

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

4736 TWIN
BAYS RD
FLETCHER
CREEK, BC

\$798,000



DETAILS

Kootenay Lake Waterfront! The main house is two levels with 5BD, 3 BA, and the walkout basement has a 2BD1BA suite. The property features gardens and ponds, covered parking, decks, and a paved road. It's been used previously as a luxury retreat, weddings/events rental, rental income from the suite and a family home. Lakefront views from all 3 levels with outside spaces: patio from the basement, wrap-around deck & balcony from the main level and second floor. This property is located about 10mins south of Kaslo BC, 10 mins north of Ainsworth Hot Springs, with recreational opportunities from your front door. Great potential for business ideas, work from home or just living life on the lake. The path down to the waterfront features a small teahouse perched on the rocks perfect for a relaxing spot near the water's edge. Kootenay Lake is a glacier-fed lake and can be used year-round.

MLS: 2467311 Size: 0.64 acres

Services: community water user's utility, septic, hydro, satellite tv and internet available

Upgrades:
2021

- Painted living room
- New granite tiles on main floor
- New furnace installed in fall

TITLE

TITLE SEARCH PRINT

2022-07-30, 10:40:55

File Reference:

Requestor: Kul Nijjar

Declared Value \$855000

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

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CA9395099

CA7559338

Application Received

2021-09-29

Application Entered

2021-10-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area
Fletcher Creek Improvement District

Description of Land

Parcel Identifier:

007-539-843

Legal Description:

LOT A DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 14329

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9395100

Registration Date and Time:

2021-09-29 09:11

Registered Owner:

KEB HANA BANK CANADA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TAX ASSESSMENT

4736 TWIN BAYS RD FLETCHER CREEK

Area-Jurisdiction-Roll: 21-786-01230.100

Sorry, we have no imagery here.

Google

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Total value **\$845,000**

2022 assessment as of July 1, 2021

Land \$251,000

Buildings \$594,000

Previous year value \$755,000

Land \$209,000

Buildings \$546,000

Property information

Year built 1992

Description 2 STY house - Semi-Custom

Bedrooms 7

Baths 4

Carports C

Garages

Land size .642 Acres

First floor area 2,160

Second floor area 1,560

Basement finish area 1,082

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot A Plan NEP14329 District Lot 193 Land District 26

PID: 007-539-843

Sales history (last 3 full calendar years)

Jul 8, 2021 \$855,000

Jun 14, 2019 \$715,000

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: August 05 2022

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

ADDRESS: 4736 TWIN BAYS RD KASLO BC 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?		✓		
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

X	X	X
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SELLER'S INITIALS

1002 REV. MAY 2022

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PROPERTY DISCLOSURE STATEMENT

August 05 2022

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4736 TWIN BAYS RD 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)?	✓			
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?		✓		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		✓		

3. BUILDING

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

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BUYER'S INITIALS

K		
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SELLER'S INITIALS

BC1002 REV.MAY 2022

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PROPERTY DISCLOSURE STATEMENT

August 05 2022

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4736 TWIN BAYS RD 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: _____ years)				
N. Are you aware of any problems with the electrical or gas system?		✓		
O. Are you aware of any problems with the plumbing system?		✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓		
Q. Do the Premises contain unauthorized accommodation?		✓		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓		
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.)		✓		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
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)		✓		
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)		✓		
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?		✓		
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BUYER'S INITIALS

SELLER'S INITIALS

BC1002 REV.MAY 2022

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PROPERTY DISCLOSURE STATEMENT

August 05 2022

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DATE OF DISCLOSURE

ADDRESS: 4736 TWIN BAYS RD KASLO BC V0G1M0

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 <i>Heritage Conservation Act</i> or under municipal legislation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

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.

