

Kootenay BC



REAL ESTATE  FAIR REALTY

247 E AVENUE
KASLO, BC

\$398,900



DETAILS

This lovely rancher-style home in Kaslo, BC is a must-see! With 3 bedrooms, 1 bathroom, and a convenient guest cabin or work studio, this property offers a lot of potential. The covered sundeck and storage shed add to the appeal, and the backyard is situated on the Kaslo River, making it a great location for outdoor enthusiasts. The property is also conveniently located within walking distance to the lake, beaches, and downtown area, which is full of shopping, arts & culture venues. This well-maintained home is ideal for retirees, families, or anyone looking for a rental property in the scenic Kootenay Mountain Village on the shores of Kootenay Lake. Don't miss out on the opportunity to make this property your own!

MLS: 2469270

Services: Hydro, Internet, Telephone, Septic, Water

LOT 23 TITLE

TITLE SEARCH PRINT

2022-10-08, 08:12:06

File Reference:

Requestor: Kul Nijjar

Declared Value \$380000

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

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CA9100390

CA8493567

Application Received

2021-06-15

Application Entered

2021-06-17

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area
Kaslo, Village of

Taxation Authority

Description of Land

Parcel Identifier:

016-322-649

Legal Description:

LOT 23 BLOCK 27 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9100392

Registration Date and Time:

2021-06-15 14:25

Registered Owner:

BANK OF MONTREAL

Remarks:

INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

LOT 24 TITLE

TITLE SEARCH PRINT

2022-10-08, 08:14:31

File Reference:

Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

CA9100391
CA8493568

Application Received

2021-06-15

Application Entered

2021-06-17

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area
Kaslo, Village of

Taxation Authority

Description of Land

Parcel Identifier: 016-322-665

Legal Description:

LOT 24 BLOCK 27 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9100392

Registration Date and Time:

2021-06-15 14:25

Registered Owner:

BANK OF MONTREAL

Remarks:

INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TAX ASSESSMENT

2/25/23, 6:49 AM

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.

247 E AVE KASLO

Area-Jurisdiction-Roll: 21-533-00204.020



Total value **\$366,000**

2023 assessment as of July 1, 2022

Land	\$149,000
Buildings	\$217,000

Previous year value \$319,000

Land	\$132,000
Buildings	\$187,000

Property information

Year built	1978
Description	1 STY house - Standard
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	5500 Sq Ft
First floor area	960
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 23, BLOCK 27, PLAN NEP393, DISTRICT LOT 209, KOOTENAY LAND DISTRICT

PID: 016-322-649

see more legal descriptions below

Sales history (last 3 full calendar years)

May 20, 2021	\$1
May 4, 2021	\$380,000
Oct 14, 2020	\$250,000

Manufactured home

Width
Length
Total area

Legal Description and Parcel ID

LOT 23, BLOCK 27, PLAN NEP393, DISTRICT LOT 209, KOOTENAY LAND DISTRICT

PID: 016-322-649

LOT 24, BLOCK 27, PLAN NEP393, DISTRICT LOT 209, KOOTENAY LAND DISTRICT

PID: 016-322-665

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: October 08 2022



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

ADDRESS: 247 E Ave Essex BC V6G1M0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓		
D. Is there a survey certificate available?			✓	
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		✓		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <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 type="checkbox"/> Not connected Other: _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				✓
(ii) Have you applied for a water licence and are awaiting response?				✓
C. Are you aware of any problems with the water system?		✓		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?				✓

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BUYER'S INITIALS

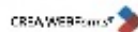
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SELLER'S INITIALS

BC1002 REV. MAY 2022

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PROPERTY DISCLOSURE STATEMENT

October 08 2022

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 247 E Ave

Kaslo

BC V061MC

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			<input checked="" type="checkbox"/>	
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>		
H. Are there any current service contracts (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<input checked="" type="checkbox"/>

3. BUILDING

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

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1002 REV MAY 2022

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PROPERTY DISCLOSURE STATEMENT

