

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

LOTS 3, 4 & 15
B AVENUE
KASLO, BC

\$35,000 EA.



DETAILS

Affordable lots for sale. Each lot is listed separately and seller would entertain selling all 3 together. There are two side by side lots (Lots 3 & 4) and Lot 15 is below and across the road right of way. B Ave is not developed to these lots & permission from Highways would have to be received in order to develop the road right of way into access/driveway. These lots have no services connected - power and telephone are on the corner of B Ave and Allen St. See information package for maps and details, available on website or through your REALTOR®. No zoning in this area allows flexible use, any building construction would require permits however you can park a self contained RV or tiny home for seasonal or year round use. With an open mind and installing a composting toilet, solar power or connect to hydro grid, rain catchment with hauling water you can set up a basic and affordable place to live and not pay rent.

MLS: 2467583, 2467584, 2467585

Size: Each Lot 50'x125'

Services: No services connected. Hydro & Telephone available on the corner of Allen St and B Ave. No Water Supply, Septic has to be permitted

LOT 3 - TITLE

TITLE SEARCH PRINT

2022-09-09, 14:15:57

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 7250

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

Land Title District NELSON
Land Title Office NELSON

Title Number XK1215
From Title Number XC32063

Application Received 1996-01-15

Application Entered 1996-01-19

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land
Parcel Identifier: 015-314-472
Legal Description:
LOT 3 BLOCK 5 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

LOT 4 - TITLE

TITLE SEARCH PRINT

2022-09-09, 14:17:10

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 7250

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

Land Title District NELSON
Land Title Office NELSON

Title Number XK1216
From Title Number XC32064

Application Received 1996-01-15

Application Entered 1996-01-19

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land
Parcel Identifier: 015-314-481
Legal Description:
LOT 4 BLOCK 5 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

LOT 15 - TITLE

TITLE SEARCH PRINT

2022-09-09, 14:18:23

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 7000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NELSON
Land Title Office NELSON

Title Number KM110076
From Title Number XK1211

Application Received 1998-11-04

Application Entered 1998-11-05

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land
Parcel Identifier: 015-314-669
Legal Description:
LOT 15 BLOCK 5 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TAX ASSESSMENT

Property Assessment Report									
Address	N/A				Owner 1Address				
Jurisdiction	786 Creston Rural				Owner2				
Neighbourhood	140 Coffee Creek to Schroeder Creek				Address				
Roll No.	1538030								
PID/MHP No.	015-314-472				Additional PIDs				
School District	8				Postal Code				
Area Code	21				Hospital District 2				
Electoral Area					Regional District 6				
Legal Description									
Plan	Lot	Block	DLot	LDist	Section	Twn	Range	Meridian	
NEP553	3	5	403	26					
Free Form	Lot 3, Block 5, Plan NEP553, District Lot 403, Kootenay Land District								
MH Registry #									
Assessed Value									
	2016	2017	2018	2019	2020	2021	2022		
Land Value	\$19,900	\$18,100	\$22,100	\$24,300	\$25,600	\$20,300	\$26,400		
Improvements			\$0	\$0	\$0	\$0			
Total Value	\$19,900	\$18,100	\$22,100	\$24,300	\$25,600	\$20,300	\$26,400		
Percentage of Current	75%	69%	84%	92%	97%	77%	100%		
Taxes			\$149.28	\$160.77	\$127.83				
Transactions									
Month	Year	Sale Price	Title	Transaction Type					
January	1996	\$14,500	XK1215	Multiple Property Transaction					
December	1989	\$41,117	XC32063	Multiple Property Transaction					

Other Information			
Actual Use	Vacant Residential Less Than 2 Acres		Lot Size 6250
Equity			Lot Size Type Square Feet
Tenure	Crown-Granted		
Exemptions	Fully Taxable Property		
The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation			