*PREC represents Personal Real Estate Corporation

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C1002 REV. MAY 2022

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EXPENSES

Property Taxes:

2021

\$ 4184



Insurance (TD Insurance):

2021

\$ 1000 / year



Hydro (BCHydro):

suite is tenanted and main levels have not been used
year round



Community Water:

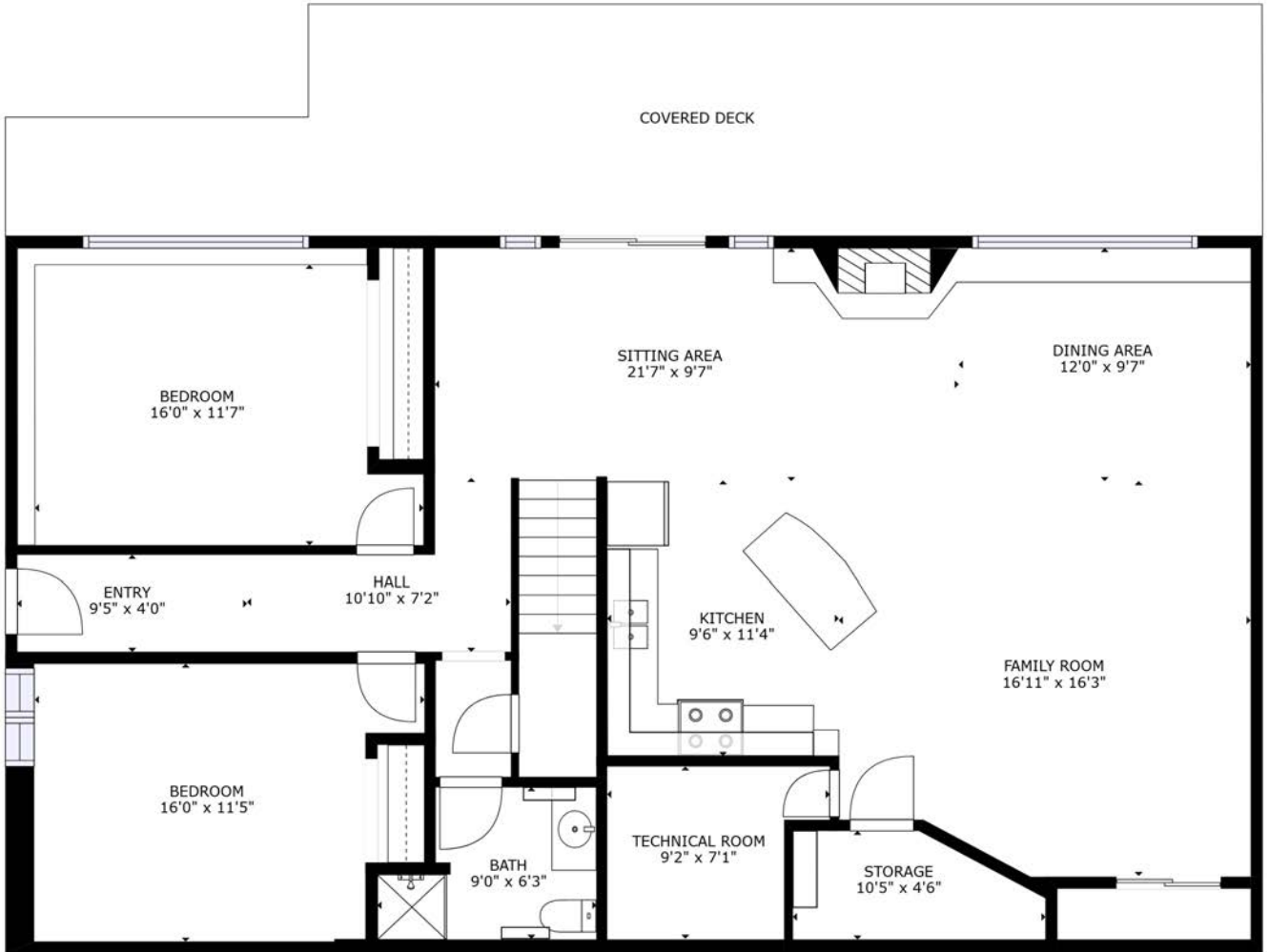
2021

\$ 1315 / year



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

BASEMENT FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1436 sq. ft., FLOOR 2: 2255 sq. ft.
FLOOR 3: 1546 sq. ft., EXCLUDED AREAS:
DECK: 2020 sq. ft., PORCH: 497 sq. ft.
BALCONY: 127 sq. ft.
TOTAL: 5237 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOWER FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1436 sq. ft, FLOOR 2: 2255 sq. ft
FLOOR 3: 1546 sq. ft, EXCLUDED AREAS:
DECK: 2020 sq. ft, PORCH: 497 sq. ft
BALCONY: 127 sq. ft
TOTAL: 5237 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

