

Kootenay BC



PROPERTY MATCHMAKERS 

4290
HIGHWAY 31,
KASLO, BC

\$979,000



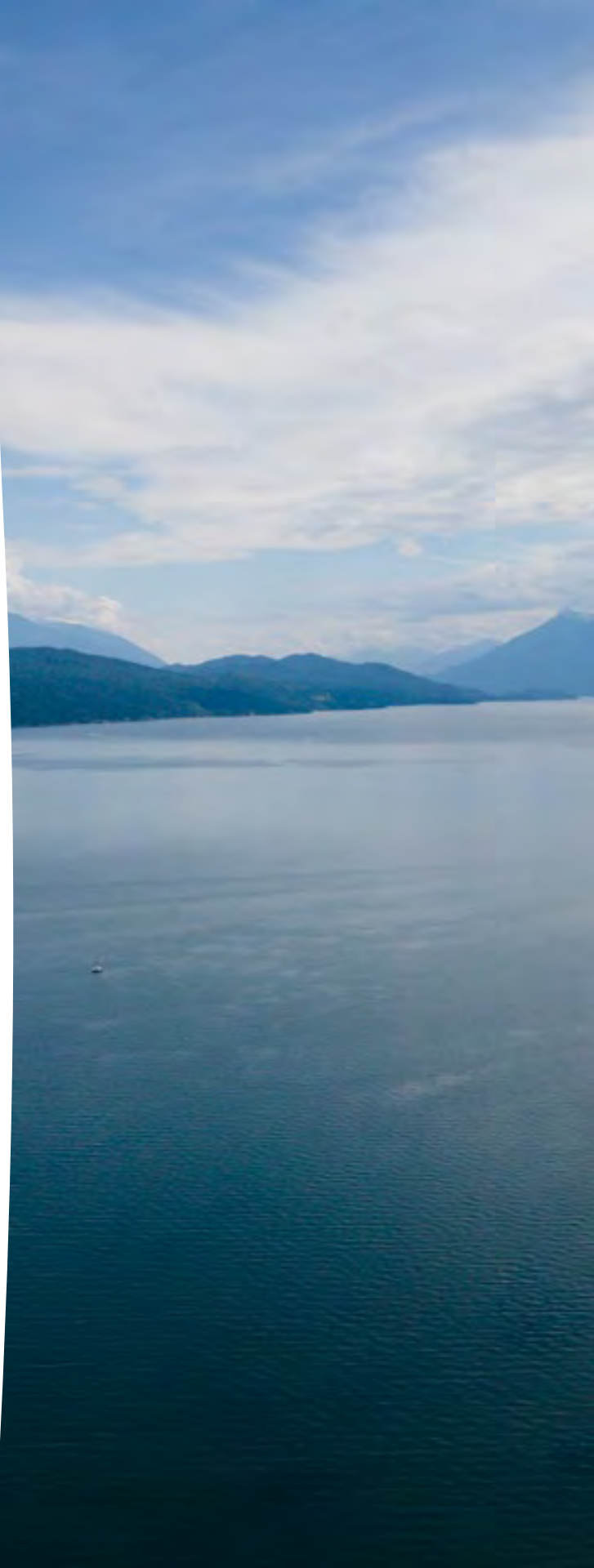
DETAILS

It doesn't get much better than this! 1.83 acres perched on the tip of Woodbury Point with panoramic 180 degree views of the surrounding mountain ranges and Kootenay Lake uncompromised by others. The beautifully designed and maintained 3000 sq ft home was designed to maximize scenery, light, comfort, privacy and convenience. The two levels are built to fit the topography with 4 bedrooms and 3 bathrooms. Open concept living room, dining room and kitchen with a large wood burning fireplace, expansive windows and sliding glass doors onto a beautiful refinished sun deck that is accessible from multiple points. The large master bedroom has a spa-like ensuite with a custom shower and separate tub with its own lakeview. There is a large walk-in closet with the laundry room close by. With 115ft of waterfront in a rocky cove below, a panoramic view and a stunning home located in an outdoor enthusiasts' haven - this property has all the comforts and conveniences the Kootenays have to offer. There is also an RV pad with electrical and tie-in to the septic system – great for guests! This property is just two minutes drive to Jones Boys marina, a 15 minute drive to Kaslo BC or Ainsworth Hot Springs and approximately 45 minutes from Nelson.