October 08 2022

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 247 E Ave

Kaslo

BC

V06100

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or Hot tub?				<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/>		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<input checked="" type="checkbox"/>		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?			<input checked="" type="checkbox"/>	
U. Is there a current "EnergyGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____(DD/MM/YYYY)			<input checked="" type="checkbox"/>	
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ _____(DD/MM/YYYY)			<input checked="" type="checkbox"/>	
W. Is there a radon mitigation system on the Premises?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
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BUYER'S INITIALS

BC1100 REV/MAY 2022

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SELLER'S INITIALS

BC1100 REV/MAY 2022

CREA WEEFORM®

PROPERTY DISCLOSURE STATEMENT

October 08 2022

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 247 E Ave Kelso BC V0G1N0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<input checked="" type="checkbox"/>		
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		<input checked="" type="checkbox"/>		

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

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) Scott Grainger Marshall

SELLER(S)

SELLER(S)

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

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

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

*FRSC represents Personal Real Estate Corporation

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BC1902 REV. MAY 2022

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EXPENSES

Property Taxes:

2022

\$2103.73



Municipal Water:

2022

\$350 / year



Insurance (Western Financial.):

2022

\$ 1668/ year



Hydro (FortisBC):

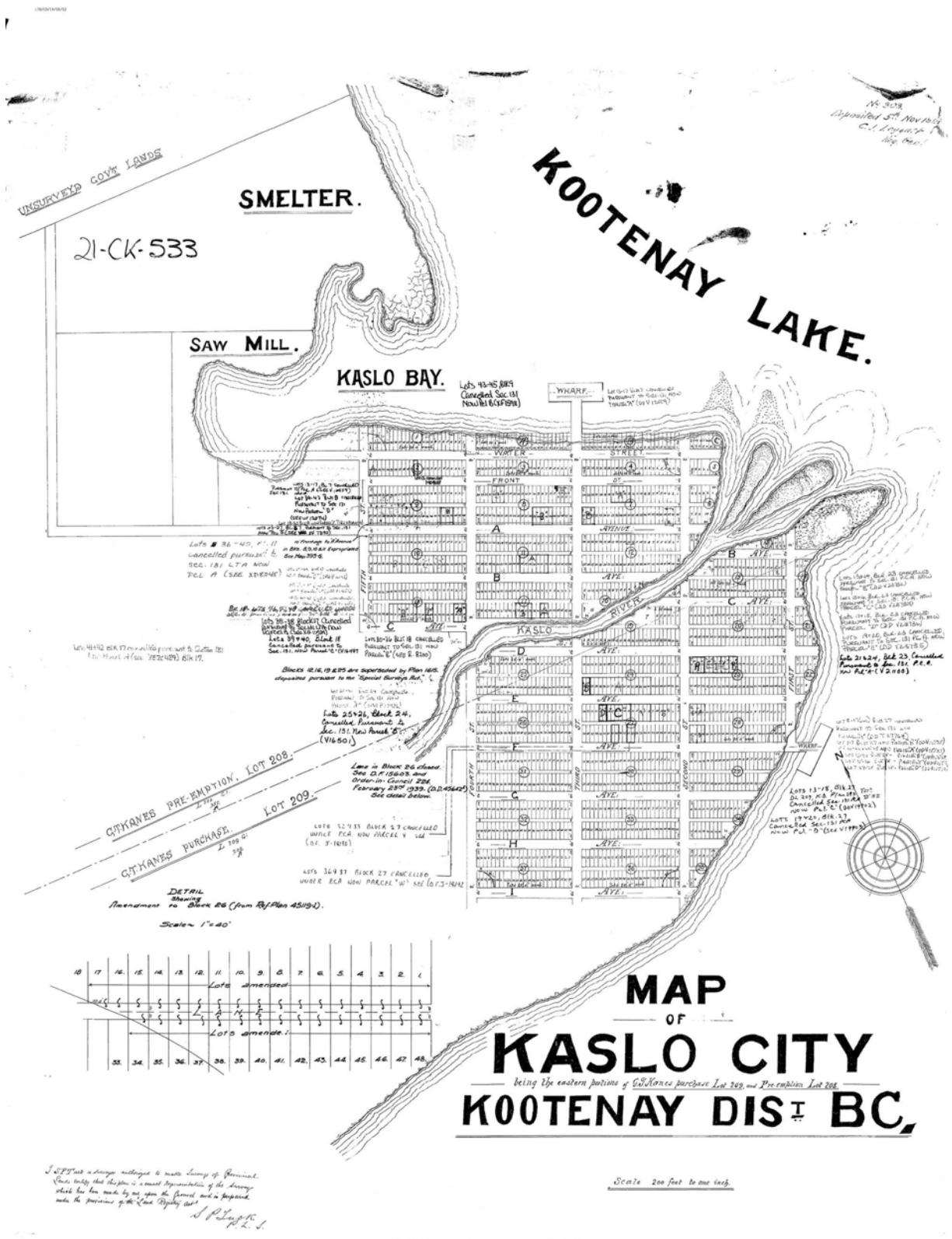
2021-2022

\$ approx. 200/ month

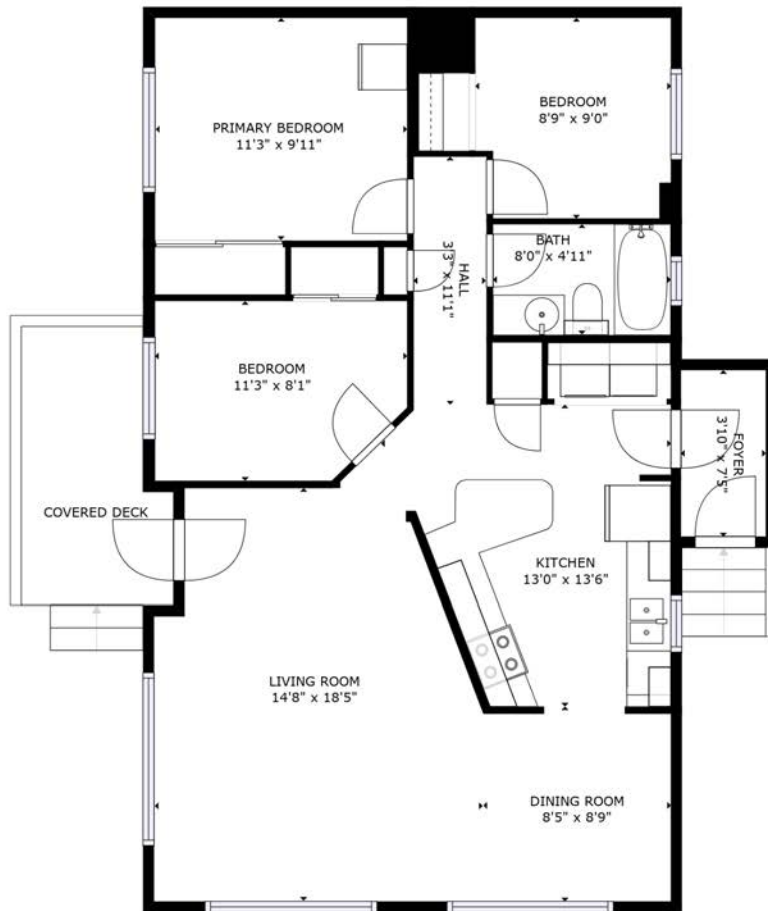


*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

SUBDIVISION MAP



FLOOR PLAN



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 937 sq. ft, EXCLUDED AREAS:
DECK: 75 sq. ft
TOTAL: 937 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RDCK MAP



RDCK Property Report

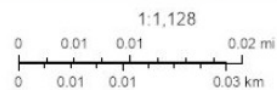
Area of Interest (AOI) Information

Area : 0.13 acres

Oct 12 2022 17:04:39 Irish Standard Time



-  Electoral Areas
-  RDCK Roads
-  Cadastre - Legal Parcels
-  Civic Address



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	533.00204.020	016-322-665	247 E AVE, KASLO	Single Family Dwelling	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9100391	23	27	209	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 23 BLOCK 27 PLAN NEP393 DISTRICT LOT 209 KOOTENAY LAND DISTRICT & LOT 24 BLOCK 27 PLAN NEP393 DISTRICT LOT 209 KOOTENAY LAND DISTRICT	5500	SQUARE FEET	0.13