UPPER FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1436 sq. ft, FLOOR 2: 2255 sq. ft
FLOOR 3: 1546 sq. ft, EXCLUDED AREAS:
DECK: 2020 sq. ft, PORCH: 497 sq. ft
BALCONY: 127 sq. ft
TOTAL: 5237 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PLOT PLAN

Status: Filed

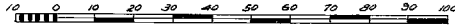
Plan #: NEP14329 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2022-07-30 10.41.14

21-CK-R-37

PLAN OF SUBDIVISION OF
LOT 24, PLAN 11034, LOT 193,
KOOTENAY DISTRICT

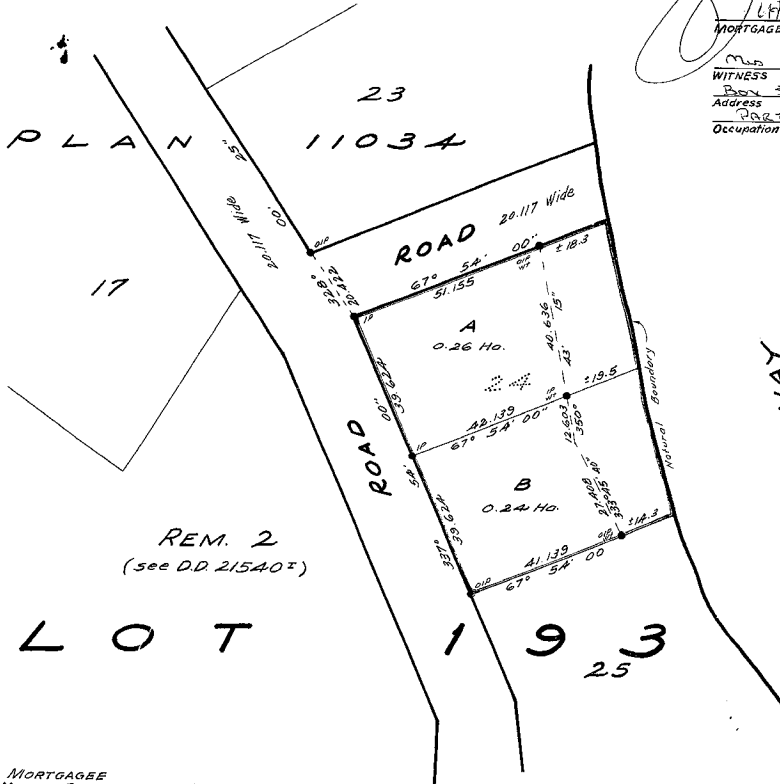
SCALE = 1:1000



LEGEND

Bearings are Astronomic, derived from Plan 11034.

- OIP Denotes old iron pin found in place
- IP Denotes 1.27 cm X 75 cm square galvanized pin set.



PLAN No **14329**

Deposited in the Land Title
 Office at Nelson, B.C., this 27
 day of Jan, 1982.

A. M. Mason
 Registrar

P. A. Brown
 MORTGAGEE

B. J. Smith
 MORTGAGEE

WITNESS (for both Mortgages)
Raymond G. Johnson
 Address
11034 Nelson, B.C.
 Occupation

L. A. Pellerine
 MORTGAGEE PELLERINE

Mr. E. Panni
 WITNESS
 Box 374 Montrose B.C.
 Address
208 Montrose, B.C.
 Occupation

MORTGAGEE
KASLO INVESTMENTS LTD.
 (INC # 26808)

Ernest R. Hoar
 (Authorized Signatory)

INSPECTED the 12th day of November, 1981.