Size: 1.83 acres

Services: Community water, septic, hydro, fibre internet, telephone and satellite tv available

MLS: 2465581



TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$899000

2022-06-11, 08:35:36

Requestor: Sarah Desmeules

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CA9115371

CA3056612

Application Received

2021-06-21

Application Entered

2021-08-10

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

009-889-698

Legal Description:

LOT 19 DISTRICT LOT 6283 KOOTENAY DISTRICT PLAN 14423

Legal Notations

HERETO IS ANNEXED EASEMENT XE26902 OVER LOT 44, DISTRICT LOTS
6283 AND 6284, KOOTENAY DISTRICT, PLAN 14423

Charges, Liens and Interests

Nature:

RESTRICTIVE COVENANT

Registration Number:

P2042

Registration Date and Time:

1980-01-31 13:36

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA

Remarks:

INTER ALIA
SECTION 215, LTA

TITLE

TITLE SEARCH PRINT

2022-06-11, 08:35:36

File Reference:

Requestor: Sarah Desmeules

Declared Value \$899000

Nature: STATUTORY BUILDING SCHEME
Registration Number: R5917
Registration Date and Time: 1982-03-22 15:02
Remarks: INTER ALIA
SECTION 216 LTA

Nature: RESTRICTIVE COVENANT
Registration Number: R7725
Registration Date and Time: 1982-04-15 09:58
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
SECTION 215, LTA

Nature: MORTGAGE
Registration Number: CA9115372
Registration Date and Time: 2021-06-21 14:18
Registered Owner: THE BANK OF NOVA SCOTIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE

TITLE SEARCH PRINT

2022-06-11, 08:35:36

File Reference:

Requestor: Sarah Desmeules

Declared Value \$899000

Nature: STATUTORY BUILDING SCHEME
Registration Number: R5917
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SECTION 216 LTA

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Remarks: INTER ALIA
SECTION 215, LTA

Nature: MORTGAGE
Registration Number: CA9115372
Registration Date and Time: 2021-06-21 14:18
Registered Owner: THE BANK OF NOVA SCOTIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

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.

4290 HIGHWAY 31 AINSWORTH

Area-Jurisdiction-Roll: 21-786-05572.610



Total value **\$919,000**

2022 assessment as of July 1, 2021

Land	\$384,000
Buildings	\$535,000
Previous year value	\$808,000
Land	\$317,000
Buildings	\$491,000

Property information

Year built	1998
Description	1 STY house - Semi-Custom
Bedrooms	2
Baths	3
Carpports	
Garages	G
Land size	1.83 Acres
First floor area	2,049
Second floor area	
Basement finish area	841
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Lot 19 Plan NEPI4423 District Lot 6283 Land District 26
PID: 009-889-698

Sales history (last 3 full calendar years)

Jun 21, 2021	\$899,000
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Manufactured home

Width	
Length	
Total area	

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: June 10 2022

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

ADDRESS: 4290 Highway 31 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?		DM		
B. Are you aware of any existing tenancies, written or oral?		DM		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DM		
D. Is there a survey certificate available?			DM	
E. Are you aware of any current or pending local improvement levies/charges?		DM		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		DM		

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

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BUYER'S INITIALS

DM	JD	
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SELLER'S INITIALS

BC1002 REV. MAY 2022

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PROPERTY DISCLOSURE STATEMENT

June 10 2022

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4290 Highway 31 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)?			DM	
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?		DM		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		DM		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	DM			

3. BUILDING

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

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BUYER'S INITIALS

DM JD	
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SELLER'S INITIALS

BC1002 REV.MAY 2022

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PROPERTY DISCLOSURE STATEMENT

June 10 2022

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 4290 Highway 31 Kaslo

BC V0G1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>8</u> years)		DM		
N. Are you aware of any problems with the electrical or gas system?		DM		
O. Are you aware of any problems with the plumbing system?		DM		
P. Are you aware of any problems with the swimming pool and/or hot tub?		DM		
Q. Do the Premises contain unauthorized accommodation?		DM		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		DM		
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.)		DM		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			DM	
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)			DM	
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)			DM	
W. Is there a radon mitigation system on the Premises?		DM		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		DM		

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?		DM		
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BUYER'S INITIALS

DM	JD	
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SELLER'S INITIALS

BC1002 REV.MAY 2022

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CREA WEBForms®

PROPERTY DISCLOSURE STATEMENT

June 10 2022

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: **4290 Highway 31 Kaslo**

BC V0G1M0

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

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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BC1002 REV. MAY 2022

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EXPENSES

Property Taxes:

2022

\$4,283.69 (without grants)



Community Water:

2022

\$873



Insurance (BCAA):

2022

\$2,521.75 / year



Internet (KIN):

2022

\$100/ month approx.



