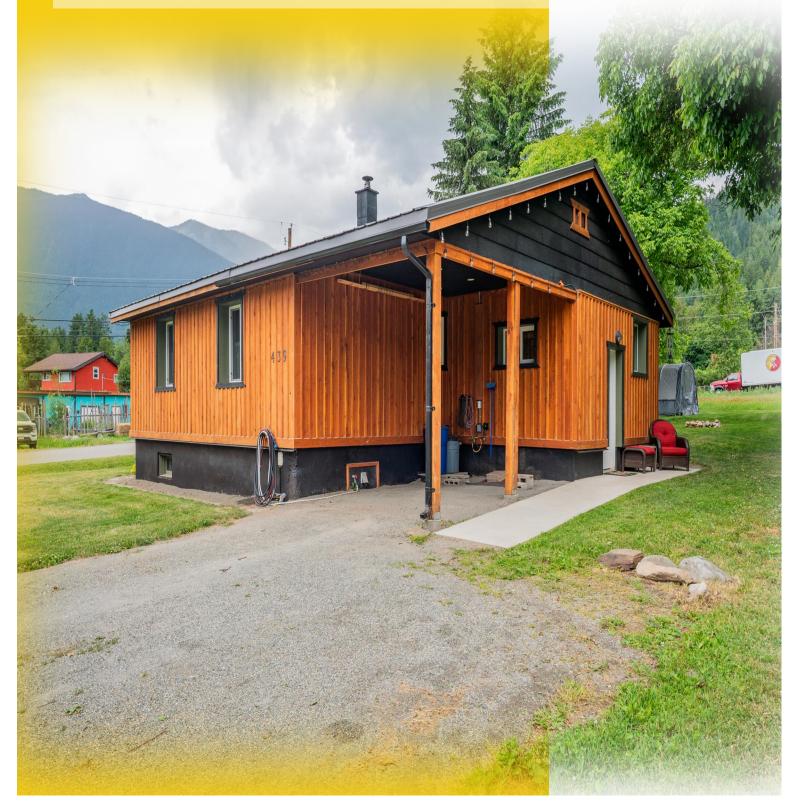
439 View Street Kaslo, BC \$549,900



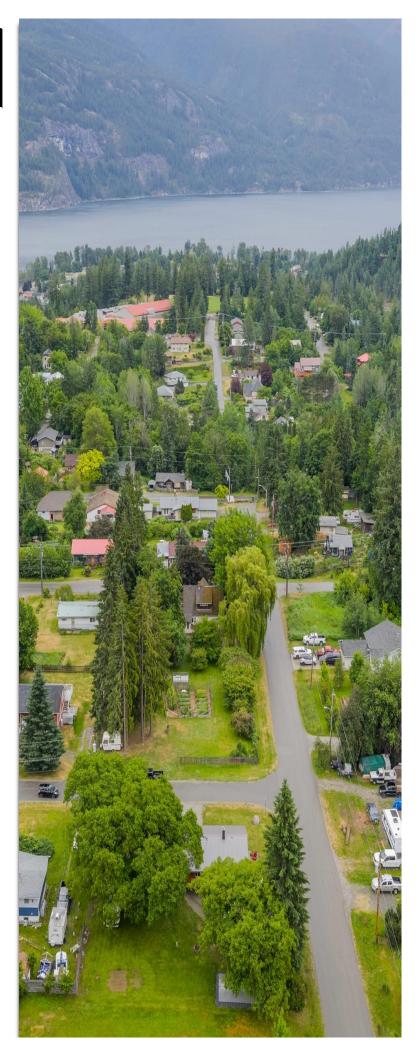


DETAILS

Welcome to this lovingly maintained 2-bedroom + office, 1-bath home located on a sunny corner lot in Upper Kaslo BC, just a 10-minute walk to downtown! Over the past three years, the home has seen many thoughtful upgrades, making it movein ready and ideal for year-round living or a peaceful retreat. Step onto the brand new lowmaintenance composite porch and take in the mountain views, beautifully complemented by fresh landscaping. Inside, enjoy modern comfort with a new heat pump, hot water tank, and updated appliances. The attic has been structurally reinforced and re-insulated for energy efficiency.

