

Kootenay BC



REAL ESTATE  FAIR REALTY

PCL B
DUNCAN
STREET
LARDEAU, BC

\$174,000



DETAILS

Introducing an opportunity in Lardeau, BC! This 125'x110' lot presents a blank canvas for you to build your dream home or vacation retreat. With water, telephone, internet, and power readily available at the road, this lot offers convenience and accessibility.

Situated within walking distance to the pristine Kootenay Lake beaches and the picturesque Davis Creek Recreational area, outdoor enthusiasts will revel in the natural beauty that surrounds them. Enjoy swimming, sunbathing, and water activities along the lakeshore or explore the hiking trails and picnic spots around Lardeau. Lardeau is a charming small neighbourhood community, located just 25 minutes north of Kaslo BC.

This peaceful and welcoming area is home to a mix of seasonal residents and full-time inhabitants. Immerse yourself in the local culture and community spirit. The Lardeau Valley is known for its abundance of recreational opportunities, market gardens, and arts and crafts scene. Embrace the active lifestyle with various outdoor pursuits such as fishing, boating, hiking, and skiing in the nearby mountains.

Explore the local market gardens and immerse yourself in the thriving arts and crafts community. Make Lardeau your home and enjoy the lifestyle you've always desired. Build your ideal residence in this idyllic setting and create lasting memories surrounded by natural beauty and a tight-knit community. Don't miss out on this opportunity to own a piece of Lardeau and call it home.

MLS: 2471837 **Size** 0.32 acres

Services: municipal water, septic, and hydro

TITLE

TITLE SEARCH PRINT

2023-06-13, 13:42:15

File Reference:

Requestor: Kul Nijjar

Declared Value \$NA

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 131 LAND TITLE ACT
Land Title District	NELSON
Land Title Office	NELSON
Title Number	XC18000
From Title Number	145657I
Application Received	1989-08-11
Application Entered	1989-08-21
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
	Nelson Trail Assessment Area
Taxation Authority	
Description of Land	
Parcel Identifier:	014-562-758
Legal Description:	PARCEL B (SEE XC18000) BLOCK 19 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

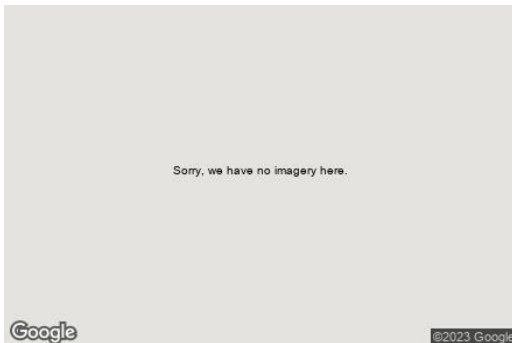
TAX ASSESSMENT



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

DUNCAN ST LARDEAU

Area-Jurisdiction-Roll: 21-786-01067.225



Total value **\$76,500**

2023 assessment as of July 1, 2022

Land \$76,500

Buildings \$0

Previous year value \$76,500

Land \$76,500

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 13750 Sq Ft

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

PARCEL B, BLOCK 19, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT, (SEE XC18000)

PID: 014-562-758

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT

Authentign ID: 286E21A4B0D0EE11-907B-604580ED1B5F



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: June 13 2023



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

ADDRESS: PCL B Duncan St Lardeau BC V0G1M0 (the "Land")

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?	JGJ			
B. Are you aware of any existing tenancies, written or oral?	JGJ			
C. Are you aware of any past or present underground oil storage tank(s) on the Land?	JGJ			
D. Is there a survey certificate available?		JGJ		
E. Are you aware of any current or pending local improvement levies/charges?	JGJ			
F. Have you received any other notice or claim affecting the Land from any person or public body?	JGJ			
G. Is the Land managed forest lands?	JGJ			
H. Is the Land in the Agricultural Land Reserve?	JGJ			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?	JGJ			
J. Are you aware of any fill materials anywhere on the Land?	JGJ			
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?	JGJ			
L. Are you aware of any uncapped or unclosed water wells on the Land?	JGJ			
M. Are you aware of any water licences affecting the Land?	JGJ			
N. Has the Land been logged in the last five years?	JGJ			
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?	JGJ			

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BUYER'S INITIALS

JGJ		
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SELLER'S INITIALS

BC1008 REV. JAN 2023

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PROPERTY DISCLOSURE STATEMENT

AuthentSign ID: 286E242A-280D-EE11-907B-6045B0ED1B5F

June 13 2023

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: PCL B Duncan St Lardeau BC V0G1M0

