

711 BALFOUR AVENUE,
KASLO BC
\$693,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Welcome to your new timber frame home, a true gem and one of the first Hamill Creek Timber Homes in the area. This 2+ bedroom, 2-bathroom, residence has been freshly painted with some updates, making it move-in ready. The open concept living space is perfect for those looking to downsize, seeking a comfortable retirement home, or embracing the work-from-home movement. It's also an ideal starter home for a growing family. Step outside onto the great decks and immerse yourself in the natural beauty that surrounds you. Located in Kaslo, BC, a small town nestled among towering mountains, this property is not for those who crave constant commotion. Instead, it's a haven for those who yearn for fresh air, pristine water, and the freedom to relish in nature's splendor. Kaslo is a unique town in the Kootenays, maintaining a population of around 1,000 people for the past century. If you're seeking a quality of life that transcends material possessions and allows you to live on your terms, this home is calling your name. Come experience the serene simplicity of Kaslo and discover a life enriched by the natural world.

MLS: 2473080 **Size:** 0.25 acres

Services: municipal water, septic, and hydro



PROPERTY DISCLOSURE STATEMENT



FAIR REALTY

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: August 28 2023



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

ADDRESS: 711 Balfour Kaslo BC V001M0 (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?		CP		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?	X			
E. Are you aware of any current or pending local improvement levies/charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		

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.				X
(i) Do you have a water licence for the Premises already?				X
(ii) Have you applied for a water licence and are awaiting response?				X
C. Are you aware of any problems with the water system?		X		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			X	

BUYER'S INITIALS

CP BP
SELLER'S INITIALS

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CREA WebForms™

PROPERTY DISCLOSURE STATEMENT

August 28 2023

DATE OF DISCLOSURE

PAGE 2 of 4 PAGES

ADDRESS: 711 Balfour Kaslo

BC V0G1M0

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)?				X
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?		X		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	X			

3. BUILDING

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

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BUYER'S INITIALS

CP	BP	
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

August 28 2023

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 711 Balfour

Kaslo

BC V0G1M0

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: <u>10</u> years)		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and/or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X		
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.)		X		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		X		
U. Is there a current "EnerGuide 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)		X		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		X		
W. Is there a radon mitigation system on the Premises? (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?		X		
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BUYER'S INITIALS

CP BP

SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

August 28 2023

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 711 Balfour Kaslo BC V0G1M0

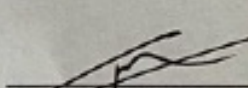
4. GENERAL (continued)

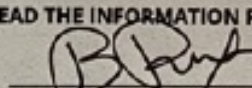
	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p>B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i></p>		X		
<p>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 <i>Heritage Conservation Act</i> or under municipal legislation?</p>		X		

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)  Cory A R Peck

SELLER(S)  Rebecca J Peck

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.

The Buyer acknowledges that all measurements are approximate.

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.

*PREC represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:

2023
\$4288



Municipal Water:

2023
\$324.96 approx. / year



Hydro (FortisBC):