Electric (FORTIS):

2022

Average - \$300/Month



PROPERTY NOTES / UPGRADES

- Shed built in July 2013
- New hot water tank installed October 2013
- New washer/dryer April 2014
- New roof by Edge Roofing Ltd. April 2014. Installed 40 year Algae Block Malarkey fibreglass laminate asphalt shingles with corresponding felts, vents, drip edge and flashing as required. 4'6" of Iceguard on all eaves and 3' in valleys. Synthetic underlay over the remaining roof area. Replaced skylight with Comfort Plus Velux unit. Replaced flashing around main roof ridge vent.
- Replaced toilet in master bathroom October 2014
- Septic tank pumped November 2014 – no issues observed
- New Heritage Gutters installed March 2015
- Hot Tub installed June 2015
- Replaced toilet in downstairs bathroom June 2015
- New oven October 2015
- Created firepit area and built retaining wall April 2016
- New glass deck railings installed by Tranfo Homes November 2018
- Septic tank pumped June 2020 – no issues observed
- Woodbury Village community FireSmart approved January 2021. FireSmart cleanup done as required.
- Drinking water filtration system installed, September 2021. (Aquasana Claryum Filter 8. Removes contaminants, while allowing minerals to remain.)
- Kaslo Info Net; highspeed fibreoptic internet cable, September 2021
- Completed construction of two additional bedrooms, November 2021
- Heating system improvement including new valve installation February 2022
- New deck coating applied, June 2022
- New gravel on driveway June 2022