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input checked="" type="checkbox"/> Not connected Other _____				
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?				
(ii) Have you applied for a water licence and are awaiting response?				JGJ
C. Are you aware of any problems with the water system?				JGJ
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)?	JGJ			
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			JGJ	
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other <u>septic permit required</u>				
G. Are you aware of any problems with the sanitary sewer system?				JGJ
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				JGJ
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				JGJ

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?		JGJ		
B. Are you aware of any latent defect in respect of the Land? <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>		JGJ		

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BUYER'S INITIALS

JGJ		
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT


Authentisign ID: 269E242A-2B0D-EE11-907B-604580E01B5F

June 13 2023

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: PCL B Duncan St Lardeau BC V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?				

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.

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 Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

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 Land.

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EXPENSES

Property Taxes:

2021

\$



Municipal Water:

2020

\$ / month approx.



Insurance (Western Financial.):

2021

\$ / year



Hydro (FortisBC):

2021

\$ approx. / month



Internet (Kaslo InfoNet):

2021

\$ approx. / month



PLOT PLAN

Status: Filed

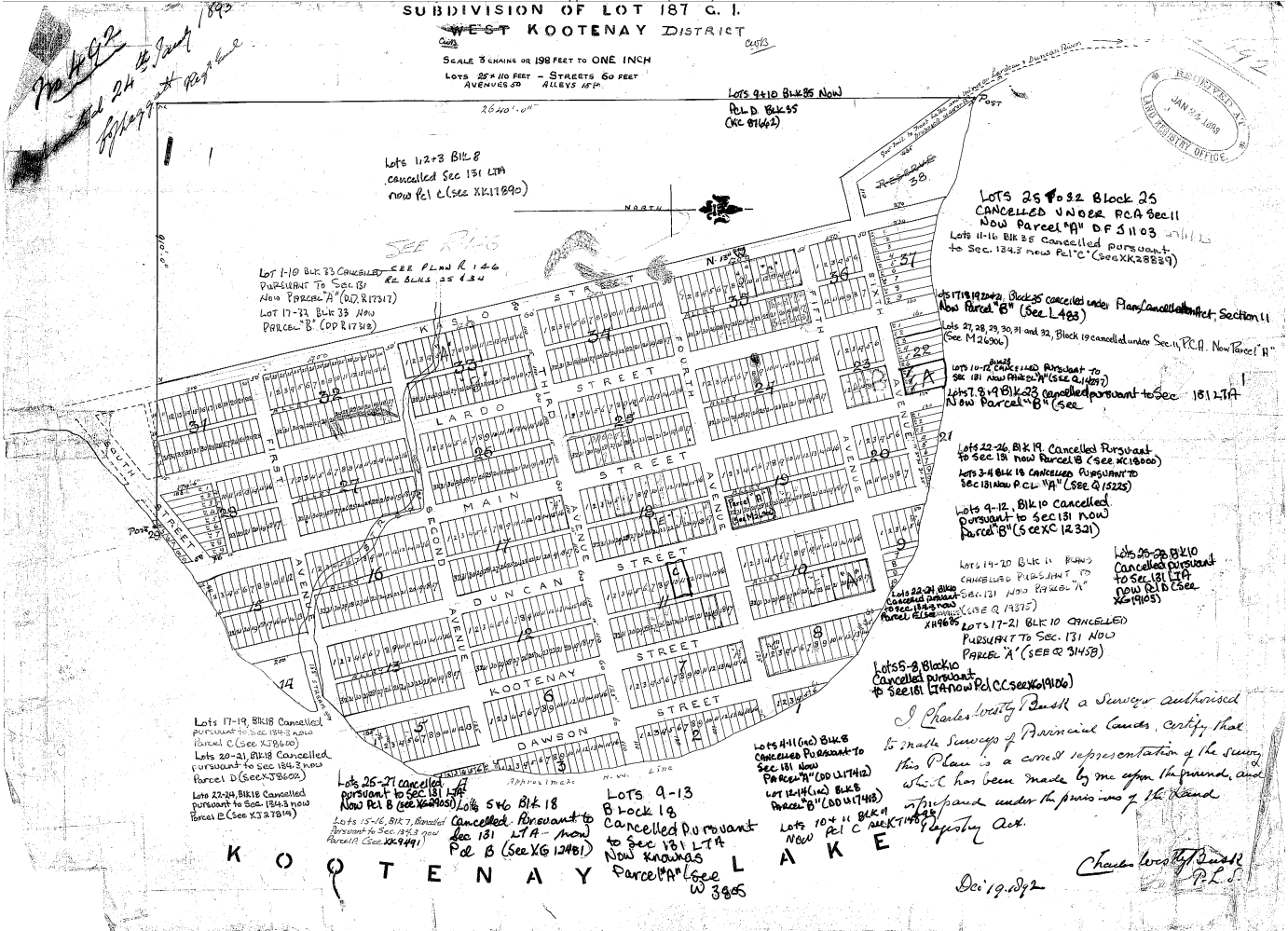
Plan #: NEP492 App #: N/A Ctr #: (Altered)

