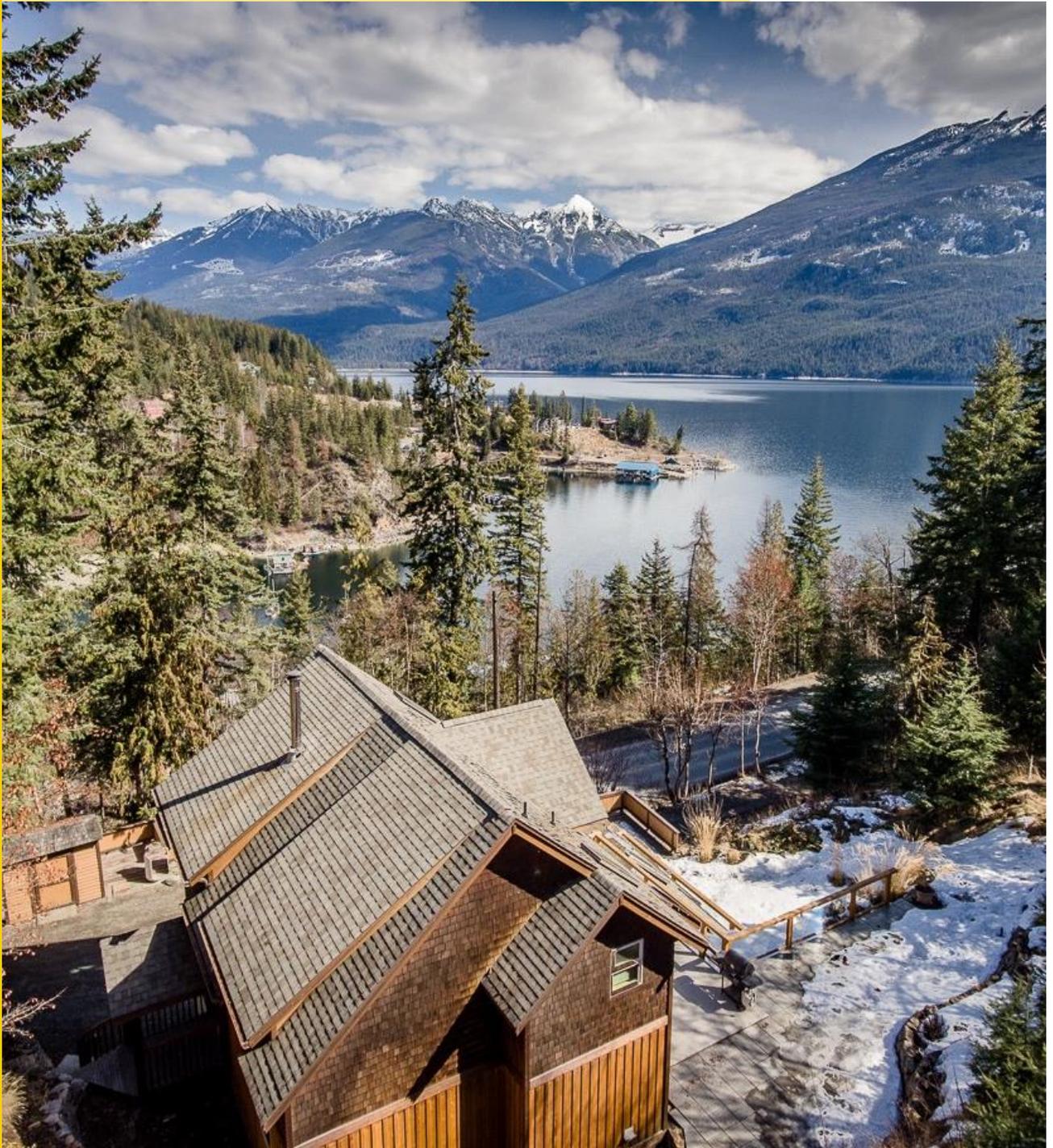


641 WEST FRONT ST,
KASLO BC
\$798,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Perched above Kaslo Bay, this hybrid timber-frame home captures sweeping views across Kootenay Lake and the Purcell Mountains. Set just above the village, the elevation provides remarkable scenery and privacy while keeping you minutes from Kaslo's waterfront, shops, and restaurants. Designed to take full advantage of the setting, the home offers over 2,300 sq ft across three levels, with large windows, warm wood finishes, and multiple outdoor spaces to enjoy the lake and mountain views. The main level features an open-concept living, dining, and kitchen area anchored by a propane fireplace, creating a welcoming space for everyday living or hosting friends and family. The entry level includes a spacious foyer with wood stove, laundry area, storage, and a flexible guest space with its own bathroom—ideal for visitors, extended family, or short-term rental potential. Upstairs, the top floor offers a private primary suite with ensuite, an additional bedroom, and a loft-style sitting area that works beautifully as a home office or reading retreat. Outside, low-maintenance landscaping, garden areas, and a generous deck create inviting outdoor living spaces, with room to relax, entertain, or simply take in the ever-changing lake views. Whether as a full-time home, recreational base, or part-time residence with rental potential, this property offers a comfortable foothold in one of the most scenic corners of the Kootenays..

MLS® 10378929

Size: 110'x75' 0.19 acres

Services: municipal water, septic, internet, and hydro



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.

641 WEST FRONT ST KASLO

Area-Jurisdiction-Roll: 21-533-00307.010



Total value \$850,000

2026 assessment as of July 1, 2025

Land	\$153,000
Buildings	\$697,000
Previous year value	\$891,000
Land	\$144,000
Buildings	\$747,000

Property value history

2026	-6%	\$850,000
2025	-9%	\$891,000
2024	+5%	\$977,000
2023	+22%	\$827,000
2022	+35%	\$758,100

Property value and Village of Kaslo jurisdiction change



Property information

Year built	2003
Description	2 STY house - Semi-Custom
Bedrooms	3
Baths	3
Carports	C
Garages	C
Land size	8250 Sq Ft
First floor area	1,001
Second floor area	860
Basement finish area	500
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	

Legal description and parcel ID

PARCEL A, BLOCK 47, PLAN NEP393C, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (DD KTT10274)
PID: 025-498-011

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

TITLE

TITLE SEARCH PRINT

2024-11-24, 14:25:06

File Reference:

Requestor: Emily Early

Declared Value \$520000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NELSON
Land Title Office NELSON

Title Number CA7844251
From Title Number CA768045

Application Received 2019-10-31

Application Entered 2019-11-04

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of

Description of Land
Parcel Identifier: 025-498-011
Legal Description:
PARCEL "A" (DD KT110274) BLOCK 47 DISTRICT LOT 208 KOOTENAY DISTRICT
PLAN 393C

Legal Notations
HERETO IS ANNEXED EASEMENT CA7701664 OVER LOT 26 BLOCK 47 PLAN 393C;
LOT 27 BLOCK 47 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN PLAN 393C;
AND LOT 28 BLOCK 47 PLAN 393C

HERETO IS ANNEXED EASEMENT KT164727 OVER LOT 6 BLOCK 47 DL 208 KD
PLAN 393C

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA9116503
Registration Date and Time: 2021-06-22 07:29
Registered Owner: TANGERINE BANK

TITLE

TITLE SEARCH PRINT

2024-11-24, 14:25:06

File Reference:

Requestor: Emily Early

Declared Value \$520000

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: 2024-11-26



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

ADDRESS: 641 West Front Kaslo

V0G1M0 (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?		X		
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.				
(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

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BUYER'S INITIALS

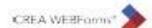
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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE _____

ADDRESS: 641 West Front Kaslo

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>17</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 <i>Homeowner Protection Act</i> , 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 <i>Homeowner Protection Act</i> ?			X	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? <u>97</u> (ii) When was the energy assessment report prepared? <u>Jan 3, 2020 (before heatpump was installed)</u> (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?		X		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		X		

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		
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>		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 641 West Front Kaslo

V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		X		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		X		

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

Energy rating report attached. We can safely assume the heatpump reduced the rating by a lot. It is the number one recommendation by the assessor. The smaller the number, the better the energy saving.