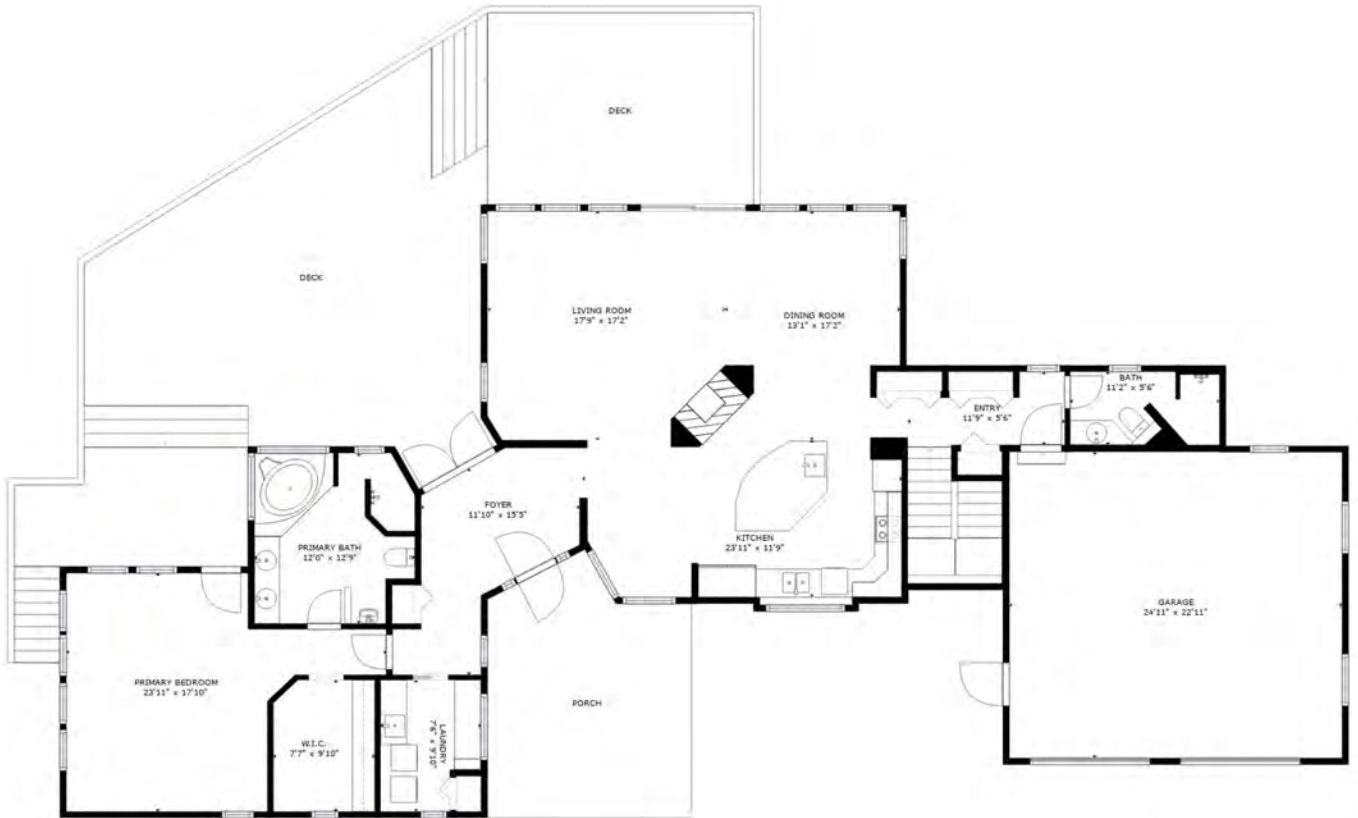
HEATING SYSTEM

Whole home heating is achieved through in-floor Hydronic (hot water) heating loops. The water is heated by a boiler and circulated through the floor loops by circulation pumps located within the mechanical room. This system has the addition of Glycol that has been added to the water in order to inhibit corrosion and contaminants in the closed loop heating system and contributes to a virtually maintenance free system. A Tekmar heating control allows for heating preferences to be set, and temperatures maintained according to thermostat feedback. Essentially, when cooler outdoor temperatures are present, the electrical breaker for the heating system can be turned to the on position, and the system will heat the home.

This system employs two separate boiler options, one electric and one that is wood fired. In the event of a potential power outage the onsite gas generator powers the heating circulation pumps, and a fire can be lit in the wood fired boiler allowing home heating to be uninterrupted. In addition, this closed loop heating system includes a heat exchanger that transfers heat to the domestic hot water tank.