The home features a full basement with a new washer and dryer, new wood stove, freshly painted floor and lots of storage space, perfect for all your seasonal gear or workshop needs. The large 22x14 workshop offers additional flexibility for hobbies, projects, or more storage. Don't miss this wonderful opportunity to live in a vibrant community with nature at your doorstep and amenities within walking distance. Reach out today to book your private showing!

MLS: 10353228 Size: 0.16 acres Services: municipal water, septic, hydro, and internet



TITLE

Authentisign ID: DeeBoA98-9F4C-F011-8F7C-000D3A8A9962

TITLE SEARCH PRINT

File Reference: 439 view st Declared Value \$365000 2025-06-14, 14:10:42 Requestor: Emily Early

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA9726814
From Title Number	CA9199908
Application Received	2022-02-18

Application Entered 2022-02-23

Registered Owner in Fee Simple Registered Owner/Mailing Address:

Taxation	Authority	
I azativii	Authority	

Nelson Trail Assessment Area Kaslo, Village of

Description of Land

031-460-682

Parcel Identifier: Legal Description:

PARCEL B (BEING A CONSOLIDATION OF LOTS 20 AND 21, SEE CA9199908) BLOCK C

DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393D

Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA9726815 2022-02-18 11:33 CANADIAN IMPERIAL BANK OF COMMERCE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TAX ASSESSMENT

6/25/25, 9:18 AM

BC Assessment - Independent, uniform and efficient property assessment

BC 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.

439 VIEW ST KASLO

Area-Jurisdiction-Roll: 21-533-00318.050



Total value	\$430,000
2025 assessment as of Ju	ly 1, 2024
Land	\$106,000
Buildings	\$324,000
Previous year value	\$398,000
Land	\$100,000
Buildings	\$298,000

Property information

Year built	1953
Description	1 STY house - Basic
Bedrooms	2
Baths	1
Carports	с
Garages	
Land size	7263 Sq Ft
First floor area	896
Second floor area	
Basement finish area	
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

PARCEL B, BLOCK C, PLAN NEP393D, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 20 & 21, SEE CA9199908) PID: 031-460-682

Sales history (last 3 full calendar years)

Feb 18, 2022

\$365,000

Manufactured home

Width Length

Total area



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: June 18 2025

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

ADDRESS:	439	View street	Kaslo		BC	V0G 1M0 (the	"Premises"
		IBLE for the accuracy o tement and where unc	f the answers on this ertain should reply "Do Not			HOULD INITIAL RIATE REPLIES.	
Know." This Pr	operty Dis ntract of P	sclosure Statement cor	nstitutes a representation agreed, in writing, by the	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	V	5	
B. Are you aware of any existing tenancies, written or oral?	V		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?	V		
D. Is there a survey certificate available?		V	
E. Are you aware of any current or pending local improvement levies/ charges?	V		
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: Water provider supplies my water (e.g., local government, private utility 			
I have a private groundwater system (e.g., well) U Water is diverted from a surface water source (e.g., creek or lake) 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.			V
(i) Do you have a water licence for the Premises already?			
(ii) Have you applied for a water licence and are awaiting response?		1.000	
C. Are you aware of any problems with the water system?	V		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	-	~	