The carport is built on the registered easement, via verbal permission from neighbour. Carport was built with the mind of ease of dismantling and is wide/tall enough for vehicles to go through so it does not impede access to the easement.

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.

 PDF
3A52CE73-613C-4F3C-B9E2-2D6319F7E3E2

SELLER(S)

SELLER(S)¹

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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BC1002 REV. NOV 2023

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ENERGY RATING

Address: 641 West Front St., Kaslo, BRITISH COLUMBIA, V0G 1M0

HOMEOWNER INFORMATION SHEET



Your EnerGuide® rating and this report are based on data collected and, where necessary, presumed from your evaluation. Rating calculations are made using standard operating conditions.



Rating: 97 gigajoules per year (GJ/year)

Heated floor area: 221.0 m² (2378.8 ft²)

Rated energy intensity: 0.44 GJ/m²/year

Evaluated by: Len Freeth

Quality assured by: Ecofitt

File number: 9D05D50039

Data collected: November 12, 2019

Year built: 2003

NRCan.gc.ca/myenergiguide

HOW YOUR RATING IS CALCULATED:

- I. Rated annual energy consumption 97 GJ/year
 II. Minus renewable energy contribution - 0 GJ/year
 Equals your **EnerGuide rating** **= 97 GJ/year**

I. Your rated annual energy consumption is the total amount of energy your house would use in a year based on the EnerGuide Rating System standard operating conditions. For your house, this includes 16.21 GJ of passive solar gain.

Energy Sources	Rated Consumption (GJ/year)	Equivalent Units (per year)	Greenhouse Gas Emissions (tonnes/year)
Electricity	83	23073 kWh	0.3
Wood	14	1 t	0.4
Total	97		0.7

II. On-site renewable power generation systems can offset some or even all of your home's energy consumption. Renewable energy contributions are factored differently for your rating and your greenhouse gas emissions calculations.¹

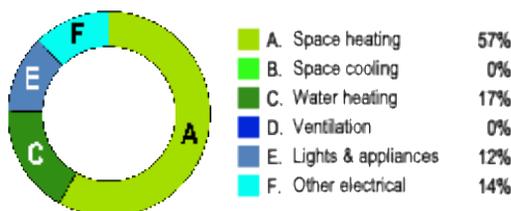
On-Site Renewable Energy	Estimated Contribution (GJ/year)	Equivalent Units (per year)	Offset Greenhouse Gas Emissions (tonnes/year)
Electricity	0	0 kWh	0.0
Solar water heating	0	0	0.0
Total	0		0.0

YOUR RATED GREENHOUSE GAS EMISSIONS CALCULATION:

Total greenhouse gas emissions 0.7 tonnes/year
 Minus emissions offset by on-site renewables - 0.0 tonnes/year
 Equals your **rated greenhouse gas emissions** **= 0.7 tonnes/year**

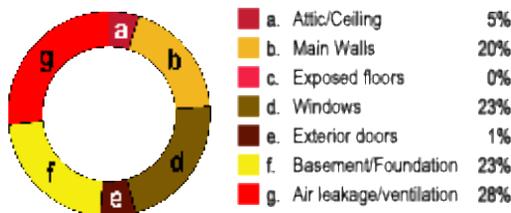
HOW YOUR RATED ENERGY IS USED:

The chart below represents the breakdown of rated annual energy consumption in your home under standard operating conditions. You can use these figures as a guide to help identify where you can lower home energy costs through proper home maintenance, efficient home operation, energy efficiency renovations or equipment replacement.



WHERE YOUR HOME LOSES HEAT:

Houses lose heat through their exterior shell, or building envelope. The chart below shows where and how your home loses heat. The quality and upkeep of your home can have a major impact on the amount of energy your heating and cooling systems use annually.



*EnerGuide is an official mark of Natural Resources Canada. Refer to the glossary section for an explanation of relevant terms.

ENERGY RATING

Address: 641 West Front St., Kaslo, BRITISH COLUMBIA, V0G 1M0

HOUSE DETAILS

BUILDING ENVELOPE

ATTIC/CEILING

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Ceiling01: Cathedral	7.04 (40.0)	6.78 (38.5)	90.9 (979)

MAIN WALLS

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
CathGable05: 38x184 mm (2x8 in) Wood frame	4.23 (24.0)	3.69 (20.9)	8.3 (90)
CathGable04: 38x184 mm (2x8 in) Wood frame	4.23 (24.0)	3.80 (21.6)	11.7 (126)
Second level: 38x184 mm (2x8 in) Wood frame	4.23 (24.0)	3.90 (22.2)	79 (850)
Main floor: 38x184 mm (2x8 in) Wood frame	4.23 (24.0)	3.93 (22.3)	91 (980)

EXPOSED FLOORS

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Floor: Exp Floor-01	5.32 (30.2)	5.32 (30.2)	6.1 (66)

WINDOWS

#	TYPE	U-factor W/m ² • °C (Btu/h • ft ² • °F)	RSI (R)
1	Vinyl, Slider, Double, Low E	2.6 (0.45)	0.39 (2.2)
1	Vinyl, Fixed, Double, Low E	2 (0.36)	0.49 (2.8)
2	Vinyl, Fixed, Triple, Low E	1.8 (0.32)	0.54 (3.1)
2	Vinyl, Fixed, Triple, Low E	1.8 (0.32)	0.54 (3.1)
1	Vinyl, Hinged, Triple, Low E	1.8 (0.32)	0.55 (3.1)
1	Vinyl, Slider, Triple, Low E	1.6 (0.29)	0.62 (3.5)
1	Vinyl, Hinged, Triple, Low E	1.6 (0.28)	0.63 (3.6)
1	Vinyl, Patio door, Triple, Low E	1.6 (0.27)	0.64 (3.6)
3	Vinyl, Hinged, Triple, Low E	1.6 (0.27)	0.64 (3.7)
2	Vinyl, Hinged, Triple, Low E	1.5 (0.27)	0.65 (3.7)
1	Vinyl, Fixed, Triple, Low E	1.5 (0.27)	0.66 (3.7)
1	Vinyl, Fixed, Triple, Low E	1.4 (0.25)	0.70 (4.0)
1	Vinyl, Fixed, Triple, Low E	1.4 (0.25)	0.71 (4.0)
1	Vinyl, Hinged, Triple, Low E	1.4 (0.25)	0.72 (4.1)
4	Vinyl, Fixed, Triple, Low E	1.4 (0.24)	0.72 (4.1)
2	Vinyl, Hinged, Triple, Low E	1.4 (0.24)	0.73 (4.2)