RCVD: 1998-02-05 RQST: 2023-06-13 13.42.51

SUBDIVISION OF LOT 187 C. I.

WEST KOOTENAY DISTRICT

SCALE 3 CHAINS OR 198 FEET TO ONE INCH
 LOTS 25 FT X 110 FEET - STREETS 60 FEET
 AVENUES 60 - ALLEYS 40 FT



Handwritten notes:
 No. 492
 Feb 24 1899
 R. J. P. 1899



Lots 1, 2, 3 Blk 8
 cancelled Sec 131 LTA
 now Pcl C (See XK11890)

Lots 9-10 Blk 35 Now
 Pcl D Blk 55
 (See 81642)

SEE PLAN
 Lot 1-10 Blk 23 CANCELLED SEE PLAN R. 146
 PURSUANT TO SEC 131
 RE BLKS 23 & 24
 Now Parcel A (See R17317)
 Lot 11-22 Blk 33 Now
 Parcel B (See R17318)

LOTS 25 & 32 Block 25
 CANCELLED UNDER P.C.A. SEC 11
 Now Parcel A (See R 31103)
 Lots 11-16 Blk 22 CANCELLED PURSUANT
 TO SEC. 124.2 NOW PCL C (See XK28834)

LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 19 cancelled under Sec. 14 P.C.A. Now Parcel A
 (See M26000)

LOTS 10-12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, Block 19 cancelled under Sec. 14 P.C.A. Now Parcel A
 (See M26000)

LOTS 22-26, Blk 19 CANCELLED PURSUANT
 TO SEC 131 NOW PARCEL B (SEE X15000)
 LOTS 3-4 Blk 19 CANCELLED PURSUANT TO
 SEC 131 NOW PCL A (SEE Q15225)

LOTS 9-12, Blk 10 CANCELLED
 PURSUANT TO SEC 131 NOW
 PARCEL B (SEE XC 12321)

LOTS 25-28 Blk 10
 CANCELLED PURSUANT
 TO SEC 131 LTA
 NOW PCL B (See
 X15000)

LOTS 14-20 Blk 11 NOW
 CANCELLED PURSUANT TO
 SEC 131 NOW PARCEL A
 (SEE Q 13877)

LOTS 17-21 Blk 10 CANCELLED
 PURSUANT TO SEC. 131 NOW
 PARCEL A (SEE Q 31458)

LOTS 5-8 Block 10
 CANCELLED PURSUANT
 TO SEC 131 NOW PCL C (SEE X14000)

I, Charles Wesley Pankell, a Surveyor authorized
 to make surveys of Provincial lands, certify that
 this Plan is a correct representation of the survey
 which has been made by me upon the ground, and
 is prepared under the provisions of the Land
 Survey Act.

Charles Wesley Pankell
 P.L.S.

Dec 19, 1897

LOTS 17-19, Blk 18 CANCELLED
 PURSUANT TO SEC 131 NOW
 PARCEL C (SEE X30600)
 LOTS 20-21, Blk 18 CANCELLED
 PURSUANT TO SEC 131 NOW
 PARCEL D (SEE X30600)
 Lot 22-24 Blk 18 CANCELLED
 PURSUANT TO SEC. 131.3 NOW
 PARCEL E (SEE X327814)

LOTS 25-27 CANCELLED
 PURSUANT TO SEC 131
 NOW PCL B (SEE X14000)
 LOTS 5-6 Blk 18
 CANCELLED PURSUANT TO
 SEC 131 LTA - NOW
 PCL B (SEE X612401)

LOTS 9-13
 Block 18
 CANCELLED PURSUANT
 TO SEC 131 LTA
 NOW KNOWN AS
 PARCEL A (SEE
 W 3805)