BUYER'S INITIALS



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BC1002 REV. NOV 2023

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DDRESS: 439 View street Kaslo		BC	VOG 1M0	
2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NO
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			V	
F. Indicate the sanitary sewer system the Premises are connected to: Municipal Community Septic Lagoon Other				
G. Are you aware of any problems with the sanitary sewer system?		V		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		V		
 If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? 	V			
B. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?			~	
B. To the best of your knowledge, is the ceiling insulated?	V		L.	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			V	
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) □ by local authorities? (ii) _by a WETT certified inspector? 	V			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		V		
G. Are you aware of any structural problems with any of the buildings?		~	in a surface of	
H. Are you aware of any additions or alterations made in the last 60 days?		V		
 Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.? 		V		
J. Are you aware of any problems with the heating and/or central air conditioning system?		iz		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		V		
L. Are you aware of any damage due to wind, fire or water?		1		

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CREA WEBForms

une 18 2025			_PAGE 3 of	4 PAGES
ATE OF DISCLOSURE		BC	V0G 1M0	
ADDRESS: 439 View street Kaslo 3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: years)		V	KIION	ATTEN
N. Are you aware of any problems with the electrical or gas system?		V		
O. Are you aware of any problems with the plumbing system?		V		
P. Are you aware of any problems with the swimming pool and/or hot tub?			A CHENTRAL	V
Q. Do the Premises contain unauthorized accommodation?		V		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		V		
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.)		V		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		V		
 U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number?		×	~	
 V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: short term or long term (more than 90 days) Level: lbq/m3 lpCi/L on date of test (DD/MM/YYY) 			1	112
W. Is there a radon mitigation system on the Premises?		V		1/143
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				~

4. GENERAL

\checkmark		
	\checkmark	1 martis a

INA D SELLER'S INITIALS COPYRIGHT BC REAL ESTATE ASSOCIATION

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CREA WEBForms

June 18 2025	5						PAGE 4 of	4 PAGES
DATE OF DISCL	OSURE	View	street	Kaslo		BC	V0G 1M0	
4. GENERAL (c		TICH			YES	NO	DO NOT KNOW	DOES NOT APPLY
affecting as a "her	g the Prem ritage site	ises (inc or as ha	luding the Pre	ed heritage restrictions mises being designated value" under the <i>Heritoge</i> ?		\checkmark		
D. Are you affecting	aware of a g the Prem chaeologic	any exist ises (inc	ing or propose luding the Pre	ed archaeological restrictions mises being designated haeological value under		V		

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) Timothy Campbell	SELLER(S,	SELLER(S)			
The Buyer acknowledges that th Statement from the Seller or the					
The prudent Buyer will use this F	Property Disclosure Statemer	t as the starting point for the B	uyer's own inquiries.		
The Buyer is urged to carefully inspection service of the Buye		f desired, to have the Premise	s inspected by a licensed		
The Buyer acknowledges that	all measurements are app	roximate.			
BUYER(S)	BUYER(S)	BUYER(S)			
The Seller and the Buyer understa Brokers or Representatives warra	•				
*PREC represents Personal Real Estate Corporation					
Trademarks are owned or controlled by The Canadian provide (MLS*).	Real Estate Association (CREA) and identify rea	estate professionals who are members of CREA (R	ALTOR*) and/or the quality of services they		
BC1002 REV. NOV 2023					

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CREA WEBForms

EXPENSES

Property Taxes:

2025 \$2761.46

Municipal Water:

2025 \$400 approx. / year

Hydro (FortisBC):

2023 \$180 approx. ever 2 months

Insurance (HUB):