WINDOWS (Continued)

#	TYPE	U-factor W/m ² • °C (Btu/h • ft ² • °F)	RSI (R)
Total window area: 35.61 m ² (383.4 ft ²)			

EXTERIOR DOORS

#	TYPE	U-factor W/m ² • °C (Btu/h • ft ² • °F)	RSI (R)
2	Steel polystyrene core	1 (0.18)	0.98 (5.6)
Total door area: 3.56 m ² (38.3 ft ²)			

BASEMENT/FOUNDATION

TYPE	INSULATION VALUE		AREA m ² (ft ²)
	Nominal RSI (R)	Effective RSI (R)	
Foundation - 1 concrete walls: exterior	N/A	N/A	63.3 (681)
Foundation - 1 concrete walls: interior	2.11 (12.0)	1.73 (10.0)	63.3 (681)
Foundation - 1 header	3.52 (20.0)	3.77 (21.4)	8.7 (94)
Foundation - 1 Pony Wall	4.23 (24.0)	3.26 (19.0)	20.9 (225)
Foundation - 1 slab	N/A	N/A	72 (775)

AIRTIGHTNESS

Air leakage rate at 50 pascals	4.67 air changes/hour
Equivalent leakage area	1094.5 cm ² (170 in ²)
Normalized leakage area	2.4 cm ² /m ² (3.4 in ² /100 ft ²)

MECHANICAL SYSTEMS

SPACE HEATING

TYPE	OUTPUT SIZE	EFFICIENCY
Electric baseboard	13.5 kW 46500 BTU/h	100% Steady State
Advanced airtight wood stove	2 kW 7000 BTU/h	83% Steady State
Propane furnace/boiler	2 kW 7000 BTU/h	30% Steady State
Design heating load: 12.20 kW – refer to glossary for details		

SPACE COOLING

TYPE	OUTPUT SIZE	EFFICIENCY
N/A	N/A	N/A
Design cooling load: 5.42 kW		

WATER HEATING

TYPE	TANK VOLUME	EFFICIENCY
Electric storage tank	189L (50 USG)	0.82 EF

ENERGY RATING

Address: 641 West Front St., Kaslo, BRITISH COLUMBIA, V0G 1M0

HOUSE DETAILS

WHOLE-HOME VENTILATION

TYPE	AIR FLOW RATE	EFFICIENCY
N/A	N/A	N/A

HEATED FLOOR AREA

Above-grade area	149 m ² (1604 ft ²)
Below-grade area	72 m ² (775 ft ²)

ENERGY RATING

Address: 641 West Front St., Kaslo, BRITISH COLUMBIA, V0G 1M0

GLOSSARY

Airtightness

describes how well the building envelope resists air leakage and is measured in air changes per hour at 50 pascals (ACH@50 Pa). The fewer air changes per hour, the more airtight the building envelope is. Equivalent leakage area is another way of describing the airtightness of the building envelope. It represents the size of a single hole in your building envelope if all the individual air leakage holes or gaps were added together. The smaller the equivalent leakage area, the less energy you will need to control the temperature of your home (but you will still need to ensure that you have adequate ventilation).

Design heating/cooling loads

provide an estimate of the capacity of the heating and cooling equipment needed to maintain your home at 22 °C in the winter and 24 °C in the summer and are provided for guidance only. Before having a new heating/cooling system installed, your heating/cooling contractor should perform an independent, detailed heat loss/heat gain calculation on your home in order to select the appropriate equipment.

Gigajoule (GJ)

is a unit of energy. It can be used as a measure of any type of energy that is consumed or produced in your home. Specifically, one GJ is the equivalent of 278 kWh of electricity, 27m³ of natural gas, 26 L of oil, 39 L of propane, or 947 817 BTUs. One GJ is roughly equal to the energy from two standard barbeque propane tanks or 30 litres of gas in a car's gas tank.

Greenhouse gas emissions

are the amounts of carbon dioxide, methane and nitrous oxide that are produced directly, by burning fossil and solid fuels, or indirectly, through the production of electricity. Greenhouse gas emissions are expressed in carbon dioxide equivalent units. Greenhouse gas emissions are calculated by multiplying the quantity of fuel or electricity used in your home by the emission factors for the particular energy source. Electricity factors vary by province because there are different emissions associated with each province's method of producing electricity. One tonne of greenhouse gas emissions is equivalent to the CO₂ emissions produced by driving an average efficiency mid-size vehicle from Toronto to Vancouver.

Heated floor area

represents the total useable area of your home that is heated, measured at the interior of the outer walls or of the walls attached to other buildings.

Insulation values

are expressed in RSI (m² • °C/W) or R-value (h • ft² • °F/Btu) and represent the resistance to the flow of heat of a given thickness of insulation or construction assembly. The higher the RSI-value (R-value), the better the performance. The nominal value represents the resistance to the flow of heat of just the insulation while the effective value represents the resistance to the flow of heat of the entire wall, ceiling or floor assembly considering the structure, insulation, framing, sheathing and all finishing.

On-site renewable energy contributions

are subtracted from the rated annual energy consumption to

calculate the EnerGuide rating. For the calculation of the rated greenhouse gas emissions, on-site electricity generation only offsets emissions associated with electricity consumption, whereas a solar water heater reduces the emissions that would have been produced from the source of energy used to heat water.

Passive solar gain

is the heat from the sun that influences your home's heating and cooling requirements. Generally, south facing windows provide more solar gain.

Rated energy intensity

is calculated by dividing your rated annual energy consumption by your home's heated floor area. It allows you to compare the annual energy use of homes of different sizes on a "per square metre" basis.

Standard operating conditions

have been used to calculate your home's EnerGuide Rating. The rating assumes a standard number of occupants and energy use patterns. This allows for comparison of energy use across houses so that the house is rated and not the operation of the house by the occupants. The values are:

- Two adults and one child, at home 50% of the time;
- Hot water use of 178 - 199 L/day, variable depending on incoming ground water temperature;
- Thermostat settings of 21°C for daytime heating, 18°C for nighttime heating and 25°C for cooling; and
- Lighting, appliance and other electrical loads of 19.5 kWh/day.

U-factor

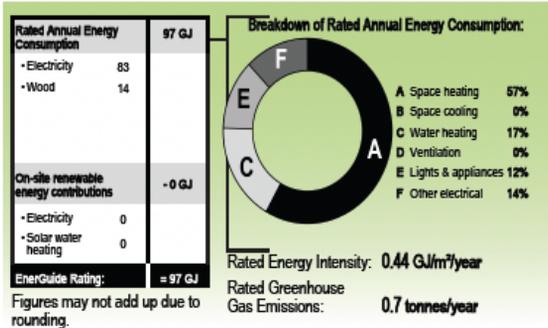
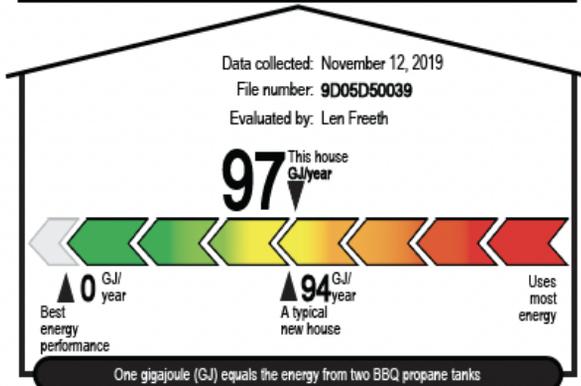
measures heat transferred through windows and doors, expressed in W/m² • °C (BTU/h • ft² • °F). The lower the U-factor, the better the energy efficiency of a window. The inverse of U-factor (1/U-factor) identifies the resistance to the flow of heat, expressed in RSI. The higher the RSI, the better the window is at resisting heat loss. You can use these values to choose more energy efficient windows.