Property Assessment Report									
Address	N/A				Owner 1Address				
Jurisdiction	786 Creston Rural				Owner2				
Neighbourhood	140 Coffee Creek to Schroeder Creek				Address				
Roll No.	1538040								
PID/MHP No.	015-314-481				Additional PIDs				
School District	8				Postal Code				
Area Code	21				Hospital District 2				
Electoral Area					Regional District 6				
Legal Description									
Plan	Lot	Block	DLot	LDist	Section	Twn	Range	Meridian	
NEP553	4	5	403	26					
Free Form	Lot 4, Block 5, Plan NEP553, District Lot 403, Kootenay Land District								
MH Registry #									
Assessed Value									
	2016	2017	2018	2019	2020	2021	2022		
Land Value	\$19,900	\$18,100	\$22,100	\$24,300	\$25,600	\$20,300	\$26,400		
Improvements			\$0	\$0	\$0	\$0			
Total Value	\$19,900	\$18,100	\$22,100	\$24,300	\$25,600	\$20,300	\$26,400		
Percentage of Current	75%	69%	84%	92%	97%	77%	100%		
Taxes			\$149.28	\$160.77	\$127.83				
Transactions									
Month	Year	Sale Price	Title	Transaction Type					
January	1996	\$14,500	XK1216	Multiple Property Transaction					
December	1989	\$41,117	XC32064	Multiple Property Transaction					

Other Information			
Actual Use	Vacant Residential Less Than 2 Acres		Lot Size 6250
Equity			Lot Size Type Square Feet
Tenure	Crown-Granted		
Exemptions	Fully Taxable Property		
The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation			

Property Assessment Report									
Address	N/A				Owner 1Address				
Jurisdiction	786 Creston Rural				Owner2				
Neighbourhood	140 Coffee Creek to Schroeder Creek				Address				
Roll No.	1538150								
PID/MHP No.	015-314-669				Additional PIDs				
School District	8				Postal Code				
Area Code	21				Hospital District 2				
Electoral Area					Regional District 6				
Legal Description									
Plan	Lot	Block	DLot	LDist	Section	Twn	Range	Meridian	
NEP553	15	5	403	26					
Free Form	Lot 15, Block 5, Plan NEP553, District Lot 403, Kootenay Land District								
MH Registry #									
Assessed Value									
	2016	2017	2018	2019	2020	2021	2022		
Land Value	\$19,900	\$18,100	\$22,100	\$24,300	\$25,600	\$20,300	\$26,400		
Improvements			\$0	\$0	\$0	\$0			
Total Value	\$19,900	\$18,100	\$22,100	\$24,300	\$25,600	\$20,300	\$26,400		
Percentage of Current	75%	69%	84%	92%	97%	77%	100%		
Taxes			\$149.28	\$160.77	\$127.83				
Transactions									
Month	Year	Sale Price	Title	Transaction Type					
November	1998	\$7,000	KM110076	Vacant Single Property Transaction					
January	1996	\$7,250	XK1211	Vacant Single Property Transaction					
December	1989	\$41,117	XC32075	Multiple Property Transaction					
Other Information									
Actual Use	Vacant Residential Less Than 2 Acres		Lot Size 6250						
Equity			Lot Size Type Square Feet						
Tenure	Crown-Granted								
Exemptions	Fully Taxable Property								
The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation									

LOT 3 PROPERTY DISCLOSURE STATEMENT

September 09 2022

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: **LOT 3 B AVE** **KASLO** **BC** **VOG 1M0**

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p>A. Please indicate the water system(s) the Land 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)</p> <p><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)</p> <p><input checked="" type="checkbox"/> Not connected</p> <p>Other <u>None</u></p>				(SW)
B. If you indicated in 2.A. that the Land has 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 Land already?				(SW)
(ii) Have you applied for a water licence and are awaiting response?				(SW)
C. Are you aware of any problems with the water system?				(SW)
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?				(SW)
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				(SW)
<p>F. Indicate the sanitary sewer system the Land is connected to:</p> <p><input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic</p> <p><input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected</p> <p>Other <u>None</u></p>				
G. Are you aware of any problems with the sanitary sewer system?				(SW)
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				(SW)
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				(SW)

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		(SW)		
<p>B. Are you aware of any latent defect in respect of the Land?</p> <p><i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i></p>		(SW)		