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00204.020	-	247	E AVE	247 E AVE	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.13

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.13

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.13

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.13

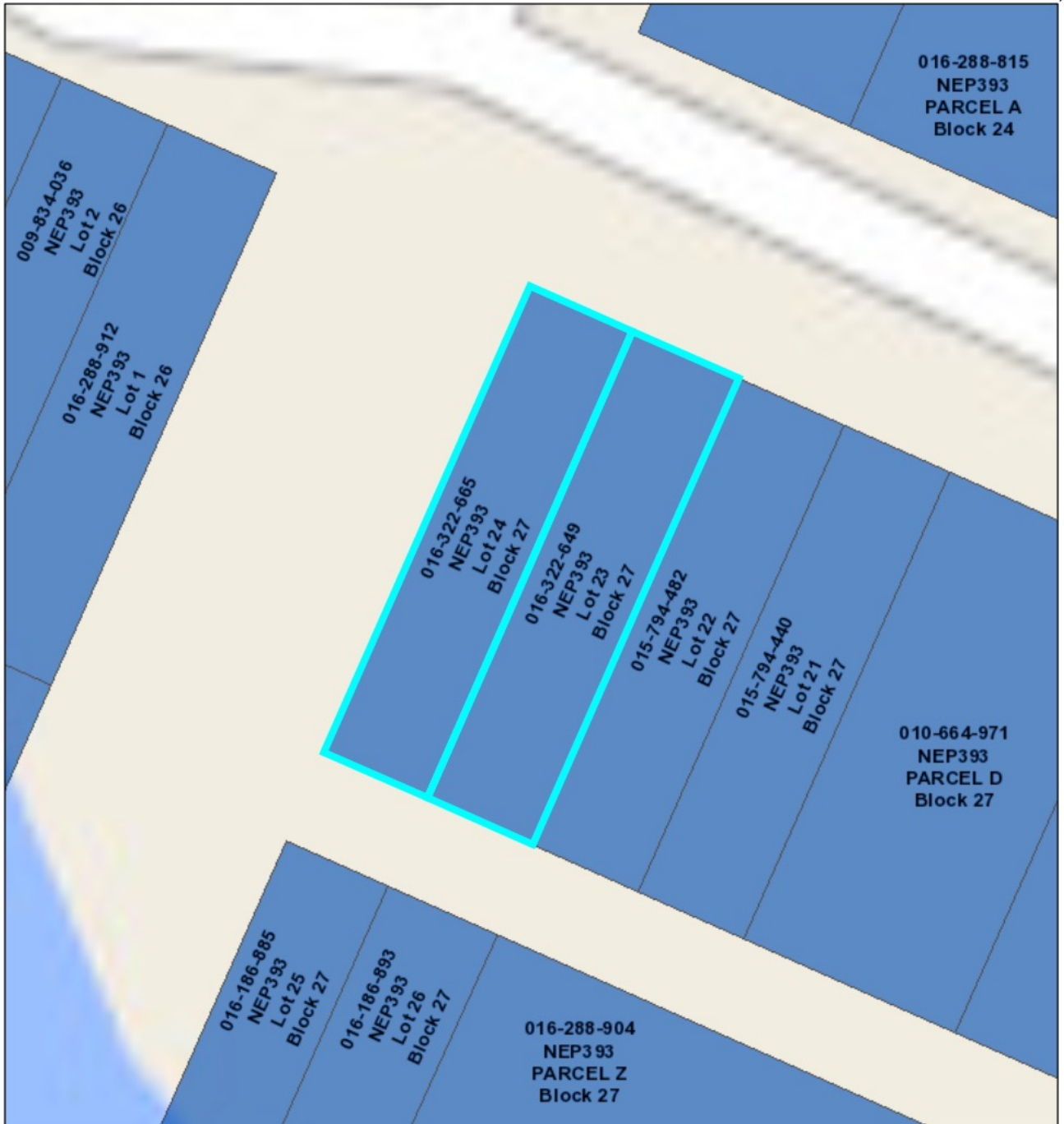
Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	VCR	-	1098	-	0.12
2	VCR	-	1098	YES	0.01