FLOOR PLANS – MAIN FLOOR

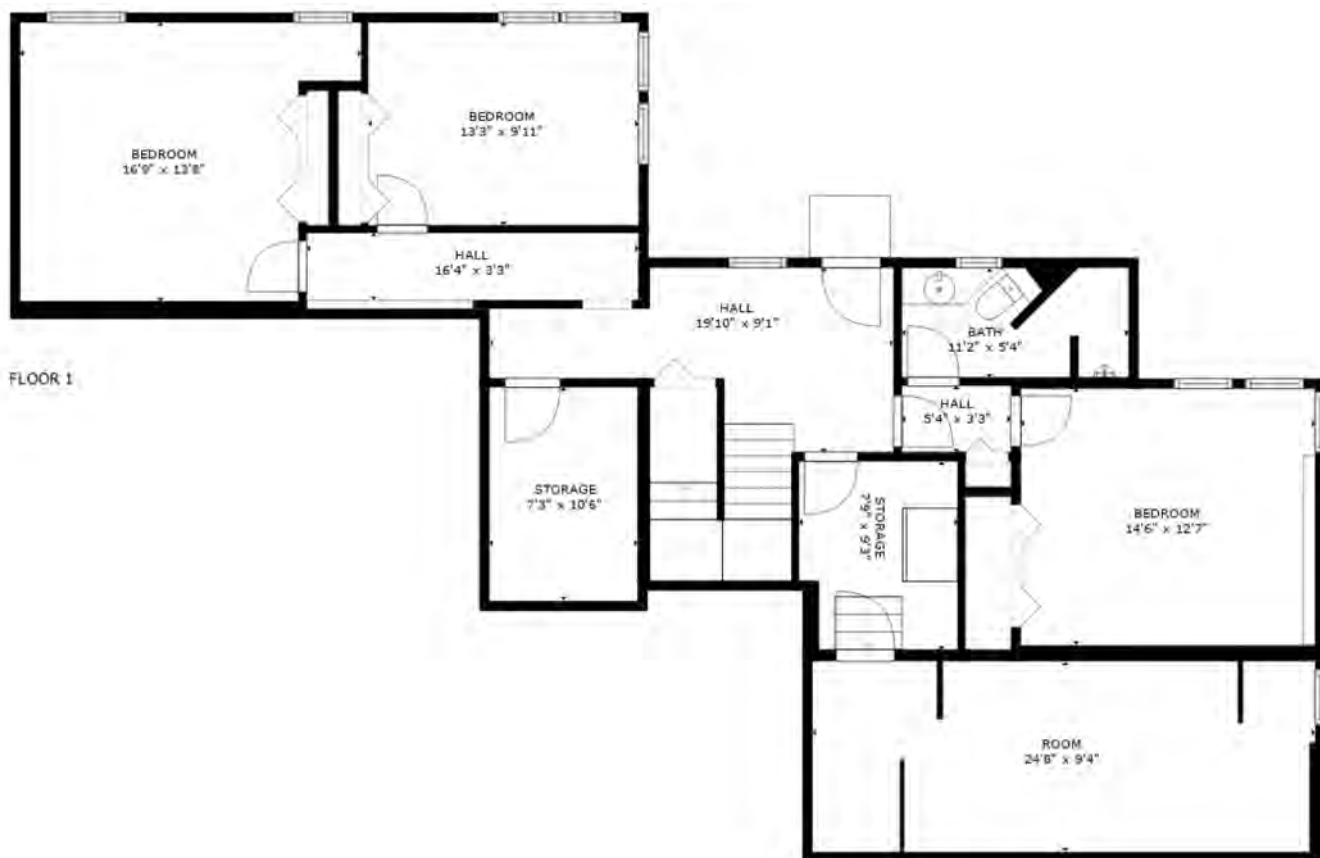


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1310 sq. ft, FLOOR 2: 1781 sq. ft
EXCLUDED AREAS: , GARAGE: 571 sq. ft
DECK: 1131 sq. ft, PORCH: 266 sq. ft
TOTAL: 3092 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS – LOWER FLOOR



GROSS INTERNAL AREA

FLOOR 1: 1310 sq. ft, FLOOR 2: 1781 sq. ft

EXCLUDED AREAS: , GARAGE: 571 sq. ft

DECK: 1131 sq. ft, PORCH: 266 sq. ft

TOTAL: 3092 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WETT INSPECTION - FIREPLACE

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT, NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by: _____ Address: 4290 Hwy. 31, Kaslo, B.C. Phone: _____
 Inspection location: Same as requested or: _____ Phone: _____
 Reason for inspection: Sale of residence.
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Feb. 10/21

HEATING UNIT

Is the heating unit Primary Auxiliary How often is the heating unit used 6-8 hours per day 120 days per year
 Type Airtight* stove Wood furnace Wood/Electric furnace Fireplace (with doors)
 Airtight* insert in solid masonry fireplace Airtight* insert in solid zero clearance fireplace
 Other Factory-built fireplace. *Airtight - tight fitting doors and seams
 Fuel Wood only Quantity of wood burned per year 2 cords Other _____
 Make RFSF Model Open 2000 Age 24 yrs.
 Label Canadian Standards Association Underwriters' Laboratories of Canada OTL (Omni Test Labs)
 Warnock-Hersey Prof. Service Ltd. None or Other

NO **STOVEPIPE**

Single-wall Double-wall Other Total length of Stovepipe: _____ No. of elbows: 0 Adequate fastening Yes No

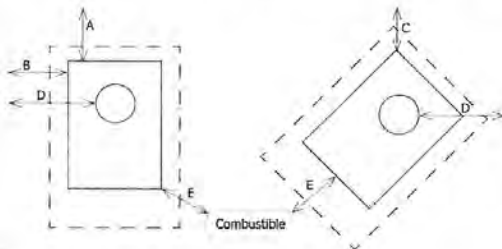
CHIMNEY

Type: Masonry Factory Built Stainless-Steel Chimney Lining: Clay Flue Tile Stainless-steel Other
 Size: 7" Flue Collar Size: _____ Manufacturer: I.C.P. Excel Unknown
 Listing agency: ULC CSA WH(ITS) UL OTL Unknown
 Does the unit share a chimney flue with any other heating unit? No Yes
 Chimney is installed inside building Outside building Outside enclosed
 Chimney passes through floor Yes No If yes, chimney is enclosed Yes No N/A
 Adequate fire stops Yes No N/A Unable to inspect
 How often is the chimney cleaned Three times per year Date of last cleaning Fall 2020

INSTALLATION

Installed by: _____ Date: _____ Unknown Installation manual available Yes No
 Installed in: Residence Mobile Home Mobile home approved Yes No
 Garage Combustible Alcove Alcove approved Yes No Other:
 Appliance location: Basement Main Floor Other:
 Connected to: Masonry chimney With s/s liner F-B chimney Other:
 Breach pipe code compliant Yes No N/A

UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches	Required	Actual
A) Unit to back wall	65	88
B) Unit to nearest side wall		
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	N/A	54
E) Shortest distance to combustibles	48"	
Floor protection required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, code compliant	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

REMARKS

System meets all code requirements.

Signature: Chris Warren Date: Feb. 10/21

* Please note, there is a \$25 fee for re-issuing this document. Please file a copy for your records.