LOTS 4-11 (NO) BLK 8
 CANCELLED PURSUANT TO
 SEC 131 NOW
 PARCEL A (NO LTA) (NO)
 LOT 12-14 (NO) BLK 8
 PARCEL B (NO LTA) (NO)
 LOTS 10+11 BLK 11
 NOW PCL C (SEE X14000)

RDCK MAP



RDCK Property Report

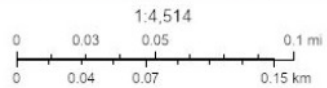
Area of Interest (AOI) Information

Area : 0.32 acres

Jun 13 2023 13:47:54 Pacific Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Esri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01067.225	014-562-758	DUNCAN ST, LARDEAU	Vacant Residential Less Than 2 Acres	NEP492

#	LTO Number	Lot	Block	District Lot	Land District
1	XC18000	-	19	187	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL B, BLOCK 19, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT, (SEE XC18000)	13750	SQUARE FEET	0.32

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	417 DUNCAN ST	-	417	DUNCAN	ST	Lardeau	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.32

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

LTSA MAP



June 26, 2023

WARNING: MAP IS NOT PRINTED TO SCALE

- | | | | | | |
|--|-------------------|---|------------------|---|-------------------|
|  | Interest |  | Building Strata |  | Return To Crown |
| Parcels By Class | |  | Bare Land Strata |  | Crown Subdivision |
|  | Air Space |  | Common Ownership |  | Part of Primary |
|  | Subdivision |  | Park |  | Primary |
|  | Absolute Fee Book |  | Road | | |

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

SUMMARY

DUNCAN ST Rural BC

PID	014-562-758
Registered Owner	JE*, J*
Legal Description	PARCEL B (SEE XC18000) BLOCK 19 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
Plan	NEP492
Zoning	
Community Plan(s)	not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	13758.32 ft ²	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	553.48 m	Min Elev.	548.45 m
Floor Area	-	WalkScore	-
TransitScore	-	Annual Taxes	\$357.74

ASSESSMENT

	2022	%	2023
Building	\$0	-	\$0
Land	\$76,500	0.00	\$76,500
Total	\$76,500	0.00	\$76,500