I, Raymond George Johnson, a British Columbia Land Surveyor, of the City of Nelson, in British Columbia, CERTIFY that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The said survey was completed on the 12th day of February, 1981.

Raymond G. Johnson B.C.L.S.

FILE # 1709 RAY JOHNSON and ASSOCIATES, SURVEYORS and ENGINEERS, NELSON, B.C.

**FLETCHER CREEK GENERAL
 CONSTRUCTION LTD.**
 (INC # 181747)

Don Lay
 (Authorized Signatory)

Approved under the Land Title Act
 this 27 day of JANUARY, 1982.

G. Brown
 Approving Officer, Ministry of
 Transportation & Highways

This plan lies within the Regional
 District of Central Kootenay

RDCK MAP



RDCK Property Report

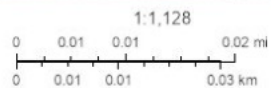
Area of Interest (AOI) Information

Area : 0.58 acres

Aug 24 2022 14:51:26 Eastern Daylight Time



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



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

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01230.100	007-539-843	4736 TWIN BAYS RD,	Residential Dwelling with Suite	NEP14329

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9395099	A	-	193	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A, PLAN NEP14329, DISTRICT LOT 193, KOOTENAY LAND DISTRICT	.642	ACRES	0.58

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.01230.100	-	4736	TWIN BAYS RD	4736 TWIN BAYS RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.58

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.58

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		0.58

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

LTSA MAP



August 24, 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 |

ZONING

ZONING REGULATIONS – This property has no zoning, but does have a Community Plan – **COUNTRY RESIDENTIAL (RC)**

26.0 COUNTRY RESIDENTIAL

R2

PERMITTED USES TABLE FOR R2 ZONE	
1	Permitted uses, buildings and structures: Principal Uses Dwelling, One Family Dwelling, Two Family Horticulture Accessory Uses Accessory Building or Structures Bed and Breakfast Accommodation <i>see Section 22(22)</i> Home-based Business <i>see Section 22(21)</i> Horticulture Keeping of Farm Animals <i>see Section 22(35)</i> Vacation Rentals <i>see Section 22(23)</i>

DEVELOPMENT REGULATIONS TABLE FOR R2 ZONE		
2	Minimum site area for each Principal Use	1.0 hectares
3	Minimum front setback	4.5 metres
4	Minimum exterior side setback	4.5 metres
5	Minimum interior side setback	2.5 metres
6	Minimum rear setback	2.5 metres
7	Maximum site coverage	50 percent of site area
8	Maximum building height:	
	Principal buildings	9.0 metres
	Accessory buildings and structures	5.0 metres
9	Minimum site area for Subdivision	1.0 hectares

*Building to be built according to the RDCK Building Department permit process.

SUMMARY

4736 TWIN BAYS RD Rural BC

PID	007-539-843
Registered Owner	KA*, J*
Legal Description	LOT A DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 14329
Plan	NEP14329
Zoning	
Community Plan(s)	OCP: RC - Country Residential, not in ALR



Year Built	1992	Structure	RESIDENTIAL DWELLING WITH SUITE
Lot Size	20627.93 ft ²	Bedrooms	7
Bathrooms	4	Dimensions	-
Max Elev.	569.50 m	Min Elev.	546.99 m
Floor Area	4802 Ft ²	WalkScore	-
TransitScore	-	Annual Taxes	\$3,967.53

ASSESSMENT

	2021	%	2022
Building	\$546,000	↑ 8.79	\$594,000
Land	\$209,000	↑ 20.10	\$251,000
Total	\$755,000	↑ 11.92	\$845,000