FIREPLACE

ELEGANT, EFFICIENT,
& ENVIRONMENTALLY
FRIENDLY

Opel 2000



RSP
ENERGY
Simply The Best



WETT INSPECTION – WOOD BOILER

COMPLETE ONE QUESTIONNAIRE PER HEATING UNIT, NOT APPLICABLE TO SOLID MASONRY FIREPLACES WITHOUT DOORS, ATTACHMENTS OR INSERTS

Requested by: _____ Address: 4290 Hwy. 31 Kaslo, B.C. Phone: _____
 Inspection location: Same as requested or: _____ Phone: _____
 Reason for inspection: Sale of residence.
 Inspector's name: Chris Warren WETT number: 8282 Date inspected: Feb. 10/21

HEATING UNIT

Is the heating unit Primary Auxiliary How often is the heating unit used? 68 hours per day 50 days per year
 Type Airtight* stove Wood furnace Wood/Electric furnace Fireplace (with doors)
 Airtight* insert in solid masonry fireplace Airtight* insert in solid zero clearance fireplace
 Other Wood-fired boiler *Airtight - tight fitting doors and seams
 Fuel Wood only Quantity of wood burned per year 1 cord Other _____
 Make Kerr Model 1W2000 Age 24 yrs.
 Label Canadian Standards Association Underwriters' Laboratories of Canada OTL (Omni Test Labs)
 Warnock-Hersey Prof. Service Ltd. None or Other

STOVEPIPE

Single-wall Double-wall Other Total length of Stovepipe: 41" No. of elbows: 2 Adequate fastening Yes No

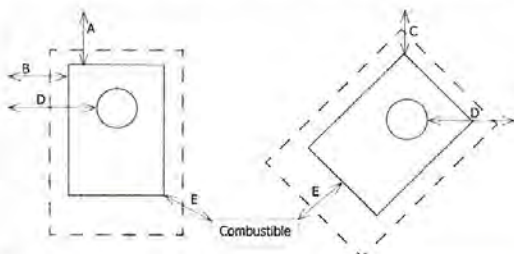
CHIMNEY

Type: Masonry Factory Built Stainless-Steel Chimney Lining: Clay Flue Tile Stainless-steel Other
 Size: 7" Flue Collar Size: 7" Manufacturer: I.C.C. Excel Unknown
 Listing agency: ULC CSA WH(ITS) UL OTL Unknown
 Does the unit share a chimney flue with any other heating unit? No Yes
 Chimney is installed inside building Outside building Outside enclosed
 Chimney passes through floor Yes No If yes, chimney is enclosed Yes No N/A
 Adequate fire stops Yes No N/A Unable to inspect
 How often is the chimney cleaned Monthly Date of last cleaning Nov. 2020

INSTALLATION

Installed by: _____ Date: _____ Unknown Installation manual available Yes No
 Installed in: Residence Mobile Home Mobile home approved Yes No
 Garage Combustible Alcove Alcove approved Yes No Other:
 Appliance location: Basement Main Floor Other:
 Connected to: Masonry chimney With s/s liner F-B chimney Other:
 Breach pipe code compliant Yes No N/A

UNIT TAG CLEARANCE REQUIREMENTS



All measurements in inches

	Required	Actual
A) Unit to back wall	24	12
B) Unit to nearest side wall	6	18.75
C) Corner to wall (left)		
C) Corner to wall (right)		
D) Stovepipe to nearest combustible	18	14
E) Shortest distance to combustibles	48"	79

Floor protection required Yes No
 If yes, code compliant Yes No

REMARKS

Back wall clearance has been reduced by 67% with shielding.
Stove pipe clearance has been reduced by 50% with shielding.
System meets all code requirements.

Signature: Chris Warren Date: Feb. 10/21

* Please note, there is a \$25 fee for re-issuing this document. Please file a copy for your records.



WOOD BOILER



TITAN II Wood-Fired Boiler TW 2000

OWNER'S MANUAL

IMPORTANT

READ OWNERS MANUAL THOROUGHLY BEFORE INSTALLING FURNACE OR LIGHTING FIRE. CONSULT LOCAL AUTHORITIES IF IN DOUBT ABOUT YOUR LOCAL FIRE SAFETY REGULATIONS. ALL INSTALLATIONS MUST BE MADE IN ACCORDANCE WITH LOCAL AND STATE OR PROVINCIAL CODES WHICH MAY DIFFER FROM THIS MANUAL. IMPROPER INSTALLATION WILL RESULT IN VOIDING OF WARRANTY.