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$76,500	0.00

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

Utilities



Legend



Hydrant



Stand Pipe



Other



Valves

Main Line

MUNICIPAL OWNED

RDCK OWNED

Water Service Connections

Lakes and Rivers

Cadastre - Legal Parcels

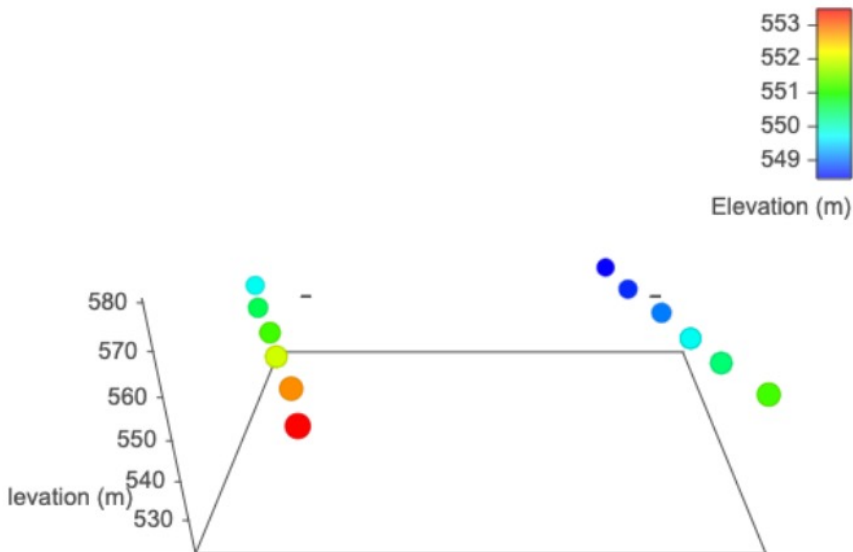
Address Points

Streams and Shorelines

ELEVATION



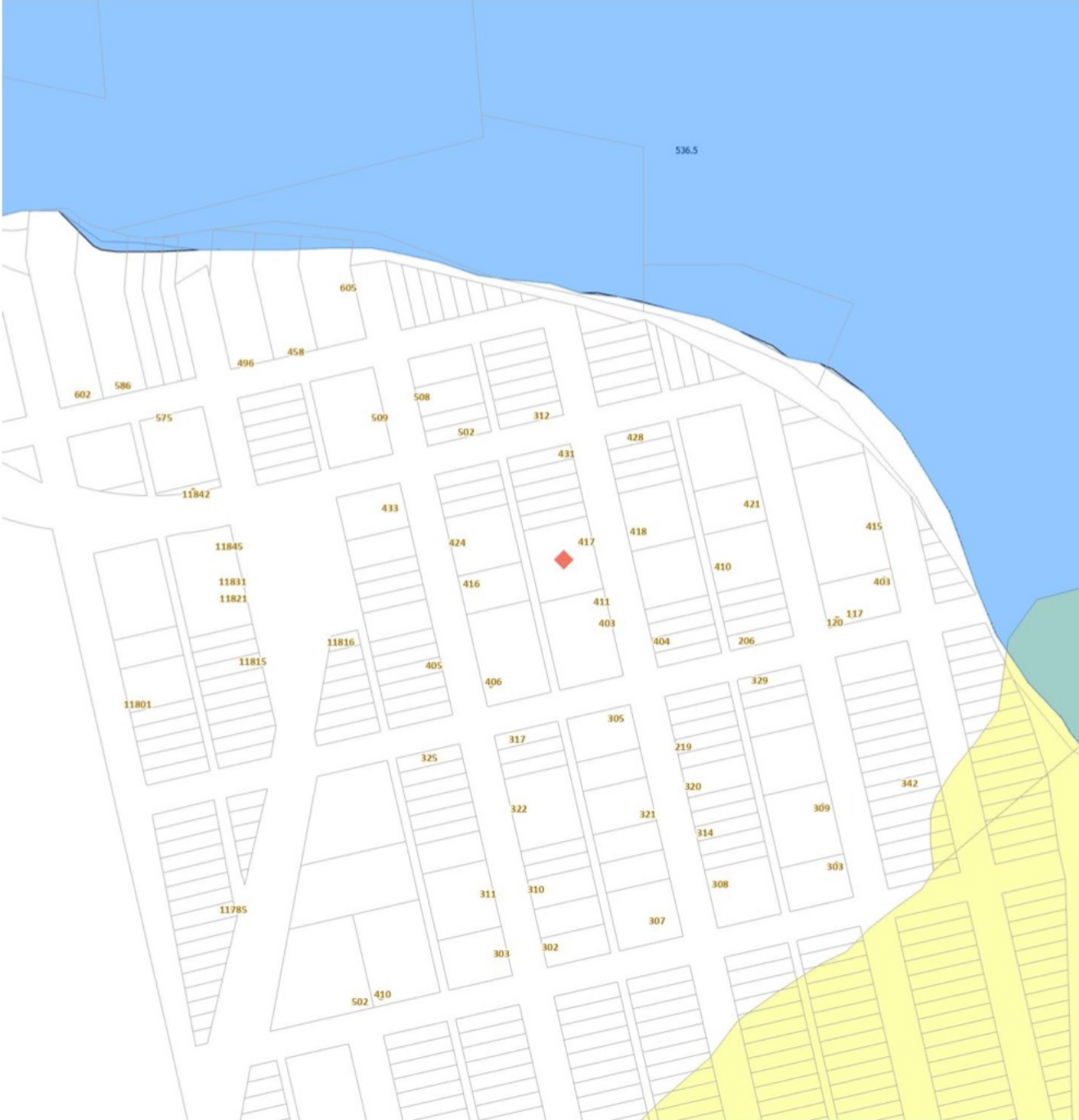
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 553.48 m | Min Elevation: 548.45 m | Difference: 5.03 m

FLOOD MAP

Flood and Hazard



Legend

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

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

There is **no zoning**. But may have to follow RDCK bylaws.

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

Meadow Creek & Lardeau Valley

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

The area was first settled at the turn of the last century when a flood of prospectors searching for rich lodes of ore invaded the area. In 1912, the first of several homesteading families arrived to eke out a living by farming and logging on the bench land. Starting in the 1950s the area saw an increase of people who were looking for a way to build a principled and sustainable community or just to get back to nature.

The north end of the lake includes five biogeoclimatic zones, from low-lying wet valleys with towering cedar and cottonwoods to the scree on the peaks dribbling down into spectacular alpine meadows. Wildlife includes deer, moose, elk, black and grizzly bears, mountain caribou, wolverine, wolves and mountain goats. More than 68 species of birds have been recorded. Some of the streams contain native stock of cutthroat and rainbow trout, Dolly Varden (bull trout) and mountain whitefish.

COMMUNITY INFORMATION

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. Aboard 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.

RDCK Area D is governed by a Board of Directors representing each area in the Regional District of Central Kootenay.

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/>

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>