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BUYER'S INITIALS

(SW)		
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SELLER'S INITIALS

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BC1008 REV NOV 2021

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EXPENSES

Property Taxes:

2021

Lot 3: \$ 139.21

Lot 4: \$ 139.21

Lot 15: \$ 139.21



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

LOTS 3 & 4 RDCK MAP



RDCK Property Report

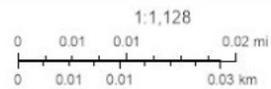
Area of Interest (AOI) Information

Area : 0.28 acres

Sep 11 2022 17:44:12 Irish Standard Time



-  Electoral Areas
-  RDCK Roads
-  Cadastre - Legal Parcels



LOTS 3 & 4 RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01538.030	015-314-472	,	Vacant Residential Less Than 2 Acres	NEP553
2	786.01538.040	015-314-481	,	Vacant Residential Less Than 2 Acres	NEP553

#	LTO Number	Lot	Block	District Lot	Land District
1	XK1215	3	5	403	KOOTENAY
2	XK1216	4	5	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 3 BLOCK 5 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT	6250	SQUARE FEET	0.14
2	LOT 4 BLOCK 5 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT	6250	SQUARE FEET	0.14

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.28

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.28

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RS	Suburban Residential	2435		0.28

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

Lot 15 RDCK MAP



RDCK Property Report

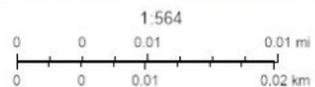
Area of Interest (AOI) Information

Area : 0.14 acres

Sep 11 2022 17:45:06 Irish Standard Time



-  Electoral Areas
-  Cadastre - Legal Parcels



RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01538.150	015-314-669	,	Vacant Residential Less Than 2 Acres	NEP553

#	LTO Number	Lot	Block	District Lot	Land District
1	KM110076	15	5	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 15 BLOCK 5 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT	6250	SQUARE FEET	0.14

Electoral Areas

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

Fire Service Areas

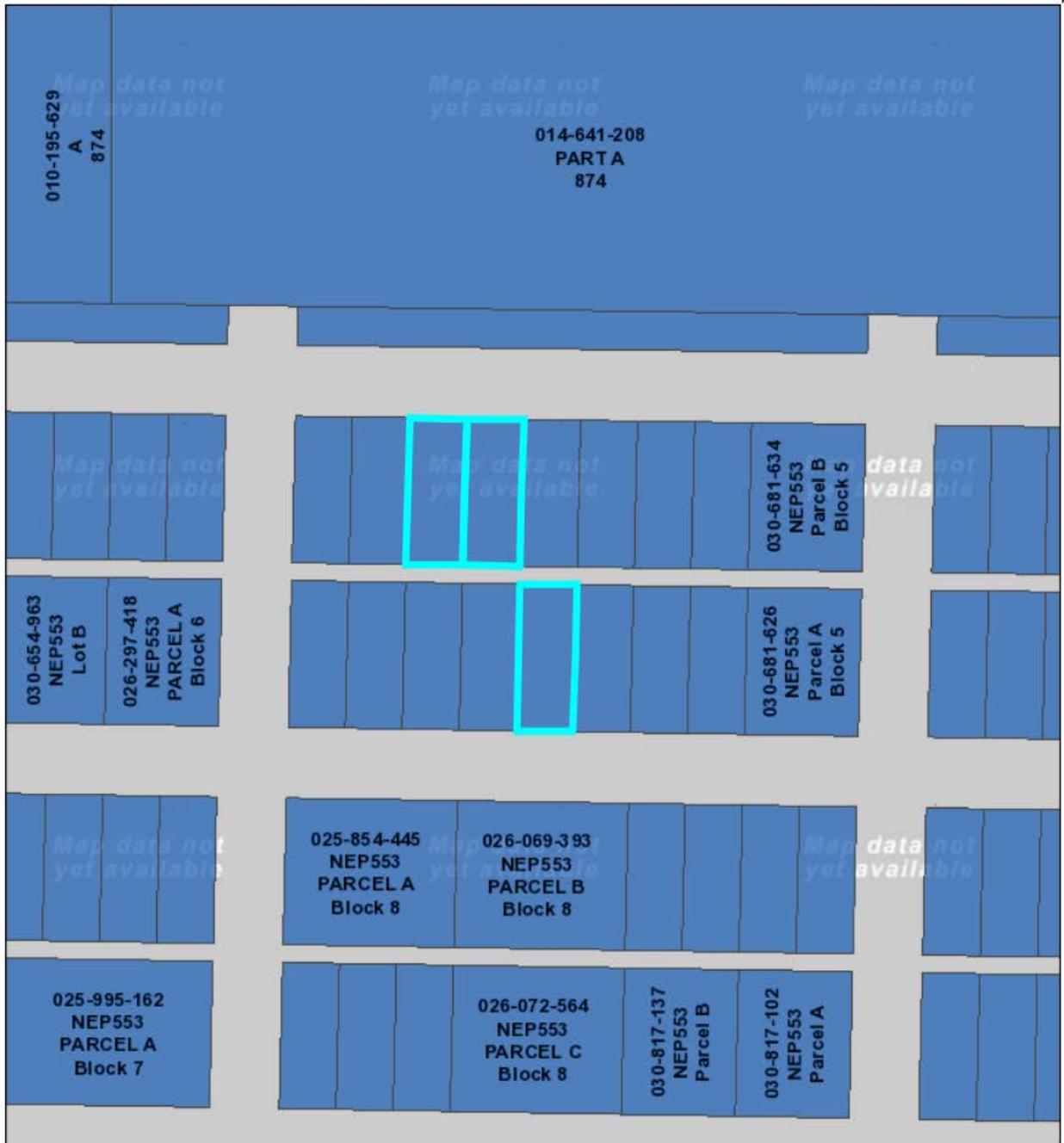
#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.14