SEPTIC PERMIT



Province of
British Columbia

Ministry of
Health
PUBLIC HEALTH
INSPECTION

APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM

THE APPLICANT LISTED BELOW HEREBY MAKES APPLICATION FOR A PERMIT TO CONSTRUCT A SEWAGE DISPOSAL SYSTEM PURSUANT TO THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS AND AS DESCRIBED IN THE PLAN AND SPECIFICATIONS CONTAINED HEREIN AND/OR ATTACHED HERETO.

PLEASE PRINT OR TYPE

APPLICANT'S FULL NAME JONES BOYS DEVELOPMENTS LTD.	OWNER'S NAME
LEGAL DESCRIPTION AND STREET ADDRESS TRUCK TRAILS LOT 19 of DL 6283 Root Dist WOODBURY	OWNER'S ADDRESS
POSTAL CODE 353-777	POSTAL CODE
APPLICANT'S PHONE 353-777	OWNER'S PHONE

TYPE OF PREMISES SERVED

SINGLE FAMILY DWELLING TRUCK TRAILS DUPLEX OTHER SPECIFY

ESTIMATED TOTAL DAILY SEWAGE FLOW (REFER TO APPENDIX 1 OF REGULATIONS FOR MINIMUM FLOWS) **250**

DIMENSIONS OF LOT
103.762508 x 120 M

LOT AREA
2 ACRES

DEPTH OF SOIL TO HARDPAN OR BEDROCK HIGHEST WATER TABLE **4'**

SEPTIC TANK (NAME, IF PREFABRICATED)
CONCRETE

MATERIAL
CONCRETE

LIQUID CAPACITY
800 Gallons

TYPE OF ULTIMATE DISPOSAL
MOUND, LAGOON, SEEPAGE BED, CONVENTIONAL, ETC.
DRAIN FIELD

TOTAL LENGTH OF DISPOSAL PIPE
150'

TYPE OF PIPE
Pref. PE

INSEDE DIAMETER OF PIPE
4"

FROM OWNERS

FROM NEIGHBOURHOODS

200'

FROM STREAM OR LAKE

IF A PACKAGE TREATMENT PLANT IS PROPOSED

MAKE AND MODEL

TREATMENT CAPACITY

NOTE: A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION (see below) AND PERCOLATION TEST RESULTS MUST ALSO BE PROVIDED. RESULTS SHOULD BE RECORDED ON PLOT PLAN.

THE SEWAGE DISPOSAL SYSTEM DESCRIBED ABOVE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWAGE DISPOSAL REGULATIONS. THE MEDICAL HEALTH OFFICER OR HIS DELEGATE MUST BE NOTIFIED WHEN THE INSTALLATION IS READY FOR INSPECTION.

DATE OF APPLICATION

SIGNATURE OF OWNER OR AGENT
John Jones

PERMIT TO CONSTRUCT. PURSUANT TO THIS APPLICATION AND THE SEWAGE DISPOSAL REGULATIONS, PERMISSION IS HEREBY GRANTED FOR THE CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM.

CONDITIONS OF PERMIT

Issued 14, 1985
DATE OF ISSUANCE

Sharon Clarke
MEDICAL HEALTH OFFICER OR DELEGATE

NOTE: CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN SIGNED BY THE MEDICAL HEALTH OFFICER OR HIS DELEGATE. THIS SEWAGE DISPOSAL SYSTEM MUST BE INSPECTED BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BY-LAWS. THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES SIX MONTHS FROM DATE OF ISSUE.

COMMENTS

D.Box not installed yet.

BACKFILLING AND USE AUTHORIZED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	DATE OF FINAL INSPECTION <i>June 13/85</i>
MEDICAL HEALTH OFFICER OR DELEGATE <i>Sharon Clarke</i>		

A PLOT PLAN SHOWING LOCATIONS OF BUILDINGS, SEPTIC TANKS, DISPOSAL FIELDS (YOURS AND YOUR NEIGHBOURS), ALL DRINKING WATER SOURCES, WATER LINES, PERCOLATION HOLES AND RESULTS, 4 FOOT TEST HOLES AND SURFACE WATERS MUST BE PROVIDED WITH THIS APPLICATION.



We plan on adding fill to existing ground to "bench" drainfield 3.7.

