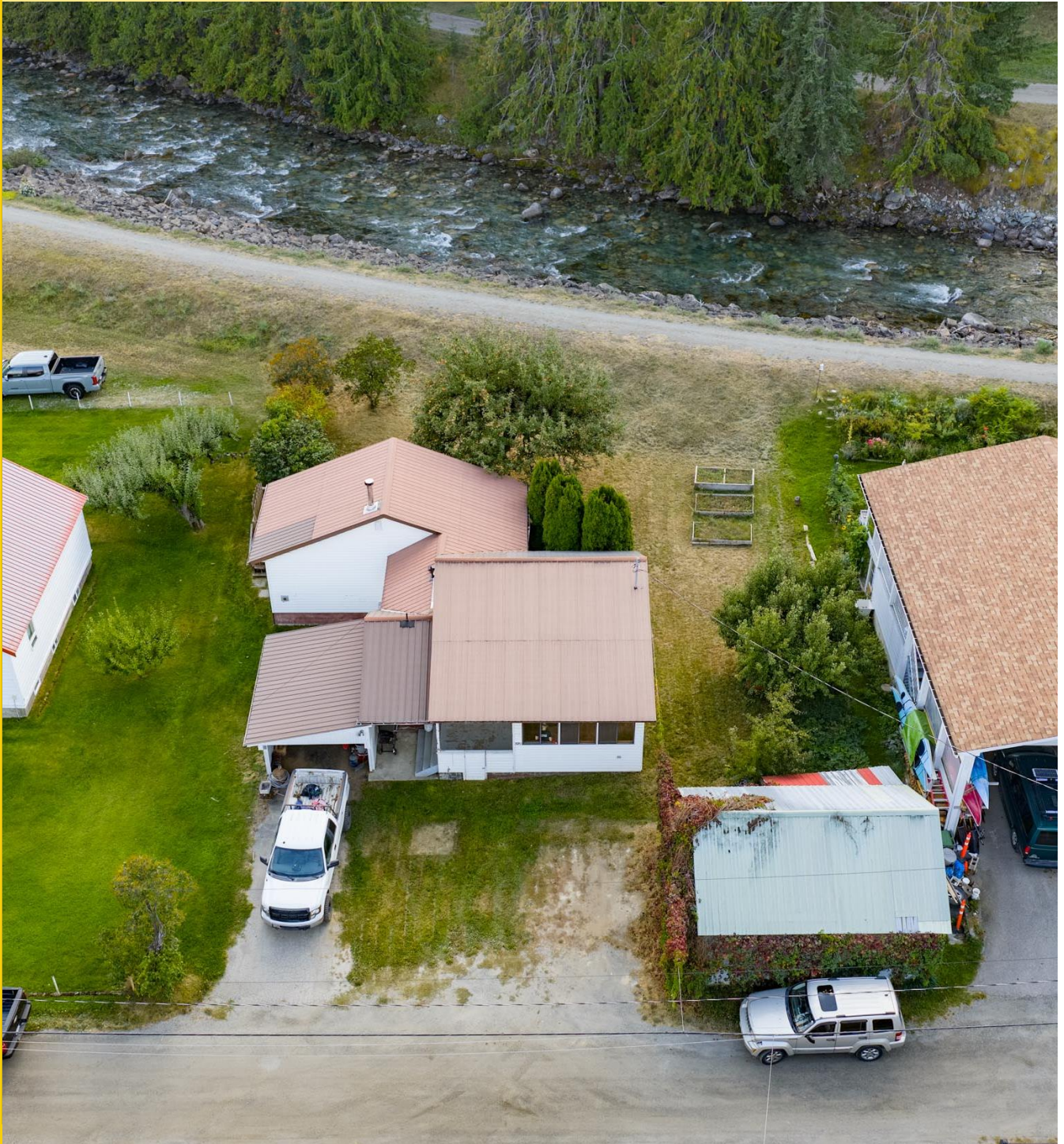


320 River Lane,
KASLO BC
\$478,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Downtown Kaslo Living! This 2BD, 1BA + den home offers convenience in the heart of Kaslo. Set on a larger lot backing onto the Kaslo River and scenic walking trails, it's an ideal spot for those who love nature and village life. The home has seen upgrades over the years, including a custom 4-pc bathroom, new flooring in part of the home and enough to finish the house.