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	0.13

LTSA MAP



October 12, 2022

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	tilecache

Government of British Columbia, DataBC, GeoBC

SUMMARY

247 E AV Kaslo BC

PID	016-322-665/016-322-649
Registered Owner	MA*, S*
Legal Description	LOT 23 & 24 BLOCK 27 DISTRICT LOT 209 KOOTENAY DISTRICT PLAN 393
Plan	NEP393
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: VCR - Village Core Residential, not in ALR



Year Built	1978	Structure	SINGLE FAMILY DWELLING
Lot Size	5413.00 ft²	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	546.87 m	Min Elev.	546.33 m
Floor Area	960 Ft²	WalkScore	43 / Car-Dependent
TransitScore	-	Annual Taxes	-

ASSESSMENT

	2021	%	2022
Building	\$135,000	↑ 38.52	\$187,000
Land	\$115,000	↑ 14.78	\$132,000
Total	\$250,000	↑ 27.60	\$319,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$319,000	↑ 136.30
Sales History	15/06/2021	\$135,000	↓ -64.47
	15/06/2021	\$380,000	↑ 37,999,900
	20/05/2021	\$1	-

DEVELOPMENT APPLICATIONS

-

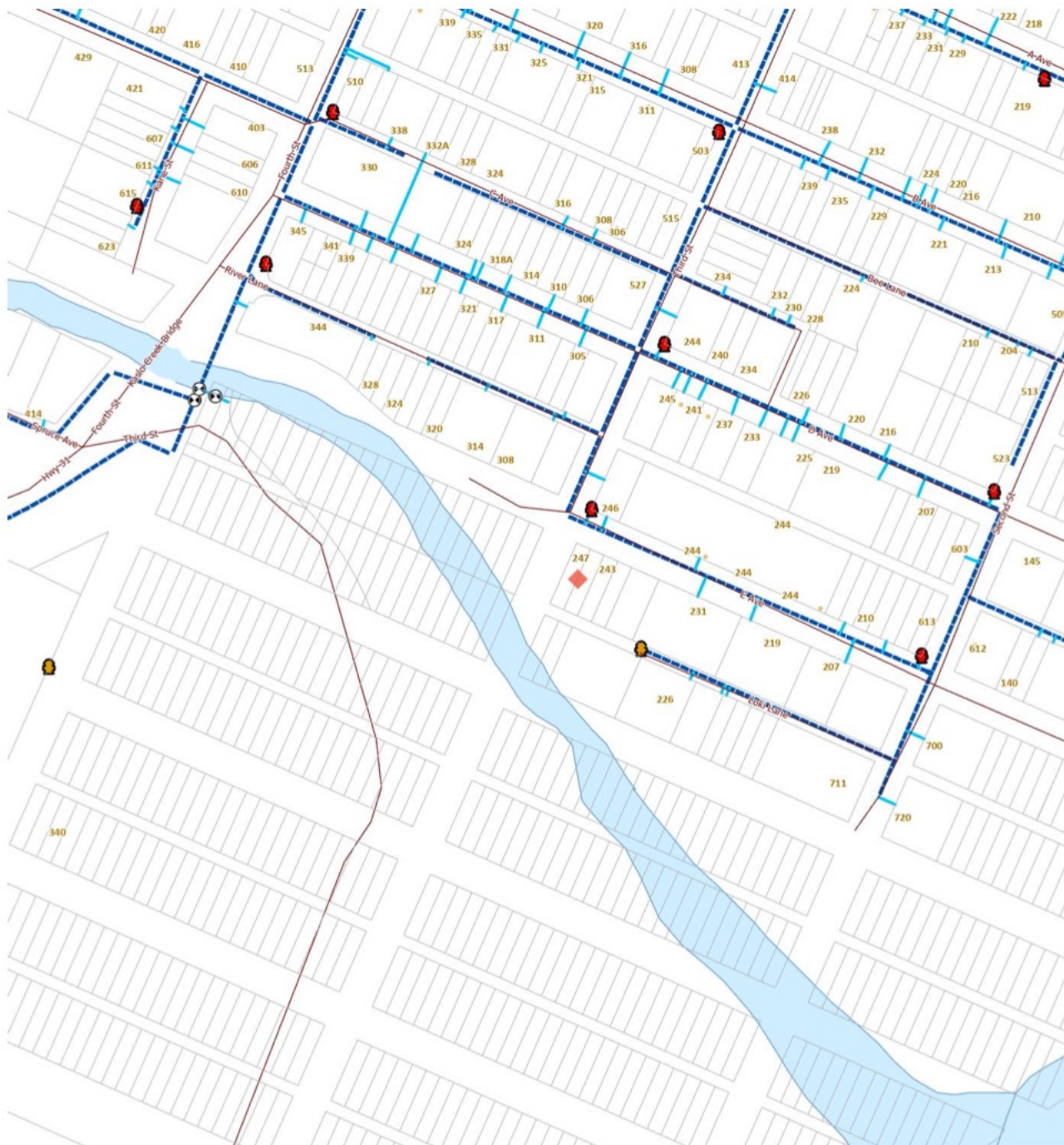
SCHOOL CATCHMENT

	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



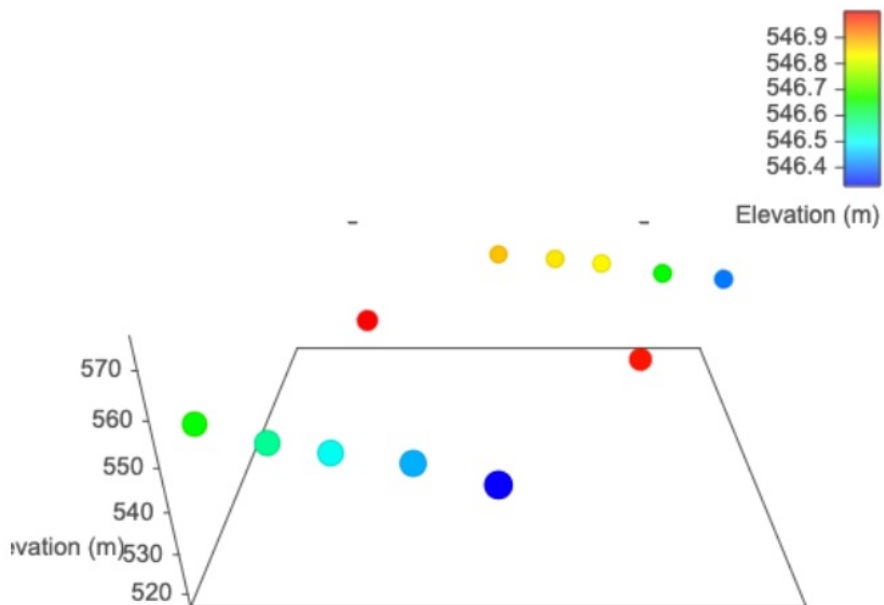
Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| 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