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RS	Suburban Residential	2435		0.14

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

LTSA MAP



September 11, 2022

WARNING: MAP IS NOT PRINTED TO SCALE

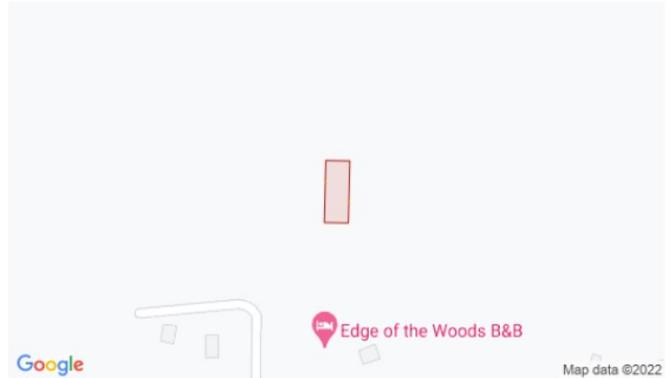
- | | | |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------|
|  Interest |  Common Ownership | World Imagery |
| Parcels By Class |  Park | Low Resolution 15m Imagery |
|  Air Space |  Road | High Resolution 60cm Imagery |
|  Subdivision |  Return To Crown | High Resolution 30cm Imagery |
|  Absolute Fee Book |  Crown Subdivision | Citations |
|  Building Strata |  Part of Primary | 60cm Resolution Metadata |
|  Bare Land Strata |  Primary | |

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

SUMMARY

Rural BC

PID	015-314-472
Registered Owner	-
Legal Description	LOT 3 BLOCK 5 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553
Plan	NEP553
Zoning	
Community Plan(s)	OCP: RS - Suburban Residential , not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	6121.69 ft²	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	686.16 m	Min Elev.	672.65 m
Floor Area	-	WalkScore	8 / Car-Dependent
TransitScore	54 / Good Transit	Annual Taxes	\$139.21

ASSESSMENT

	2021	%	2022
Building	\$0	-	\$0
Land	\$20,300	↑ 30.05	\$26,400
Total	\$20,300	↑ 30.05	\$26,400

APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$26,400	↑ 82.07
Sales History	15/01/1996	\$14,500	↓ -64.73
	19/12/1989	\$41,117	-