For more details and additional terms, please visit NRCan.gc.ca/myenerguide.

ENERGY RATING

Address: 641 West Front St., Kaslo, BRITISH COLUMBIA, V0G 1M0

641 West Front St.,
Kaslo, BRITISH COLUMBIA, V0G 1M0



The energy consumption indicated on your utility bills may be higher or lower than your EnerGuide rating. This is because standard assumptions have been made regarding how many people live in your house and how the home is operated. Your rating is based on the condition of your house on the day it was evaluated.

Quality assured by: Ecofitt

Visit NRCan.gc.ca/myenerguide



NEXT STEPS

If you have had a Renovation Upgrade Service, refer to your report for the roadmap to making your home more energy efficient. If you have not yet had a Renovation Upgrade Service, why not contact your service organization to learn what you can do to save on energy costs, reduce greenhouse gas emissions and improve home comfort?

Everyone uses energy in their house differently. This report was developed using standard operating conditions as explained in the glossary. Therefore, your EnerGuide rating will not match your utility bills.

UPGRADE CONSIDERATIONS

Before undertaking upgrades or renovations, find out about appropriate products and installation techniques, and ensure that all renovations meet local building codes and by-laws. Natural Resources Canada does not endorse the services of any contractor, nor any specific product, and accepts no liability in the selection of materials, products, contractors nor performance of workmanship.

Where your energy advisor has identified a potential health or safety concern such as insufficient outdoor air, risk of combustion fumes entering your house or risk of exposure to asbestos, they have endeavoured to provide a warning in this report. However, energy advisors are not required to have expertise in health and safety matters, and homeowners are solely responsible for consulting a qualified professional to determine potential hazards before undertaking any upgrades or renovations.

Visit us today at:

NRCan.gc.ca/myenerguide

EXPENSES

Property Taxes:

2025

\$5653



Water:

2025

\$380 approx. / year



Insurance (BCAA):

2023

\$397/month



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

UPGRADES

Cedar sauna

Greenhouse

Multi-head Heat Pump (Daikin, installed by Matrix Industries in Nelson)

Carport

Partially covered deck/patio

Stairs in garden

Wooden arch

New floor re-stain in 2022

Bedroom/Guest Space on Entrance Floor
with new patio door

New fridge/dishwasher in 2022-2023

WETT INSPECTION

Customer Paul DECARIE
 Address 641 West Frank st.
 City KASLO Prov. P.C.
 Phone 604 892 7544
 Date July 5/19 Time noon
 Last Cleaned _____ Unknown
 No. of Stories _____ Chimney Cap yes no
 Woodstove: Insert Freestanding Pellet
 Fireplace Type: Masonry Modular Prefab
 Type of Wood Used: Soft Hard Wet Dry
 Number of cords burned per season _____
 Number of flue(s) 1 Size(s) ok 7"

Chimney Cricket

302 Union Street
 Nelson, BC V1L 4A6
 (250)352-6493 #1709



Comments/Recommendations:

- wood stove is a BLAZE KING catalytic
 PE 1006 Warrick Honey certified. OK
 - Smoke pipe is double wall OK
 - Flar pad OK
 - chimney is EXCEL 2000°F 7" Warrick
 Honey certified OK

CUSTOMER ACKNOWLEDGEMENT

Important Notice:

This condition report is the result of a cursory inspection. It is only intended as a record of this inspection. This report does not constitute an express or implied warranty of safety or function. Conditions of improper construction and deterioration from use are beyond our control and not the subject of this report.

CUSTOMER VERIFICATION

I also understand which areas if any of my woodburning system appear to be unsatisfactory based on this cursory inspection.

Signed D. Caruse Date July 5/19

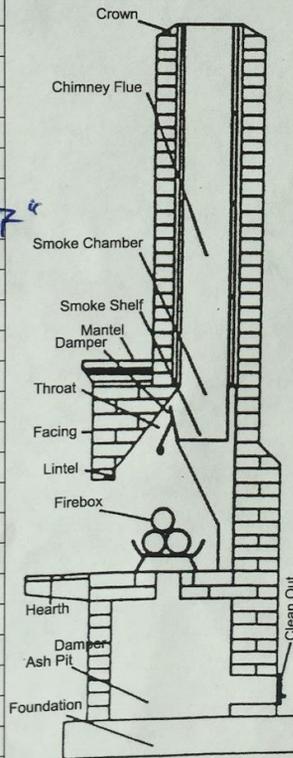
NEXT SERVICING RECOMMENDED

Date _____

Fireplaces and/or chimneys should be inspected yearly for any structural faults, and all wood burning appliance flues should be cleaned at least once a year.

Sweep or Mason's Signature [Signature] Date July 5/19

UNSATISFACTORY	NOT APPLICABLE	CONDITION REPORT
		FIREPLACE
		1. Brickwork/Face/Hearth
		2. Firebrick/Firebox
		3. Grate/Ashpit
		4. Damper
		5. Smoke Chamber/Self
		<u>OK</u> CHIMNEY <u>excel 2000°F 7"</u>
		6. Brickwork/Mortar
		7. Flashing
		8. Flue Tiles
		9. Animals in Flue
		10. Crown/Wash
		11. Chimney Cap/Cover
		12. Spark Arrestor
		13. Height
		14. Cleanout
		WOODSTOVE/INSERT
		<u>OK</u> 15. Stove Pipe Condition and Screws
		<u>OK</u> 16. Stove Condition and Gaskets
		<u>OK</u> 17. Installation and Measurements
		OTHER FIRE SAFETY
		<u>OK</u> 18. Fire Extinguisher
		<u>OK</u> 19. Smoke Detectors
		20. Fire Escape Plan
		21. Spark Screen/Doors
		<u>OK</u> 22. Fireplace Tools