A detached shop/storage adds practicality. Step outside and enjoy the views from the sundeck off the living room, woodstove to keep you cozy in the winter. Just moments from Kootenay Lake, the SS Moyie, the Langham Cultural Centre, cafés, shops, and more. Here, history, culture, and recreation are all within easy reach.

Size: 75' x 110'

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



EXPENSES

Property Taxes:

2025

\$2864.46



Municipal Water:

2025

\$350 / year



Insurance (HUB):

2025

\$3035 / year



Electric (FORTIS):

2025

\$approx. 200-250/mo



WETT

SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER: _____

COMPLETE ONE QUESTIONNAIRE PER UNIT
 APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS
 Requested by: _____
 Inspection location: Same as requested or: Address: 320 River Lane Kaslo, BC. V0G1A0 Phone: _____
 Reason for inspection: new system
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Dec. 13/17

HEATING UNIT

Is the heating unit Primary Auxiliary
 Type Airtight* stove Wood furnace
 Airtight* insert in solid masonry fireplace Wood/Electric furnace Fireplace (with doors)
 Other Airtight* insert in solid zero clearance fireplace
 How often is the heating unit used? 6-8 hours per day 120 days per year
 *Airtight - tight fitting doors and seams
 Fuel Wood only Quantity of wood burned per year: 2-3 cords Other: _____
 Make Pacific Energy Model Classic Age 10 yrs.
 Label Canadian Standards Association Underwriters' Laboratories of Canada OTL (Omni Test Labs)
 Warnock-Hersey Prof. Service Ltd. None or Other

STOVEPIPE

CW Single-wall Double-wall Other Total length of Stovepipe: 63" No. of elbows: 0 Adequate fastening Yes No

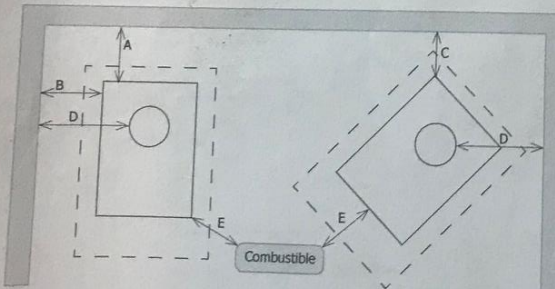
CHIMNEY

Type: Masonry Chimney Lining: Clay Flue Tile Stainless-steel Other
 Factory Built Stainless-Steel
 Size: 6" Flue Collar Size: 6" Manufacturer: I.C.C. Excel Unknown
 Listing agency: ULC 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 annually Date of last cleaning new system Nov. 30/17

INSTALLATION

Installed by: Home Owner Date: Nov. 30/17 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

UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches

	Required	Actual
A) Unit to back wall	5	5.75
B) Unit to nearest side wall	14	36
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	6	12.5
E) Shortest distance to combustibles	48"	63
Floor protection required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, code compliant	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

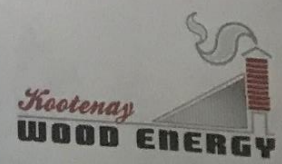
REMARKS

System meets all code requirements.