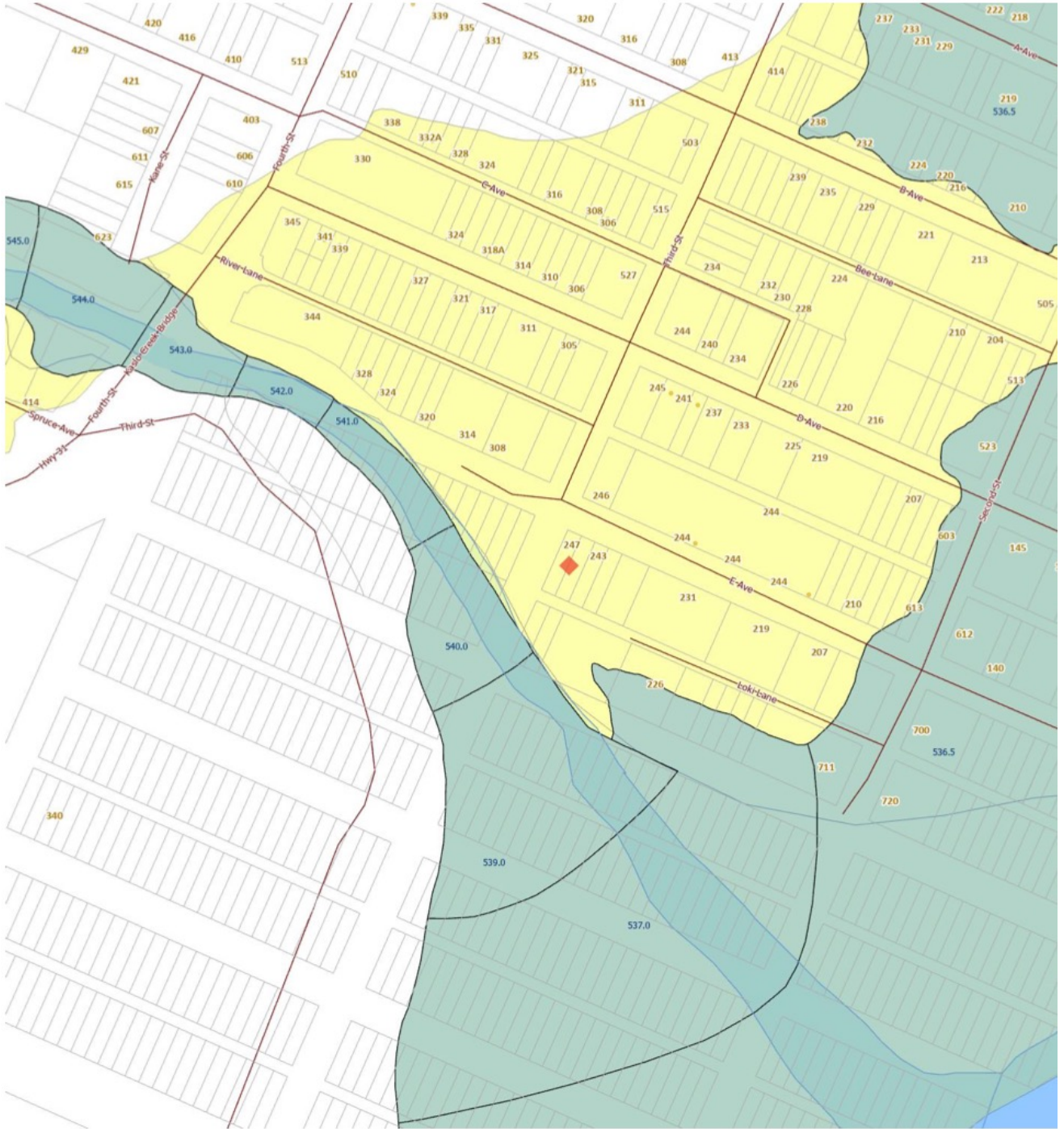
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 547.00 m | Min Elevation: 546.33 m | Difference: 0.67 m

FLOOD MAP

Flood and Hazard



Legend

- | | | | |
|----------------------------------|------------------------------------|--------------------------|-------------------------|
| Flood Construction Levels - 1990 | Non Standard Flooding Erosion Area | Slide Hazard | Slokan 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

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.