Danger Signs

- 3rd Degree Glazed Creosote
- Has had chimney fire

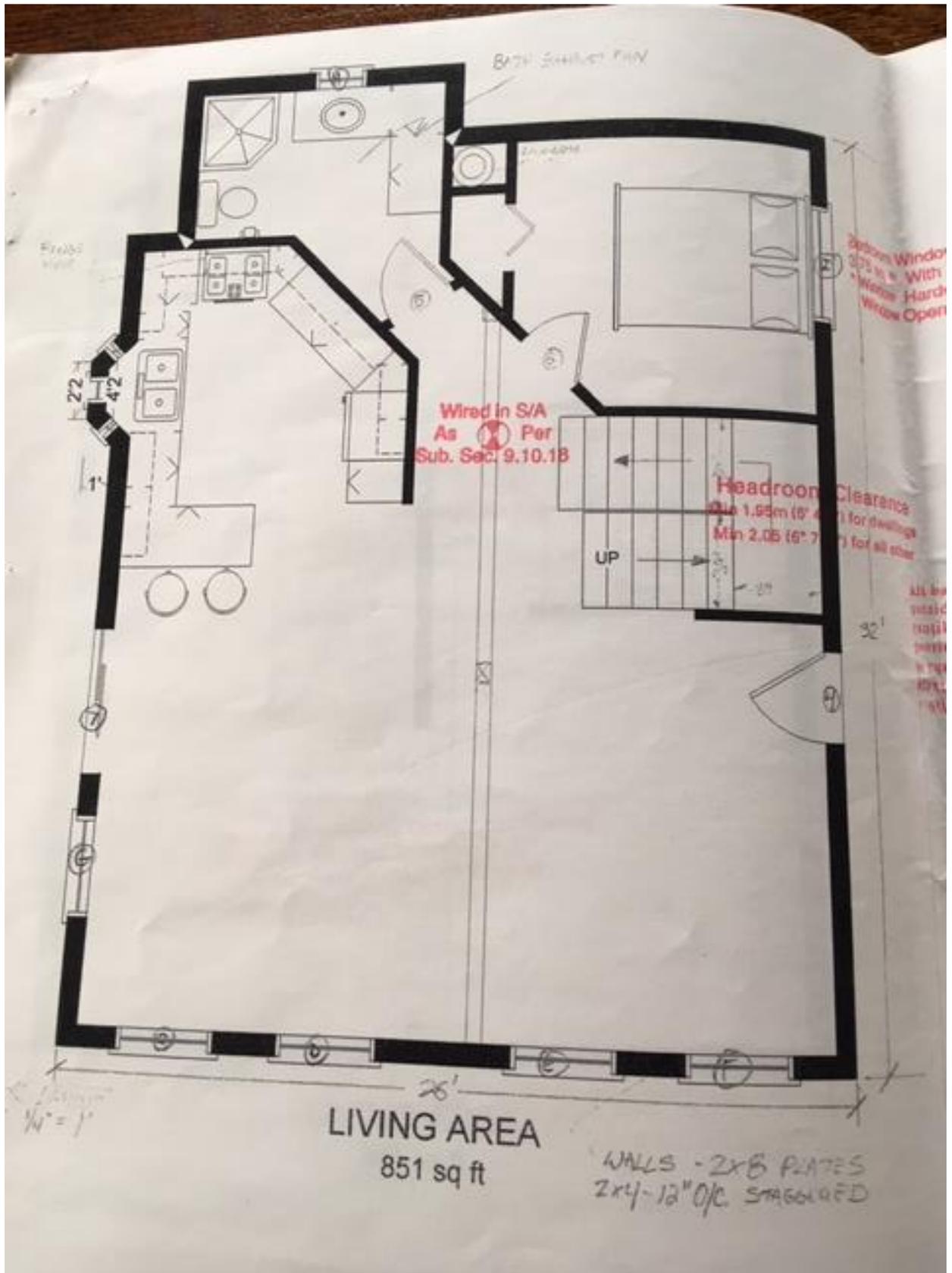
yes no
 yes no

Receipt	Price
inspection	180.00
SAFE TO USE	
ok for insurance	
SUBTOTAL	
GST	9.00
TOTAL	189.00