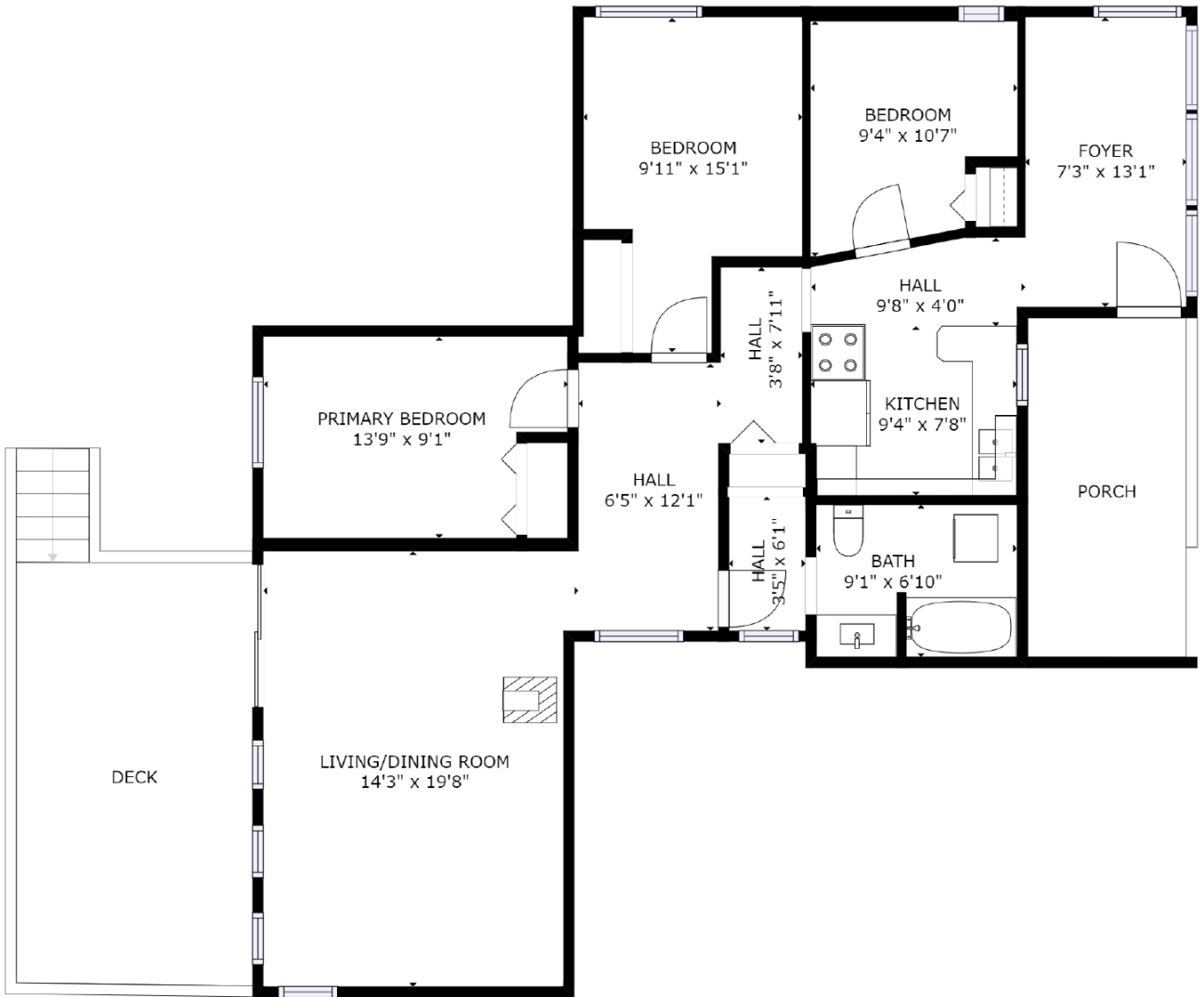
Signature: Chris Warren

Date: Dec. 13/17

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



FLOOR PLANS – MAIN



FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 1060 sq. ft

TOTAL: 1060 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK MAP

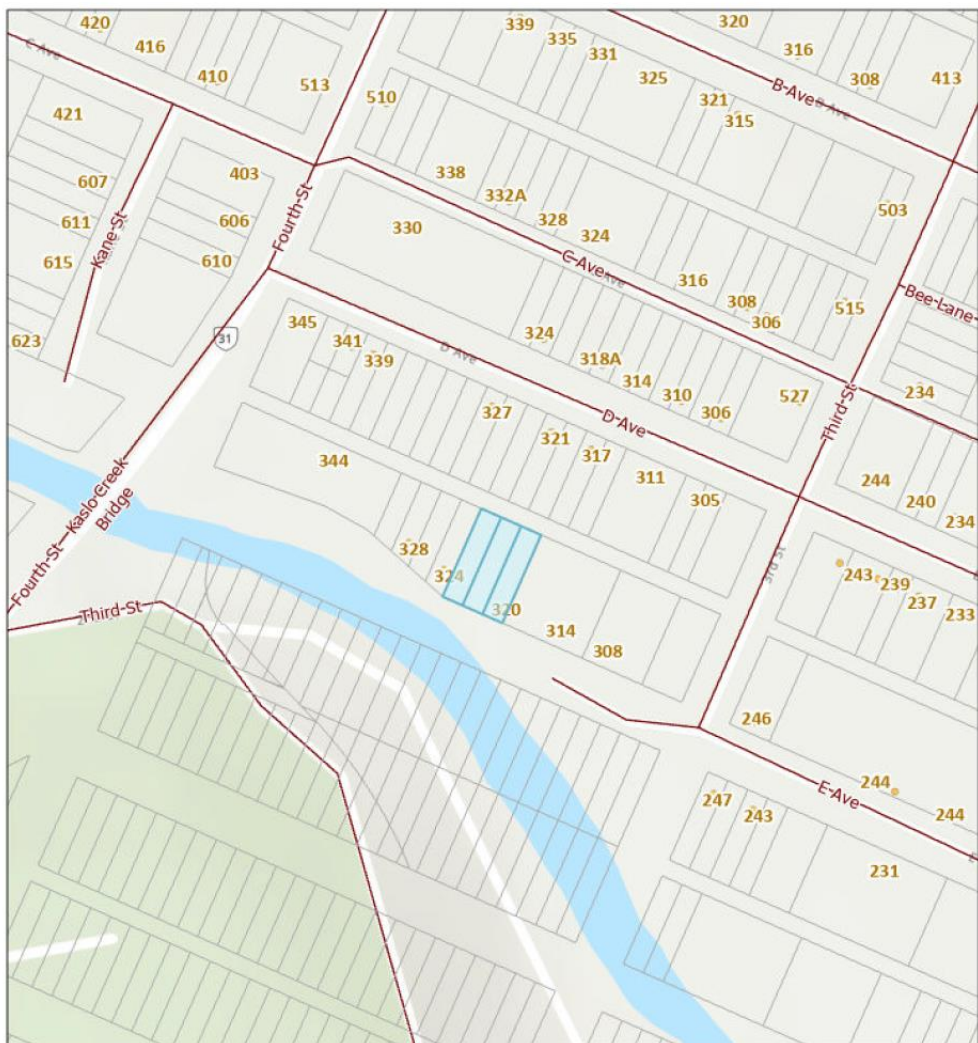


RDCK Property Report

Area of Interest (AOI) Information

Area : 0.19 acres

Jun 22 2021 10:15:46 Pacific Daylight Time



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geotatstyrelsen, Rijksvastgoedstat, GSA, Geoland, FEMA, Intermap and the GIS user community. Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	3	0.19	-
Civic Address	1	-	-
Electoral Areas	1	0.19	-
Fire Service Areas	1	0.19	-
Water Systems	1	0.19	-
Zoning	1	0.19	-
Official Community Plan	2	0.19	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	0.19	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00539.000	011-890-282	320 RIVER LANE, KASLO	Single Family Dwelling	NEP1615

#	LTO Number	Lot	Block	District Lot	Land District
1	CA3435489	34	25	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 34 BLOCK 25 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & DL 209 & LOT 35 BLOCK 25 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & DL 209 & LOT 36 BLOCK 25 PLAN NEP1615 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & DL 2	75 110	WIDTH/DEPTH	0.19

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00539.000	-	320	E AVE	320 E AVE	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.19

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

RDCK REPORT

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.19

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.19

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	VCR	-	1098	-	0.11
2	VCR	-	1098	YES	0.08