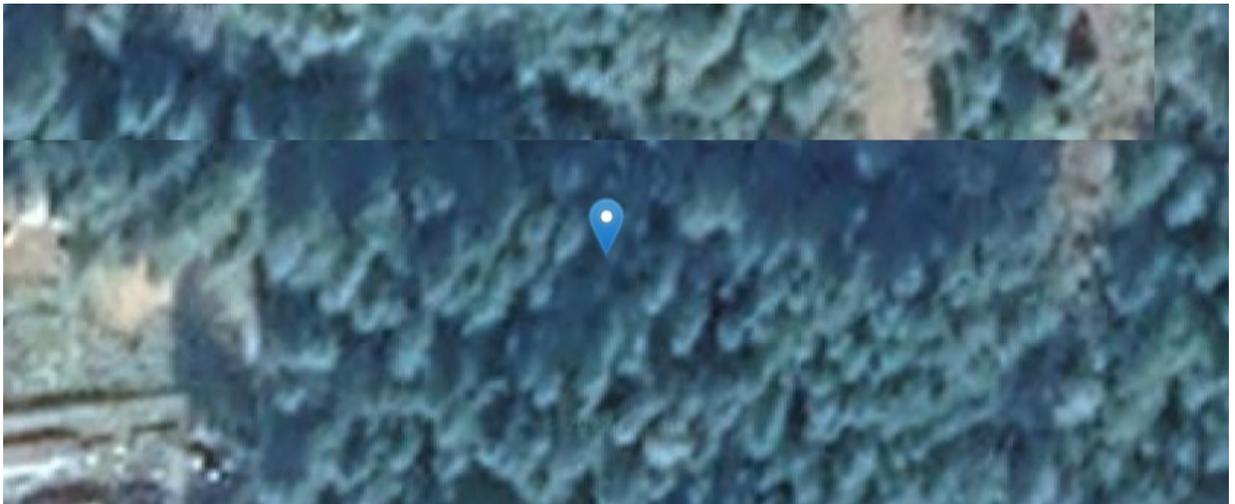
DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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



UTILITIES MAP

Utilities



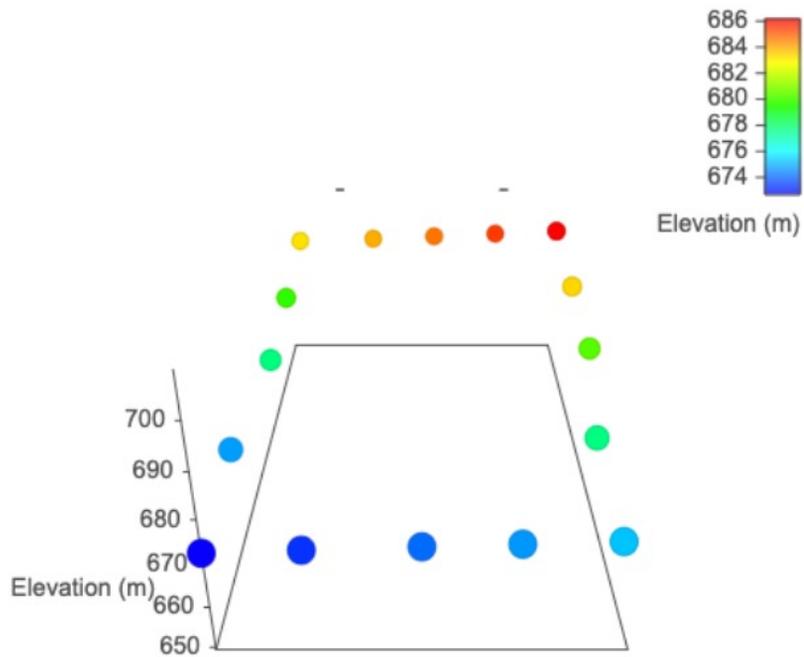
Legend

-  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



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



Max Elevation: 686.16 m | Min Elevation: 672.65 m | Difference: 13.51 m

FLOOD MAP

Flood and Hazard



Legend

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

ZONING

ZONING REGULATIONS

**No Zoning – Building Permits may apply please check with
Regional District of Central Kootenay Building Dept.**

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

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 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>