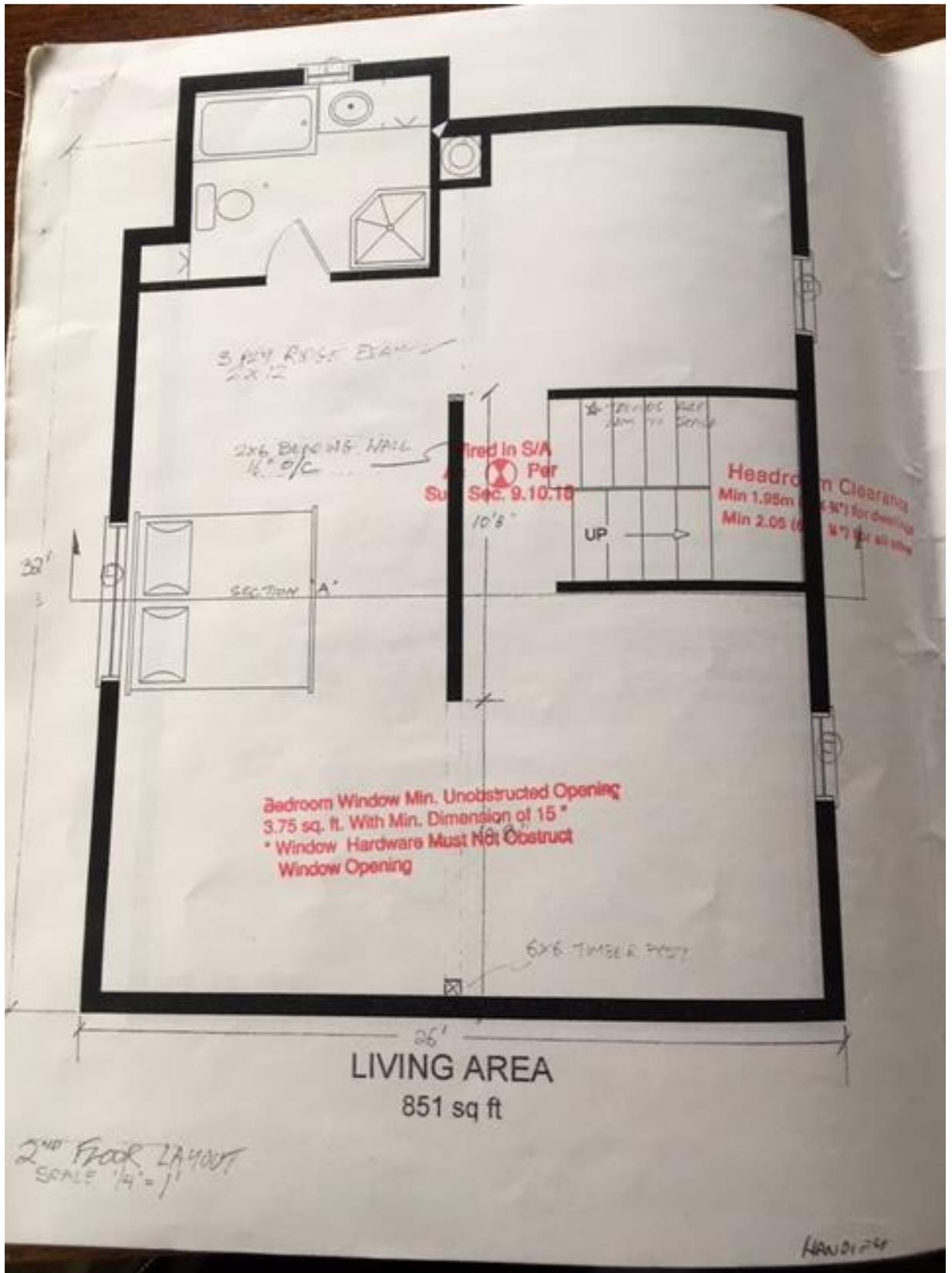
will pay cheque

Thank You

MAIN FLOORPLAN



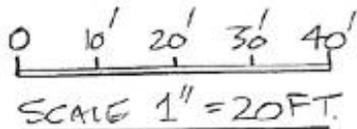
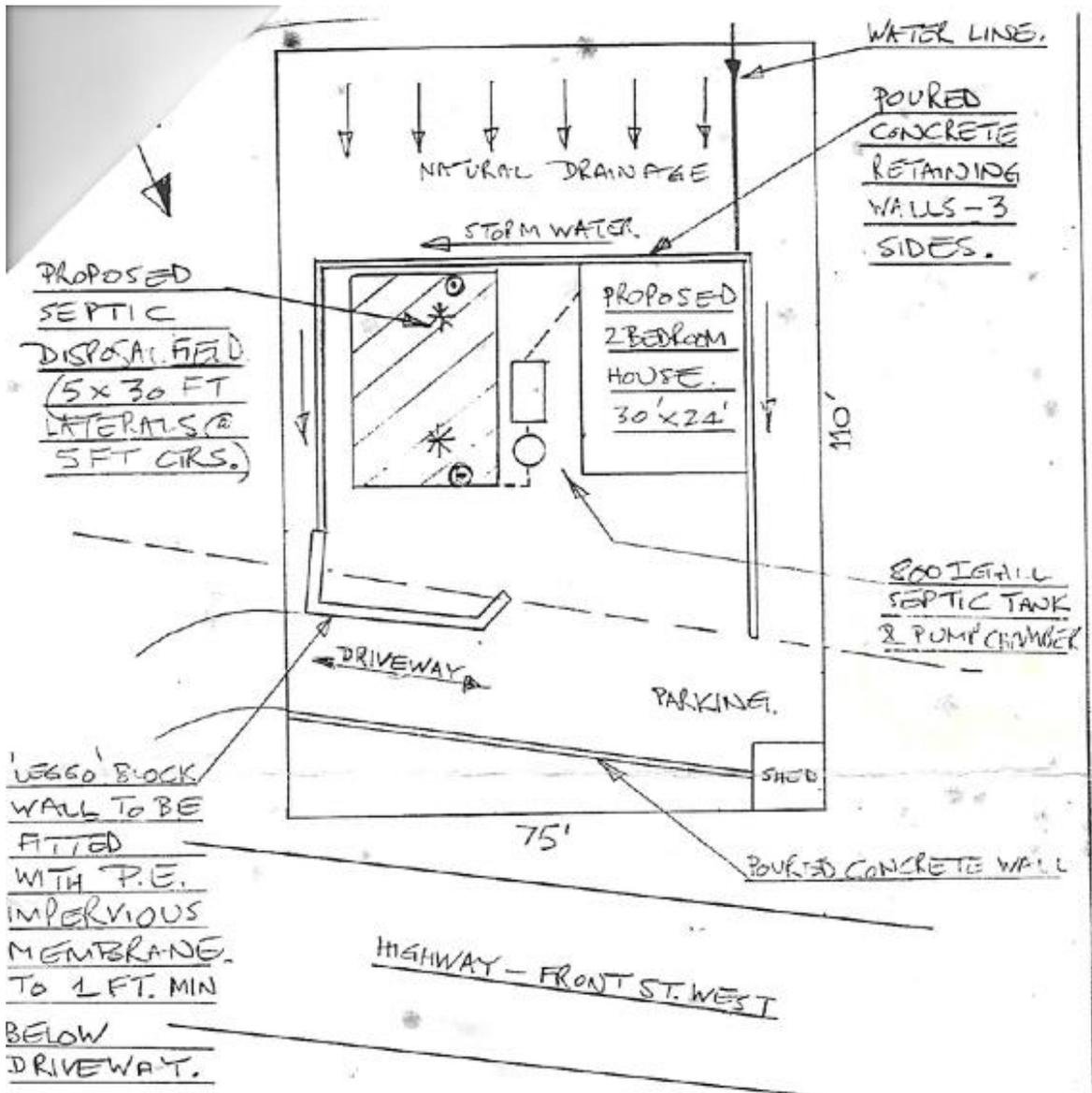
UPPER FLOORPLAN



FINAL BUILDING PERMIT

<h2 style="margin: 0;">RDCK</h2> <p style="margin: 0;">BUILDING INSPECTION DEPARTMENT</p> <p style="margin: 0;"><i>FIELD INSPECTION NOTICE</i></p> <p style="margin: 0;">Regional District of Central Kootenay Box 590, 202 Lakeside Dr., Nelson, B.C. V1L 5R4 1-800-268-7325</p> <p style="margin: 0;">Field Offices: Nelson - 250-352-8155 Nakusp - 250-265-4111 Creston - 250-428-5717 Kaslo - 250-353-9614</p> <p style="margin: 5px 0;">THIS INSPECTION INVOLVES: Indicated by box checked below</p> <p style="margin: 0;"> <input type="checkbox"/> SITING & FTG. FORMS <input type="checkbox"/> DAMPPROOFING & DRAIN TILE <input type="checkbox"/> FRAMING <input type="checkbox"/> PLUMBING <input type="checkbox"/> INSULATION / VAPOUR BARRIER <input type="checkbox"/> FINAL <input type="checkbox"/> OTHER (Specify) _____ </p>	PERMIT NO: <div style="border: 1px solid black; padding: 2px; display: inline-block;">02/2003</div>	NAME: <div style="border: 1px solid black; padding: 2px; display: inline-block;">Handley / Blancher</div>
	ADDRESS: <div style="border: 1px solid black; padding: 2px; display: inline-block;">641 West front St.</div>	
	DATE: <div style="border: 1px solid black; padding: 2px; display: inline-block;">Sept 7/2005</div>	
	TIME: <div style="border: 1px solid black; padding: 2px; display: inline-block;">10:35</div>	
	NO. OF PAGES: <div style="border: 1px solid black; padding: 2px; display: inline-block;">1 OF 1</div>	
CONSTRUCTION TYPE: <div style="border: 1px solid black; padding: 2px; display: inline-block;">S.F.D</div>		
INSPECTION COMMENTS:		
<div style="font-size: 1.2em; font-family: cursive;"> 1 final inspection passed </div>		
NEXT REQ'D INSP: <i>file closed</i>		
REJECTED: <i>No</i> RECALL REQ'D: <i>No</i> INSPECTOR: <i>Peter</i>		

SEPTIC PERMIT



⊙ OBSERVATION HOLES.
* PERC TEST HOLES.