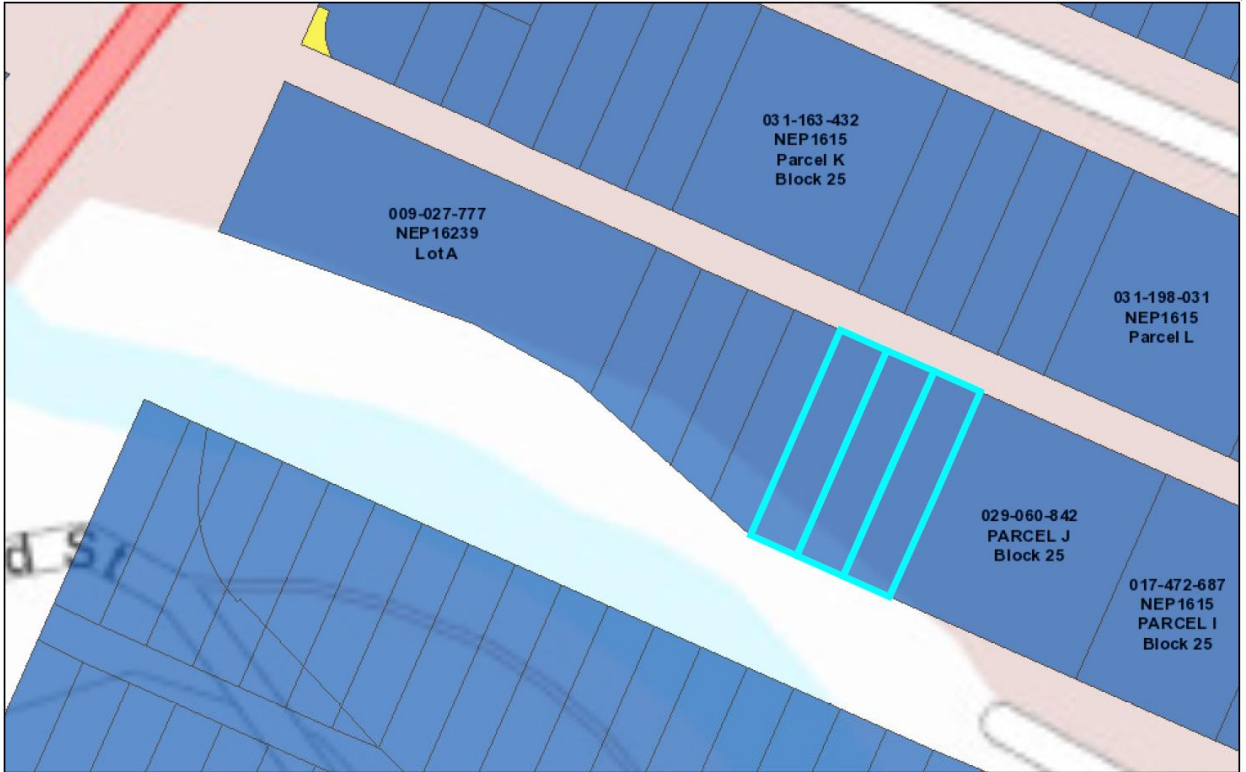
Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Kaslo River -1-E	Kaslo River -1-E	A	1	0.19