APPRECIATION

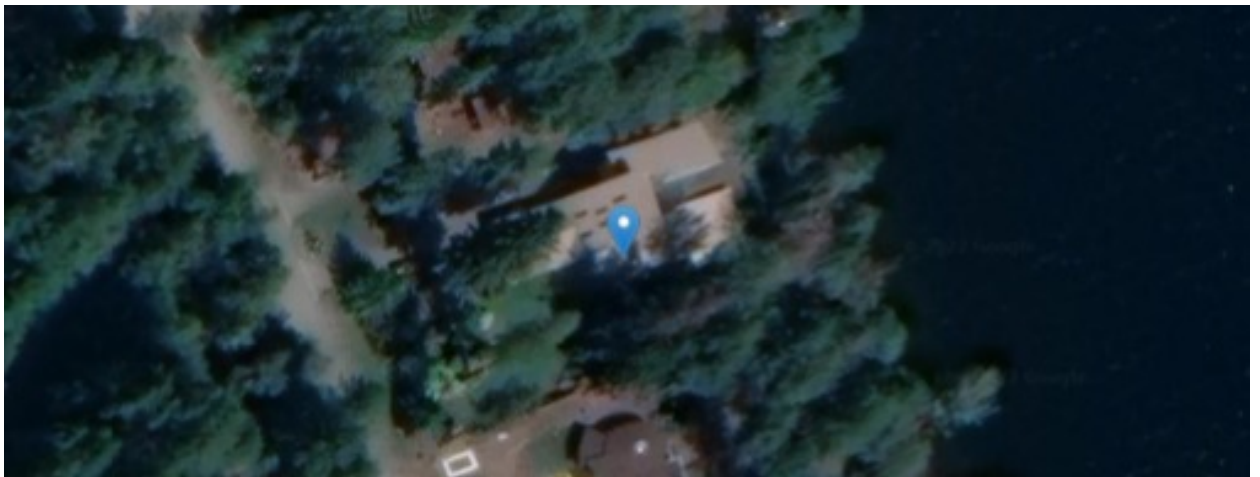
	Date	(\$)	% Growth
Assessment	2022	\$845,000	↓ -1.17
Sales History	29/09/2021	\$855,000	↑ 19.58
	14/06/2019	\$715,000	↑ 257.5
	26/10/2015	\$200,000	-