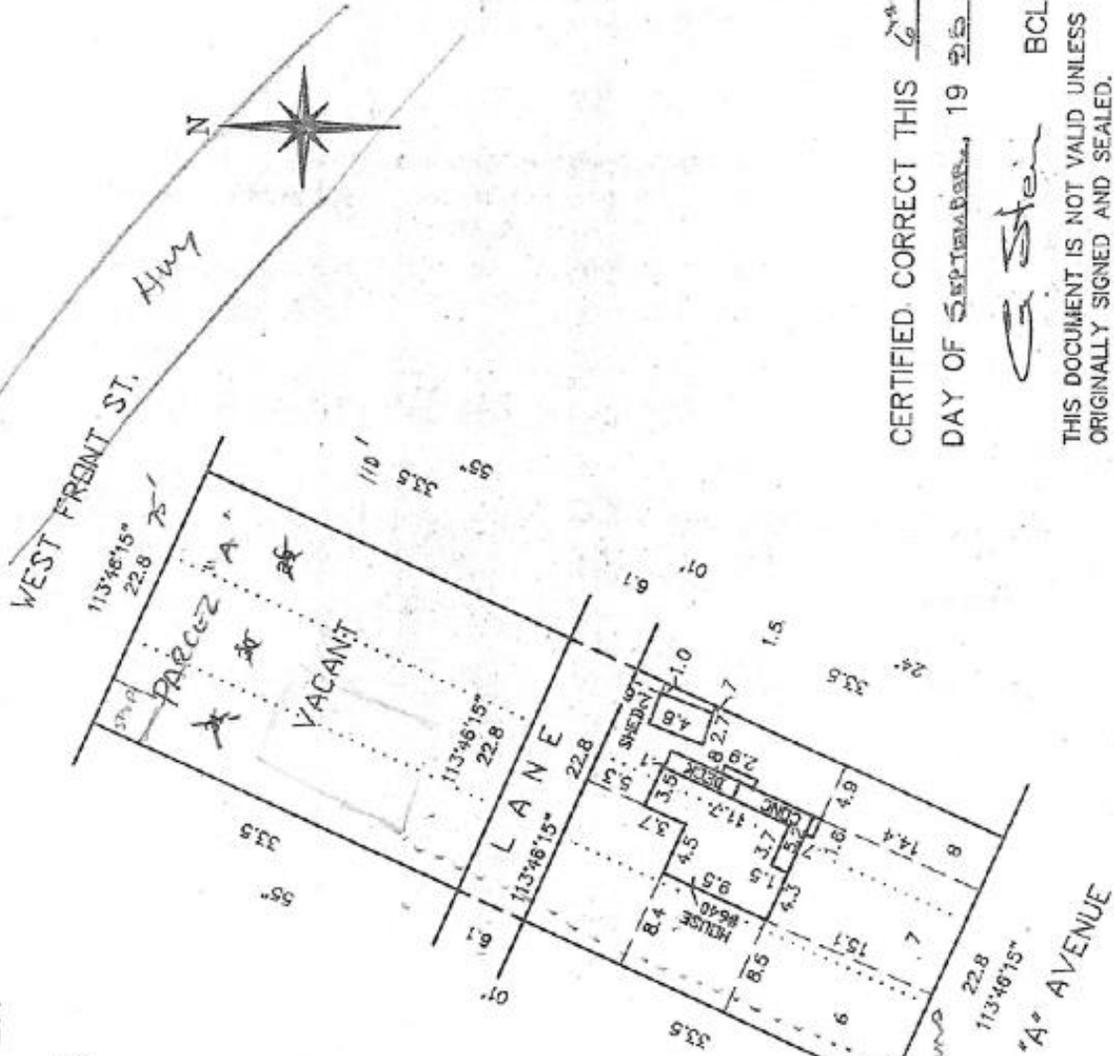
NOTE: ADJACENT LOTS TO EAST & WEST ARE UNDEVELOPED. THE LOT TO SOUTH HAS A DWELLING WITH MUNICIPAL CONNECTIONS.

T.W. DEVELOPMENTS INC.	
PLOT PLAN.	
DRAWN: DJR	DATE: 26 AUG 02
SCALE: 1" = 20'	#:

PLAN

PLAN SHOWING HOUSE ON
 LOTS 6,7,8,29,30 & 31,
 BLOCK 47, PLAN 393C,
 D. L. 208, K. D.

SCALE 1:500 METRES
 ALL DISTANCES ARE IN METRES



FILE
 LOT #6 HAS
 EASEMENT FOR UNDERGROUND
 HOUSE SERVICES.

HANDLEY/BLANCHER (HEFLIN)

CERTIFIED CORRECT THIS 6th
 DAY OF SEPTEMBER, 19 25.
G. Stein BCLS
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.

RDCK MAP



RDCK Property Report

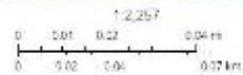
Area of Interest (AOI) Information

Area : 0.19 acres

Nov 26 2024 8:23:30 Pacific Standard Time



-  Electrical Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points



Source: Geo, Mapin, Cadastre, Geographical, and the GIS User Community
Last Community Map: 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00307.010	025-498-011	641 WEST FRONT ST. KASLO	Single Family Dwelling	NEP393C

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7844251	-	47	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 47 PLAN NEP393C DISTRICT LOT 208 KOOTENAY LAND DISTRICT PARCELA, (DD KT110274).	8250	SQUARE FEET	0.19

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	641 WEST FRONT ST	-	641	WEST FRONT	ST	Kaslo	1

Electoral Areas

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

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

Water Systems

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

Zoning

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

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	0.19

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

SUMMARY

Summary Sheet

641 WEST FRONT ST Kaslo BC



PID	025-498-011
Registered Owner	LI*, E*
Legal Description	PARCEL "A" (DD KT110274) BLOCK 47 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 399C
Plan	NEP393C
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	DCP: RN - Neighbourhood Residential, not in ALR

Year Built	2003	Structure	SINGLE FAMILY DWELLING
Lot Size	8228.72 ft²	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	595.89 m	Min Elev.	583.68 m
Floor Area	2361 ft²	Walk Score	52 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$5,631.00

ASSESSMENT

	2023	%	2024
Building	\$794,000	↑ 5.92	\$841,000
Land	\$133,000	↑ 2.26	\$136,000
Total	\$927,000	↑ 5.39	\$977,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$977,000	↑ 8.88
Sales History	31/10/2019	\$520,000	↑ 10
	30/04/2008	\$473,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