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

LTSA MAP

320 River Lane LTSA Map



December 2, 2020

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest Parcels

GeoBC, DataBC, TomTom, © OpenStreetMap contributors


Cadastral data from ParcelMap BC
Copyright 2018 LTSA4

UTILITIES MAP

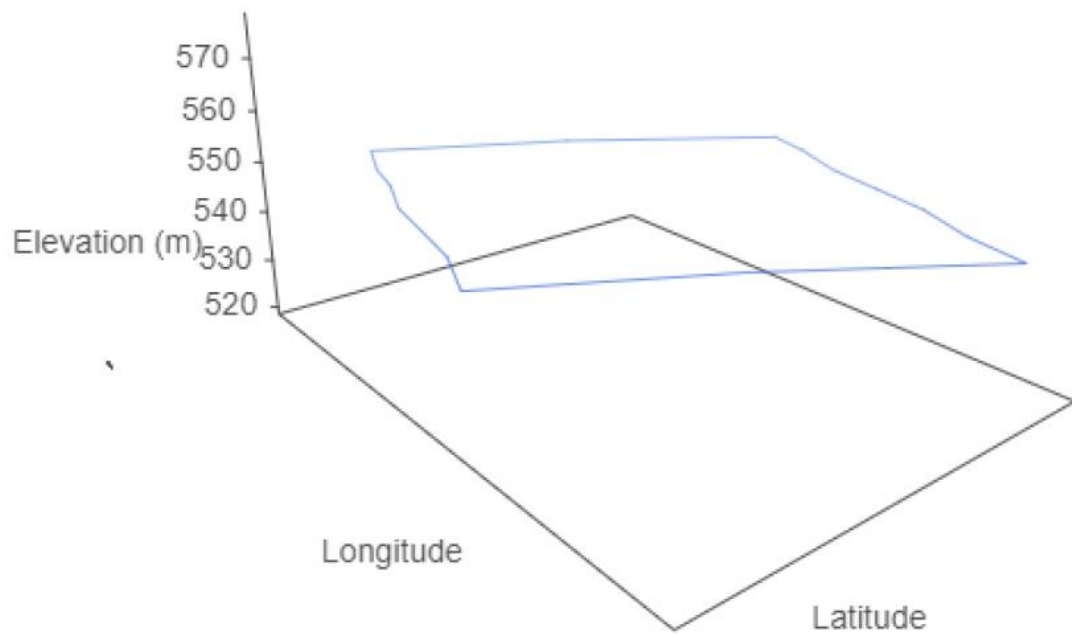
Utilities



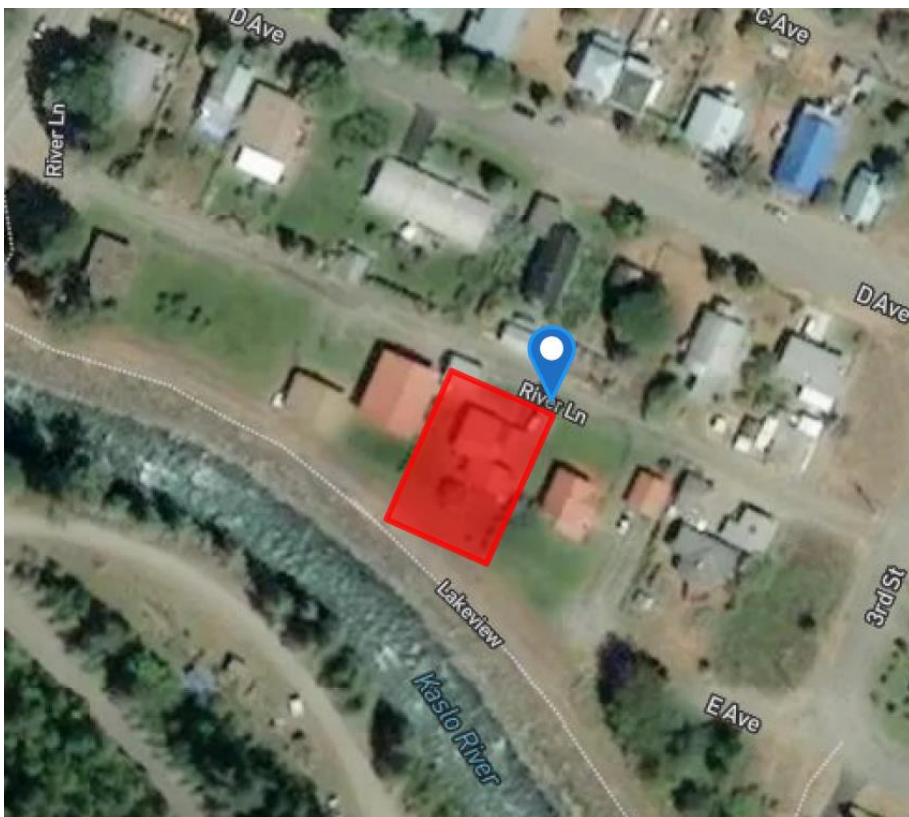
Legend

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

ELEVATION

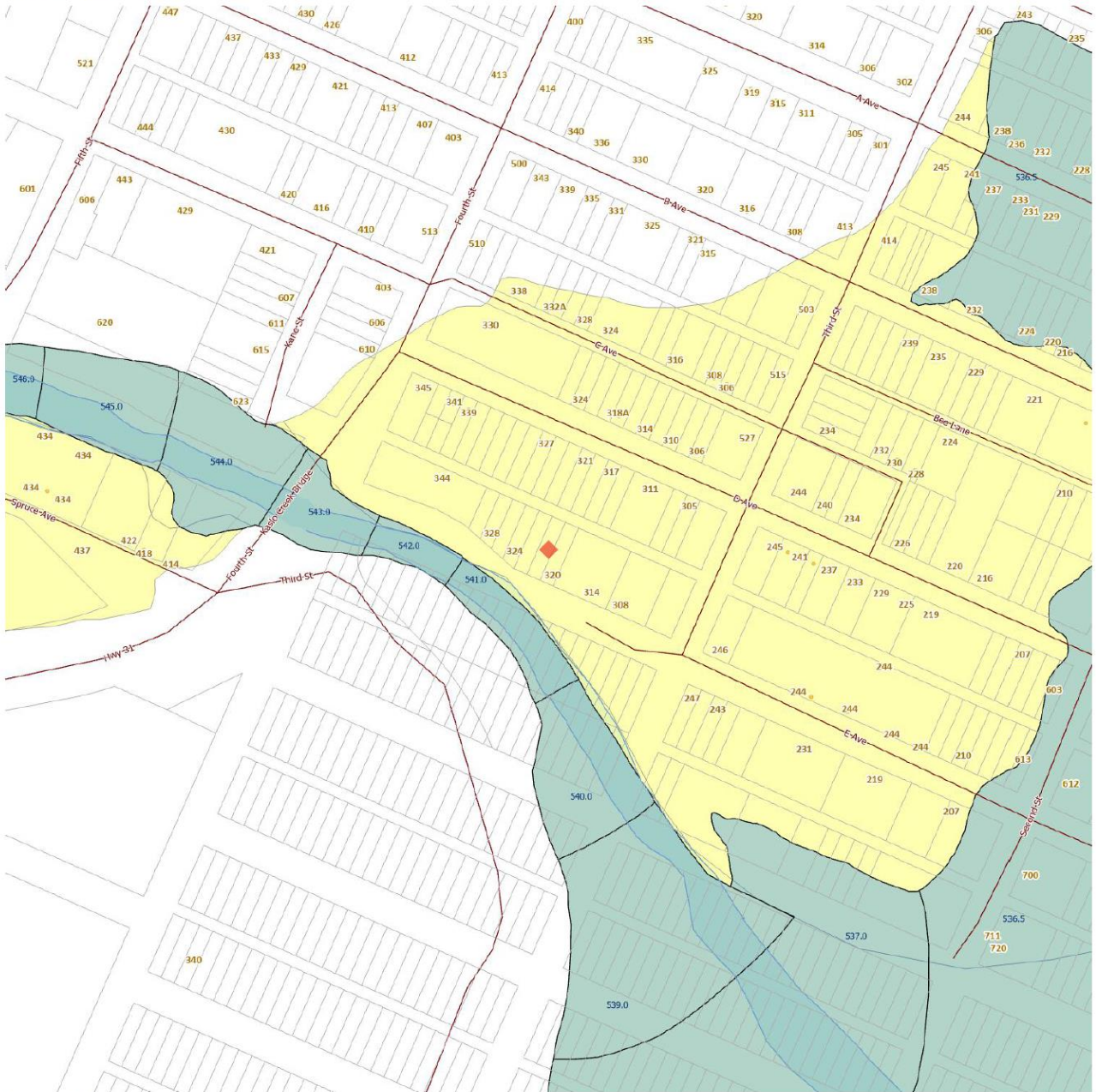


Max Elevation: 549.09 m | Min Elevation: 547.90 m | Difference: 1.19 m



FLOOD MAP

Flood and Hazard



Legend

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

ZONING

ZONING REGULATIONS

R-1 - SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

Lots created by Subdivision

- a. Single Family Dwelling:
 - i) Site area (minimum) - 464 square metres (4,994.5 square feet)
 - ii) Street Frontage (minimum) - 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
 - i) Site Area (minimum) - 765 square metres (8,234 square feet)
 - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

Height

- a. Building height (maximum) - 10m

Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to 1219 3rd St, Kaslo, BC V0G 1M0 Drive 500 m, 2 min



Imagery ©2021 CNES / Airbus, Maxar Technologies, Province of British Columbia, Map data ©2021 50 m



via 4th St and D Ave

2 min

Fastest route

500 m



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	1.2	4 min
Shopping	Front Street, Kaslo	550m	2 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 31 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	68.7	1 hr
	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	1.3	4 min
	North Kootenay Lake Community Services	450m	2 min
	Kootenay Boundary Regional Hospital, Trail	139	1 hr 54 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	66.6	57 min
	Silverton Dental Clinic, Silverton	51.6	45 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	400m	2 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.

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>