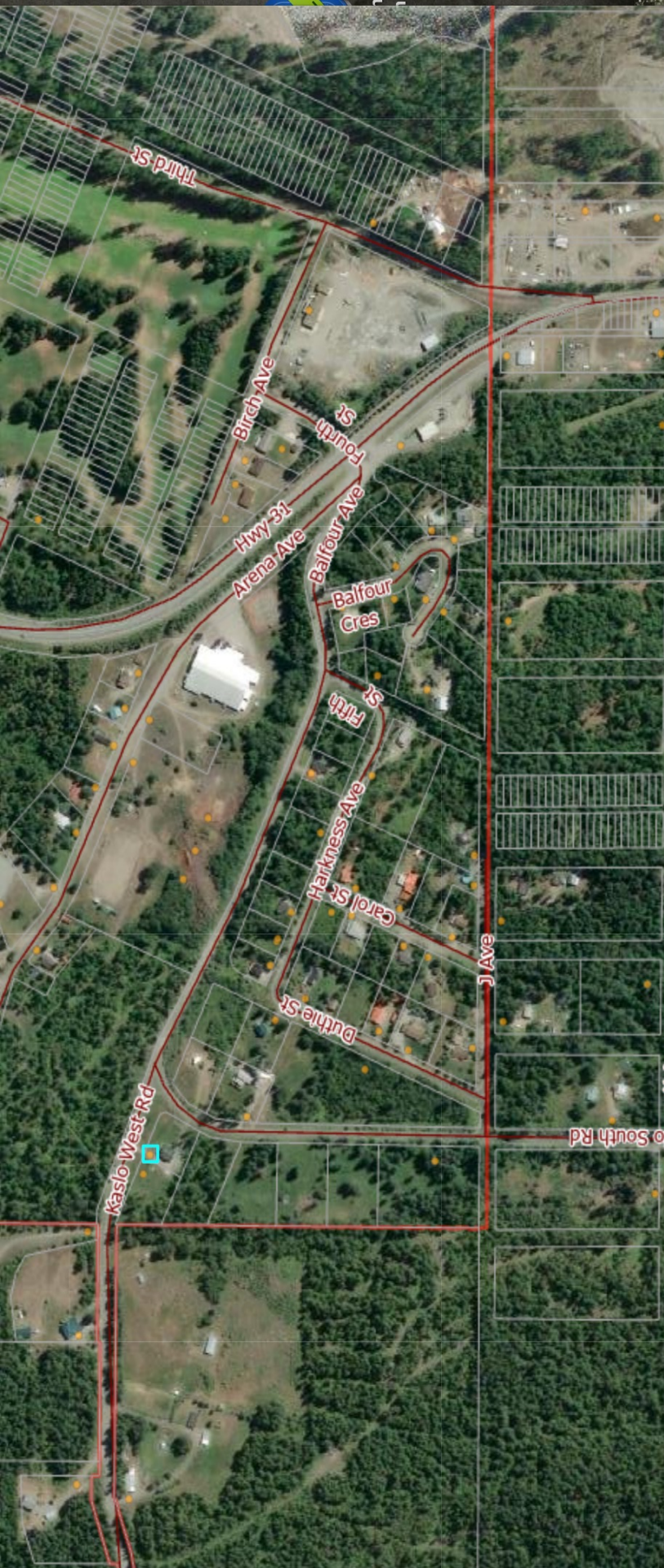
2023
\$2033.47 approx. / year



UPGRADES

Upgrades to the house

- New septic system
- Interior paint
- Exterior paint (siding and patio)
- Kitchen renovation (counters, backsplash)
- Yoga room frame in with sliding doors and glass $\frac{1}{2}$ wall
- New interior and exterior lighting
- Built-in bench seat in dining room



SEPTIC CERTIFICATION



LETTER OF CERTIFICATION RECEIVED

This is to confirm that a Letter of Certification was received and accepted by the Health Authority for the following on-site sewerage disposal system:

DATE OF ACCEPTANCE: 2023-May-24

TAX ASSESSMENT ROLL NUMBER: 21-533-00285.045

CIVIC ADDRESS: 711 Balfour Ave, Kaslo, BC

LEGAL DESCRIPTION: Lot 2, Plan NEP88525, District Lot 209A

AUTHORIZED PERSON: Bamber, Simon

Please retain this confirmation for your records and provide a copy to the appropriate parties.

BUILDING LOCATION SURVEY

BC LAND SURVEYOR'S
 BUILDING LOCATION CERTIFICATE
 LOT A DISTRICT LOT 209A
 KOOTENAY DISTRICT PLAN
 EPP125756 (PENDING).

NOTE

This plan was prepared for limited site analysis or mortgage purposes only, is not to be used to re-establish boundaries or for construction purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document. Not to be used for litigation purposes.