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



UTILITIES MAP

Utilities



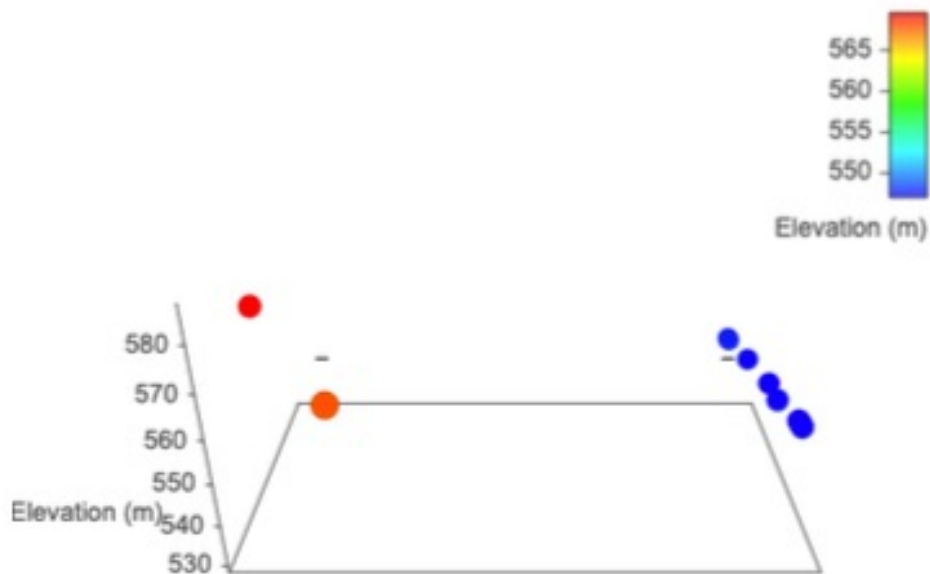
Legend

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



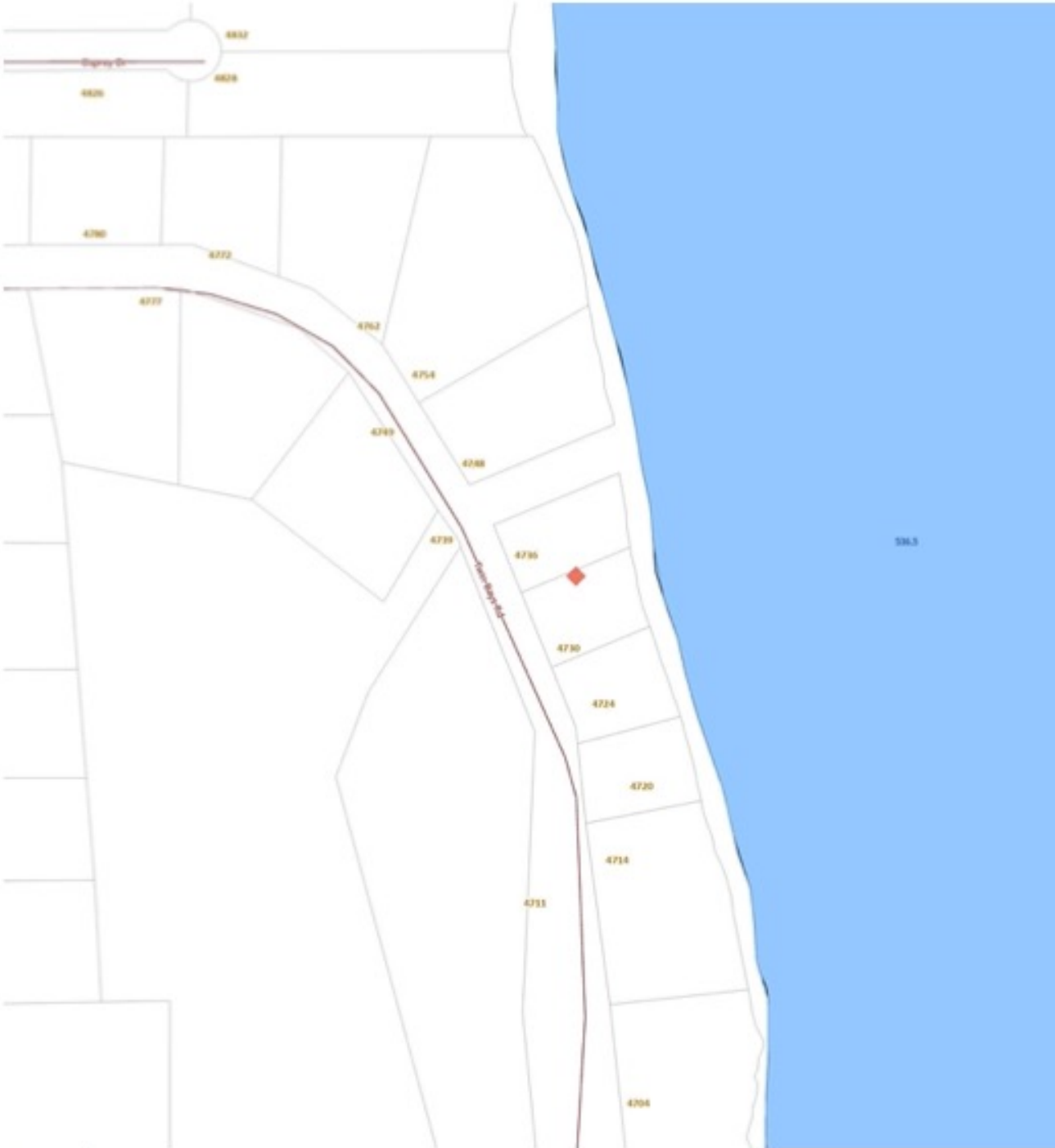
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 569.50 m | Min Elevation: 546.99 m | Difference: 22.51 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Streams and Shorelines
- Civic Address
- Non Standard Flooding Erosion Area
- Lakes and Rivers
- Slide Hazard
- Cadastral - Legal Parcels
- Slocan Valley GeoHazard
- RDC Roads

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	40.8	39 min
	Jewett Elementary (K-3), Meadow Creek	1.9	3 min
Shopping	Front Street, Kaslo	41.3	40 min
	Meadow Creek General Store & Gas	1.6	3 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
	Trail Regional Airport	188	2 hr 36 min
Major Cities	Kaslo, BC	41.1	38 min
	Nelson, BC	110	1 hr 38 min
	Spokane, WA	348	4 hr 39 min
	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	41.2	40 min
	Kootenay Boundary Regional Hospital, Trail	180	2 hr 30 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
Dentist	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	91.8	1 hr 35 min
Postal Services	Canada Post, Meadow Creek	2	25 min
Library	Argenta Library	13.1	19 min

Meadow Creek

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

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
Highest Average Temperature (c): 25	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.