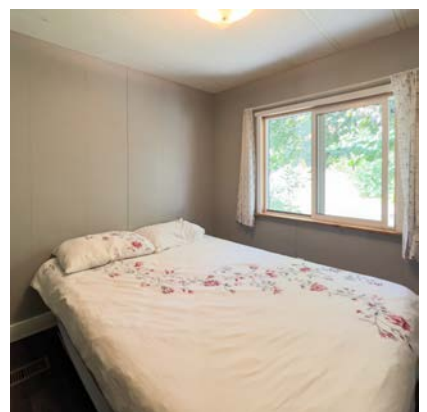
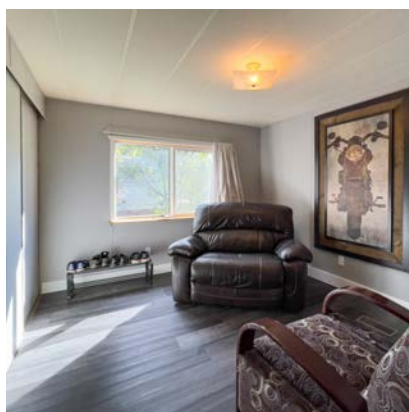
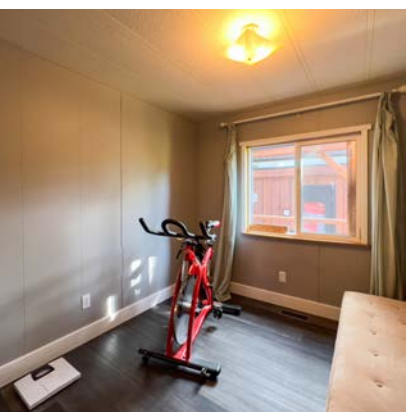
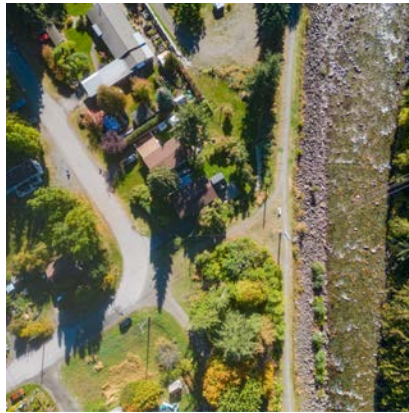
Economy

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.

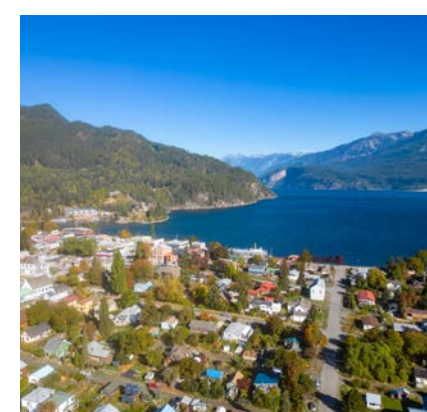
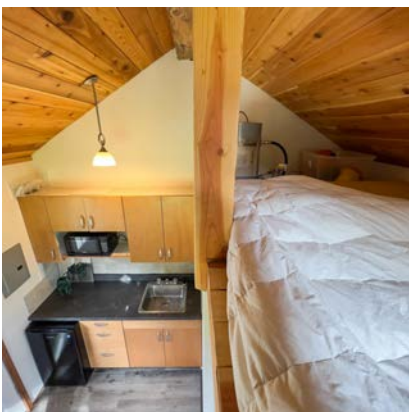
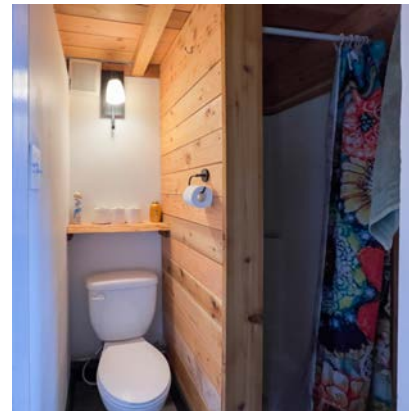
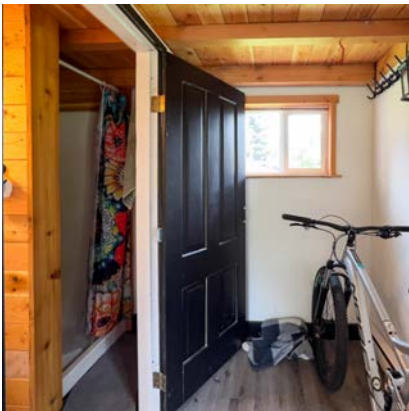
Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

PICTURES



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>