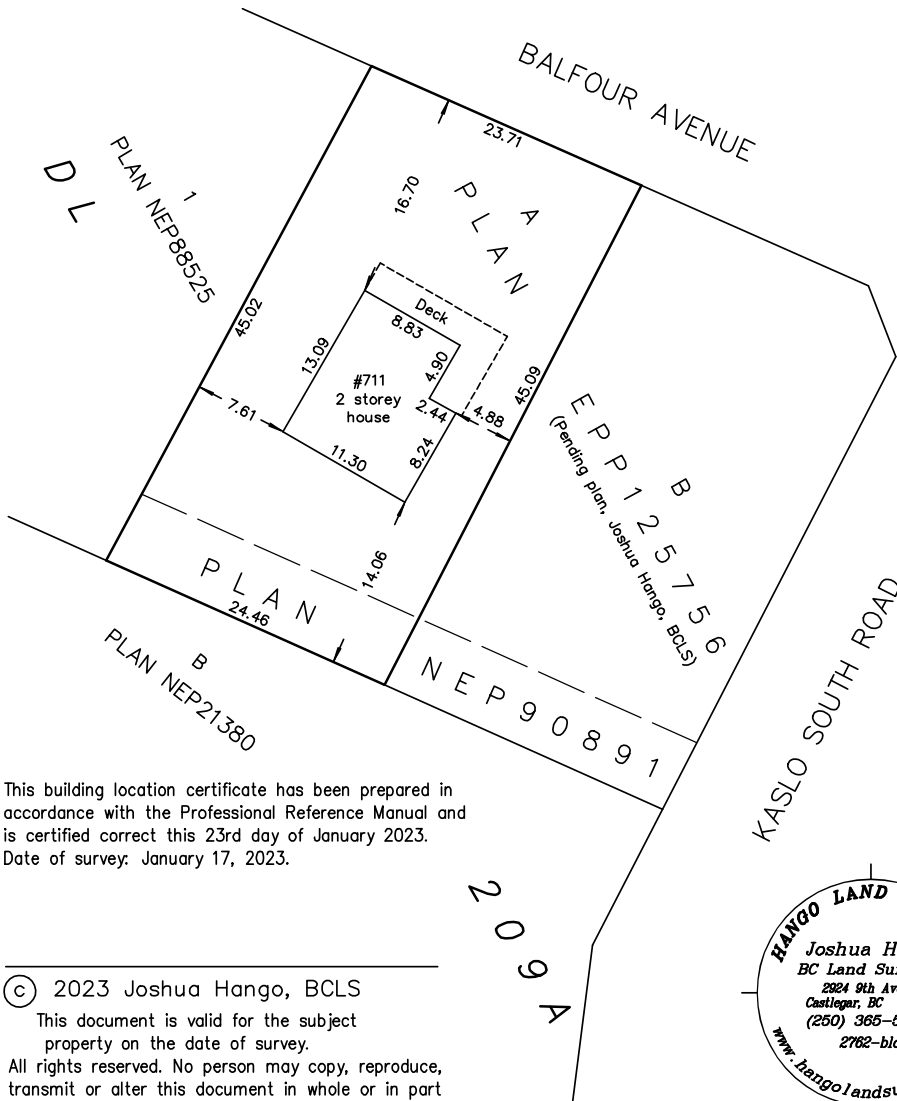
SCALE 1:400



PID 027-810-984 (Current title)

All distances are in metres.

Property dimensions derived from Plan EPP125756.



This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 23rd day of January 2023. Date of survey: January 17, 2023.

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This document is valid for the subject property on the date of survey. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.



LTSA MAP



September 1, 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

Summary Sheet

711 BALFOUR AV Kaslo BC

PID	027-810-984
Registered Owner	PE*, C*
Legal Description	LOT 2 DISTRICT LOT 209A KOOTENAY DISTRICT PLAN NEP88525
Plan	NEP88525
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RR - Rural Residential, not in ALR



Year Built	1996	Structure	SINGLE FAMILY DWELLING
Lot Size	23417.78 ft ²	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	658.26 m	Min Elev.	653.08 m
Floor Area	2133 Ft ²	Walk Score	6 / Car-Dependent
Transit Score	-	Annual Taxes	-

ASSESSMENT

	2022	%	2023
Building	\$474,000	↑ 12.03	\$531,000
Land	\$137,000	↑ 17.52	\$161,000
Total	\$611,000	↑ 13.26	\$692,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$692,000	↑ 55.54
Sales History	05/10/2020	\$444,900	↑ 11.22
	29/06/2018	\$400,000	-

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



Main Line
Lakes and Rivers



MUNICIPAL OWNED
Cadastral - Legal Parcels



RDCK OWNED
Address Points

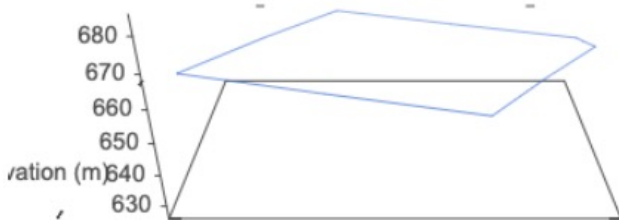


Valves
Water Service Connections
Streams and Shorelines

ELEVATION



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



THIS IS FOR 711 BALFOUR AVE
& LOT B BALFOUR AVE

Max Elevation: 658.26 m | Min Elevation: 653.08 m | Difference: 5.17 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

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

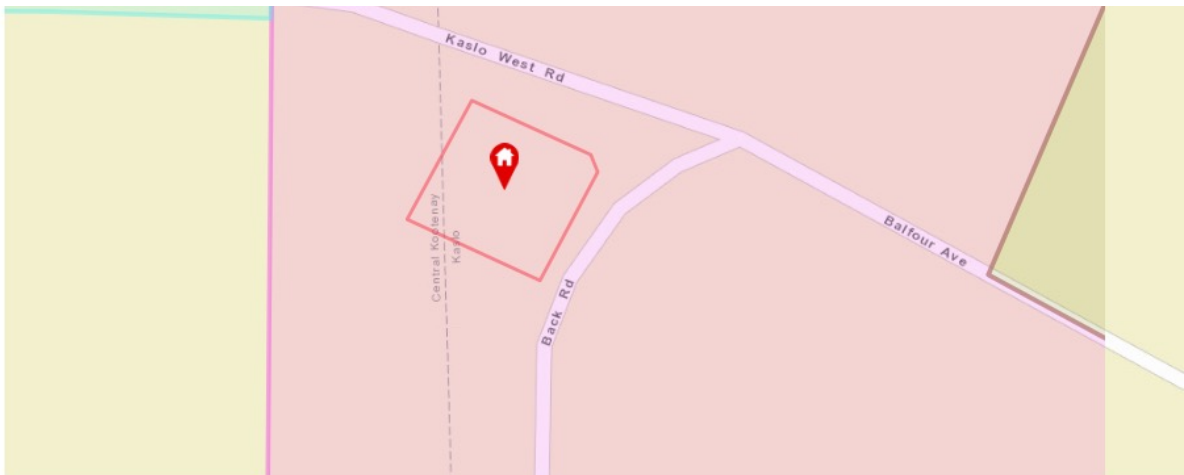
- a. Building height (maximum) - 10m

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



Subject Property Designations:

Code: **R1**

Description: Single Family and Two Family Residential Zone

Layer Legend:

Code	Description
■ R1	Single Family and Two Family Residential Zone
■ CDA4	Comprehensive Development Area 4 Zone
■ P2	Civic / Institutional Zone

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>