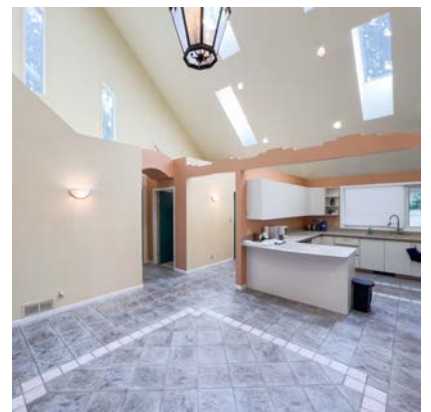
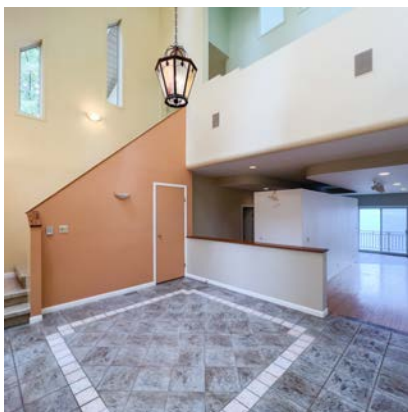
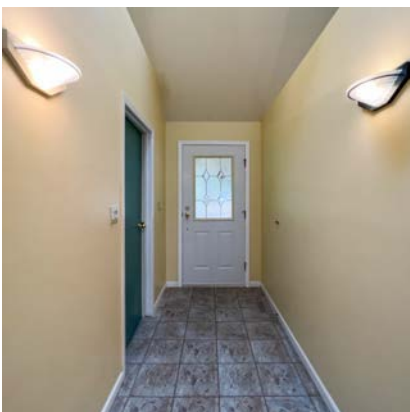
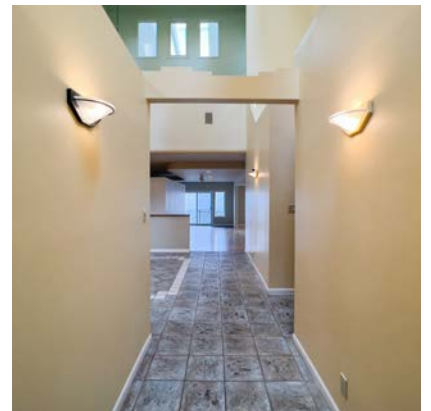
Economy

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.

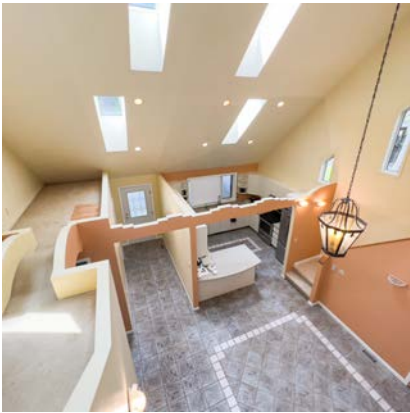
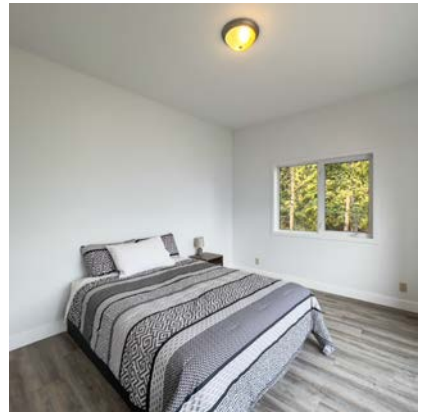
Government

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

PICTURES



PICTURES



PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

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>