\$120 / month

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







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UPGRADES

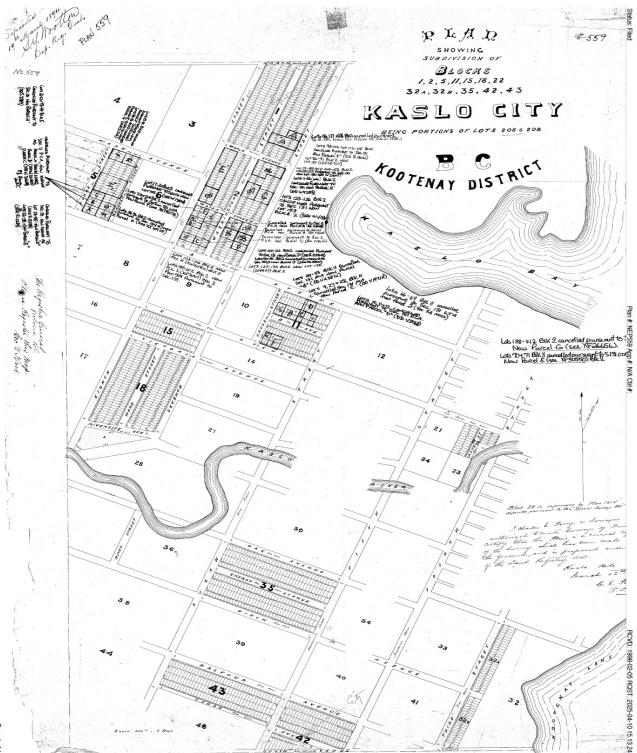
Improvement

Year

Approximate cost

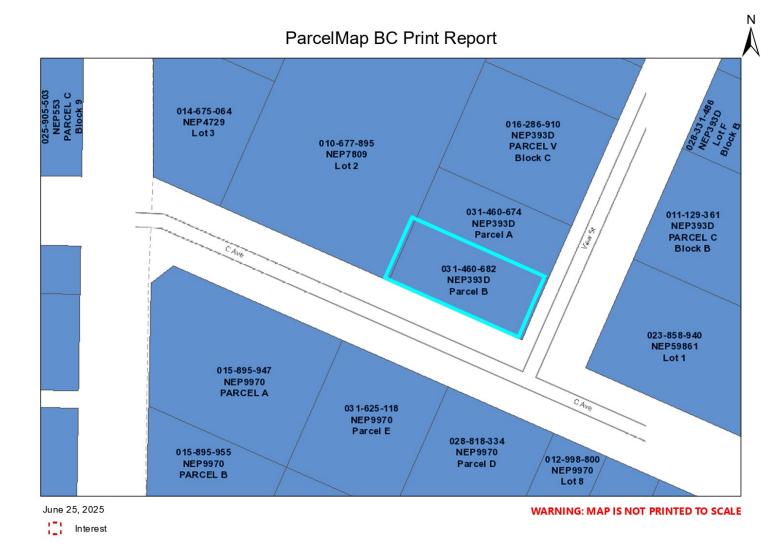
Woodstove	2022	5,784
Landscaping	2022	16,000
Four New Appliances	2022	5,018
Dishwasher & install	2022	1,250
Hot Water Heater & install	2022	800
Attic reinforce structurally	2022	3,000
Attic new insullation	2022	7,000
Bathroom vanity and plumbing	2022	1,000
Install outside water taps, etc	2022	800
Landscaping	2023	1,819
Heat pump & installation	2023	3,000
Porch	2024	3,000
Reshape yard areas	2024	2,000
Workshop -Build, permitted	2024	70,000
	TOTAL	120,470

SUBDIVISION PLAN



Page 1 of 1

LTSA MAP



RDCK MAP

6/25/25, 9:35 AM

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RDCK Property Report

Area of Interest (AOI) Information Area : 0.17 acres Jun 25 2025 9:34:12 Pacific Daylight Time





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RDCK REPORT

6/25/25, 9:35 AM

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Cadastre - Property Lines

#	Folio	PID	Site A	ddress	Actual Use		Plan Number
1	533.00318.050	031-460-674	439 VIEW S	T, KASLO	Single Family Dwel	ling	NEP393D
#	LTO Number	Lot	Ble	ock	District Lot		Land District
1	CA9726814	-	С		208		KOOTENAY
#	Legal Long	Lot Si	ze	Lot i	Description		Area(acres)
1	PARCEL B BLOCK C PLA NEP393D DISTRICT LOT KOOTENAY LAND DISTR (BEING A CONSOLIDATIO OF LOTS 20 & 21, SEE CA9199908)	208 ICT 7263		SQUARE FE	ΈT	0.17	