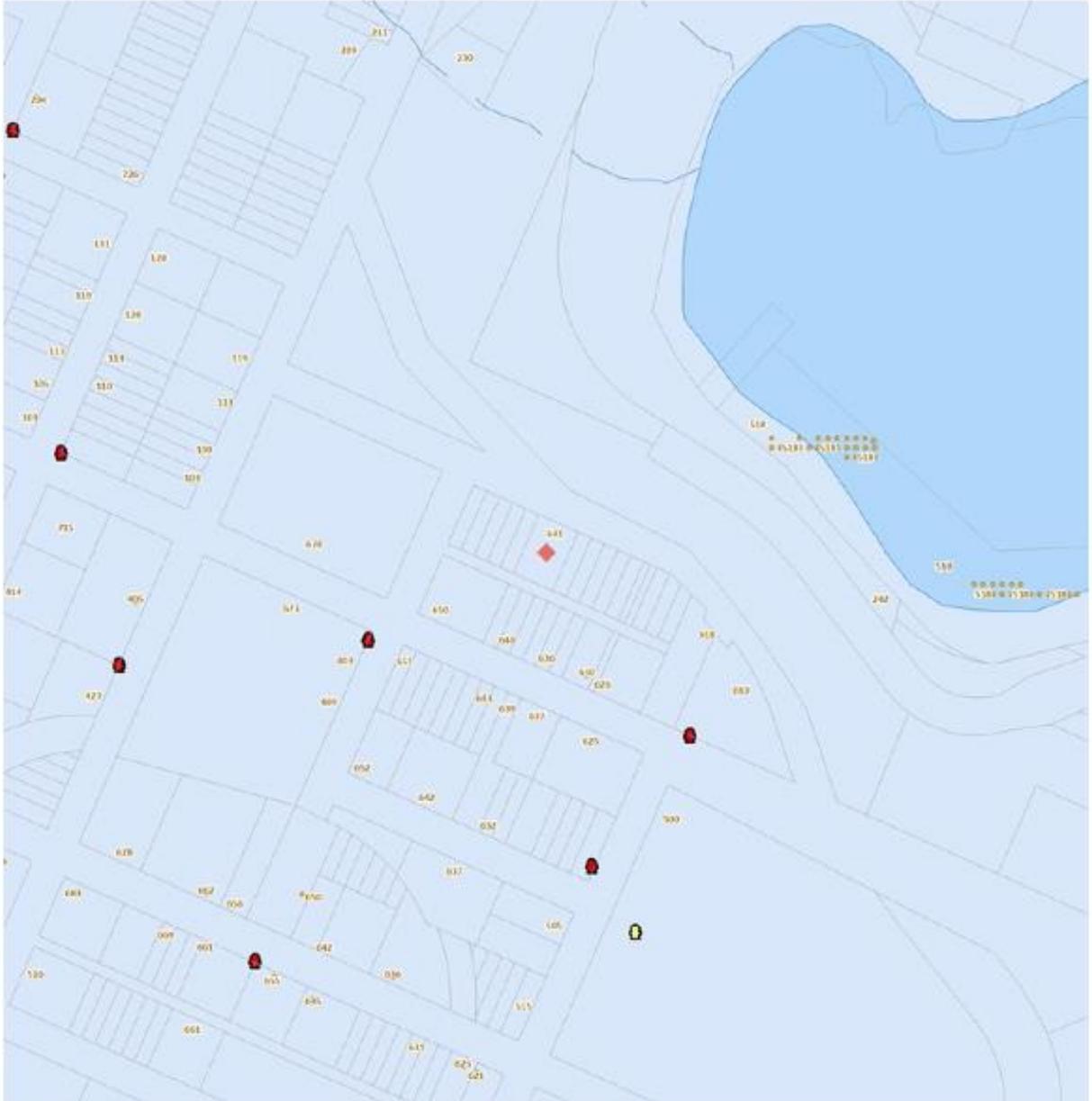
	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar Middle School	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

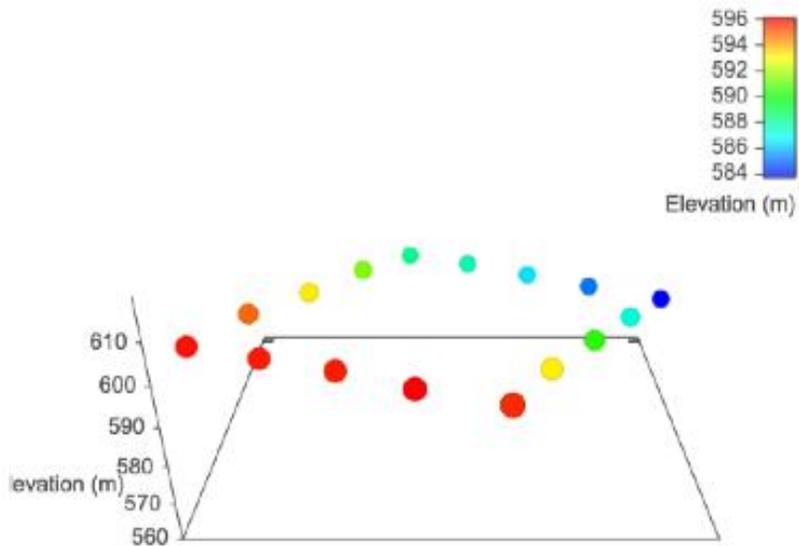
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastral - Property Lines
- RDCK OWNED
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 596.10 m | Min Elevation: 583.68 m | Difference: 12.41 m

FLOOD PLAIN

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

ZONING

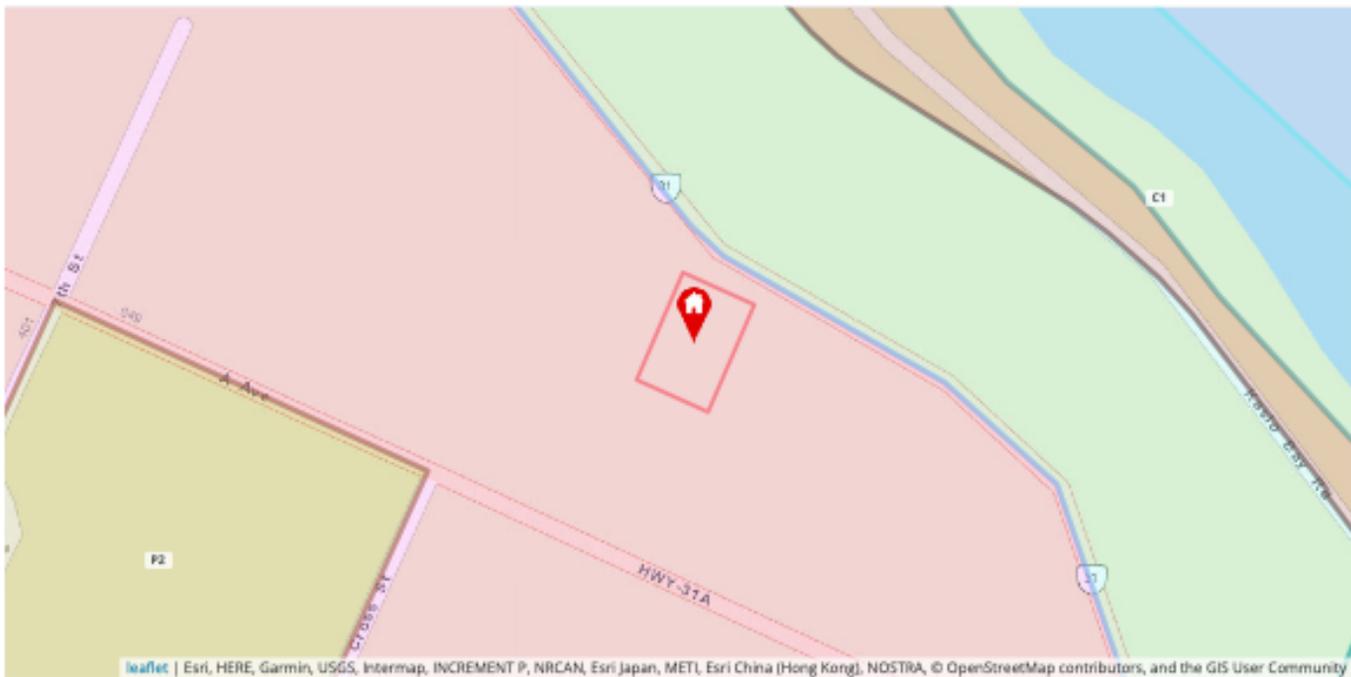
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone
Official Community Plan	RN - Neighbourhood Residential
Neighbourhood Community Plan	Not Applicable

Land Use

Zoning



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
C1	Waterfront Commercial Zone
P1	Park and Open Space Zone
P2	Civic / Institutional Zone
RM1	Multiple Residential 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 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 Matchmakers: <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>