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	439 VIEW ST	-	439	VIEW	ST	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.17

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.17

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.17

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.17

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	0.17

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	McDonald Creek	McDonald Creek	D	1	0.17

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

SUMMARY

Summary Sheet

439 VIEW ST Kaslo BC

PID	031-460-682
Legal Description	PARCEL B (BEING A CONSOLIDATION OF LOTS 20 AND 21, SEE CA9199908) BLOCK C DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393D
Plan	NEP393D
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RN - Neighbourhood Residential, not in ALR



Year Built	1953	Structure	SINGLE FAMILY DWELLING
Lot Size	7223.67 ft²	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	623.08 m	Min Elev.	621.00 m
Floor Area	896 Ft ²	Walk Score	34 / Car-Dependent
Transit Score	-	Annual Taxes	\$2,267.74

ASSESSMENT

	2024	96	2025
Building	\$298,000	♠ 8.72	\$324,000
Land	\$100,000	♠ 6.00	\$106,000
Total	\$398,000	♠ 8.04	\$430,000

APPRECIATION			
	Date	(\$)	% Growth
Assessment	2025	\$430,000	◆ 17.81
Sales History	18/02/2022	\$365,000	-

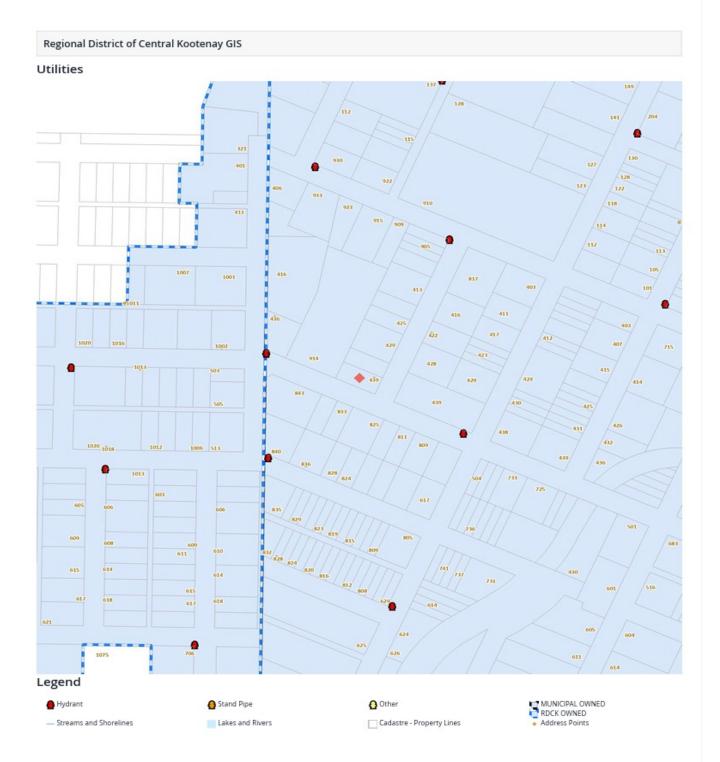
RECENT MLS® HISTORY					
	Status (Date)	DOM	LP/SP	Firm	
10353228	Preactive 25/06/2025		\$549,900 /	Fair Realty (Kaslo)	

DEVELOPMENT APPLICATIONS

-

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

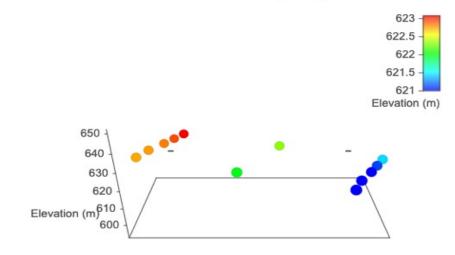
UTILITIES MAP



ELEVATION

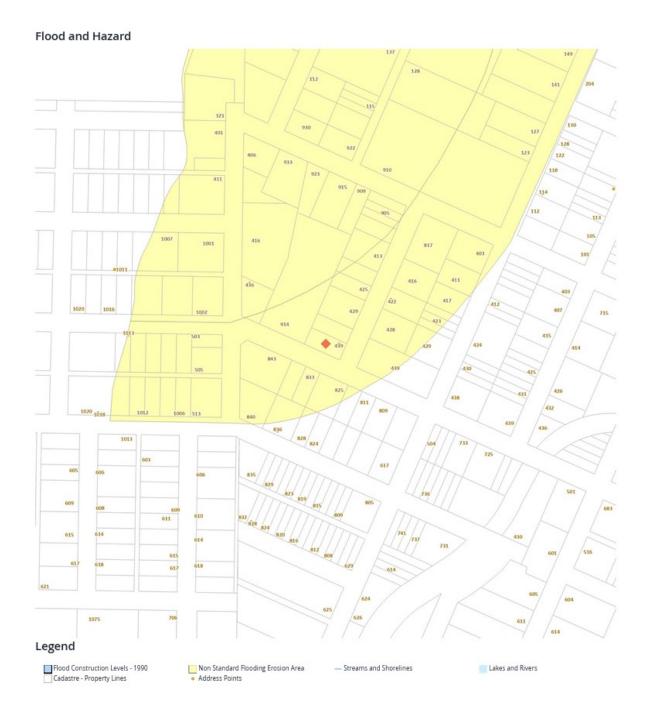


leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 623.08 m | Min Elevation: 621.00 m | Difference: 2.08 m

FLOOD MAP



ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation		
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone		
Floodplain Data	High Hazard Area db-521 Title: BC Flood Hazard Map 2004 Name: McDonald Creek Receiving: Kootenay Lake Hazard: 1 Comments: Refer to MS-Word document		

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		Single Family and Two Family Residential Zone

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)

<u>Height</u>

a. Building height (maximum) - 10m

Setbacks and Projections

- a. Front Yard setback (minimum) 7.5m
- b. Rear Yard setback (minimum) 4.5m
- c. Side Yard setback (minimum) 1.5m from interior lot line
- d. Side Yard setback (minimum) 4.5m from exterior lot line
- e. Projections (maximum) 0.6m into setback

Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) 40%
- b. Open site space (minimum) 30% of the area of a lot and 33% of a rear yard
- c. Parking Subject to the regulations in Section 4

COMMUNITY INFORMATION

Туре	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airmont	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
Airport	Trail Regional Airport	147	1 hr 59 min
	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
Maior Cition	Spokane, WA	307	4 hr 2 min
Major Cities	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
	Victorian Community Health Centre, Kaslo	600m	4 min
Hospital/	North Kootenay Lake Community Services	1	3 min
Medical Centre	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
Dentist	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, waterskiing, 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.

<u>The Kaslo Jazz Festival</u> 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.

<u>The IDidaRide and Run</u> 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.

<u>May Days</u> 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

Emily Early, Your Kootenay Property Matchmaker: <u>Emily@kootenaybc.com</u> 250-777-2865 <u>http://kootenaybc.com</u>

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: <u>http://www.rdck.ca/</u> 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: <u>http://visitkaslo.com/</u>

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: <u>https://kaslo.civicweb.net/filepro/documents/7399</u> *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: <u>https://kin.bc.ca/</u> East Shore Internet Society: <u>http://www.eastshoreinternet.ca/</u> Columbia Wireless: <u>http://columbiawireless.ca/</u> Telus: <u>https://www.telus.com</u>

Hospital

Victorian Community Health Centre: https://www.interiorhealth.ca

Post Office

Canada Post: <u>https://www.canadapost.ca</u>