*PENC RATES 2.45
3 1/2 RD.*

SEPTIC PUMP OUT

All-Around Septic Services Ltd

2329 Cunningham Rd.
Slocan Park, BC V0G 2E0

Phone 250-359-8282

E-mail allsepticvac@gmail.com



Invoice To

Date	2020-06-05
Invoice No.	8711
P.O. No.	
Terms	Due on receipt

Invoice

Date	Item/Service	Description	Qty/Hrs	U/M	Rate	Amount
2020-06-05	Septic Pump O...	Septic Pump Out - Zone 5 Discounted			150.00	150.00
	Regular Disposal	Disposal up to 1000gal GST on sales HST on Zero Rated sales			367.50 5.00% 0.00%	367.50 7.50 0.00
		June 8 Chg. #172				

Thank you for your business.

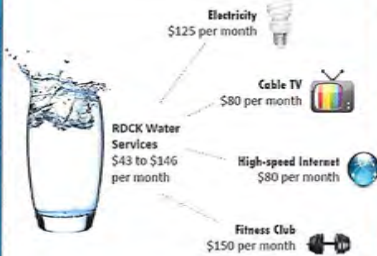
Subtotal	\$517.50
Sales Tax Total	\$7.50
Total	\$525.00
Credits	\$0.00
Balance Due	\$525.00

GST/HST No. 842705550 *e-transfers may be sent to: allsepticvac@gmail.com*

WOODBURY COMMUNITY WATER

THE VALUE OF WATER

How does the cost of your water compare to monthly expenses?



Learn more at www.rdck.ca/water

2020 DRINKING WATER RATES

\$661 Single Family Dwelling (including mobile and manufactured homes)

\$426 Capital reserve fund contribution (parcel tax)

\$1,087 Total water utility cost per year, a 1.8% increase from 2019

BILL PAYMENT DEFERRAL

Due to the economic impact of the COVID-19 outbreak, the Regional District will be extending the water utility bill payment deadline to September 1st to provide relief for customers who may be experiencing financial hardship. To reduce the financial impact on water services, we would like to encourage customers that are financially able to, to pay their water utility bill by July 4th. Please note that our offices are currently closed to the public. Bill payment options are listed on your water utility bill.

ABOUT THE RDCK

Incorporated in 1965, the Regional District of Central Kootenay (RDCK) is a local government that serves 60,000 residents in 11 electoral areas and nine member municipalities. The RDCK provides more than 160 services, including community facilities, fire protection and emergency services, grants, planning and land use, regional parks, resource recovery and handling, transit, and much more. For more information about the RDCK, visit www.rdck.ca.

CONTACT US

For billing inquiries:
(250) 428-2612, 1-833-223-2662
WaterFinance@rdck.bc.ca

For water system emergencies 24/7:
(250) 352-1504

General RDCK water system inquiries:
1-800-268-7325 ext. 8171, (250) 352-8171
WaterContact@rdck.bc.ca

For current water advisories, water conservation tips, the RDCK water bylaw and more: visit: www.rdck.ca/water

WATER NOTIFICATIONS SERVICE

The water notification service is our primary mode of communicating water advisories, service interruptions, maintenance events and water conservation measures by text and/or telephone call. Sign up for this FREE service today!

- Call 1-833-223-2662; OR
- Email your name and contact information to WaterFinance@rdck.bc.ca



2020
Water System
Information

RDCK MAP



RDCK Property Report - 4290 Hwy 31

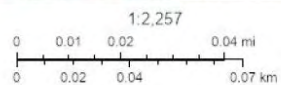
Area of Interest (AOI) Information

Area : 1.84 acres

Jun 11 2022 16:57:47 Pacific Daylight Time



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



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

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	1.84	-
Civic Address	1	-	-
Electoral Areas	1	1.84	-
Fire Service Areas	1	1.84	-
Water Systems	1	1.84	-
Zoning	0	0	-
Official Community Plan	1	1.84	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05572.610	009-889-698	4290 HIGHWAY 31, AINSWORTH	Single Family Dwelling	NEP14423

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9115371	19	-	6283	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 19 PLAN NEP14423 DISTRICT LOT 6283 KOOTENAY LAND DISTRICT	1.83	ACRES	1.84

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.05572.610	-	4290	HWY 31	4290 HWY 31	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.84

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	1.84

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	WOODBURY	2148	RDCK OWNED	1.84

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		1.84

LTSA MAP

4290 Hwy 31 LTSA Map



June 11, 2022

WARNING: MAP IS NOT PRINTED TO SCALE

Interest Parcels	Subdivision	Bare Land Strata	Road	Part of Primary
Absolute Fee Book	Common Ownership	Park	Return To Crown	Primary
Air Space	Building Strata	Crown Subdivision	Primary	Primary

Government of British Columbia, DataBC, GeoBC

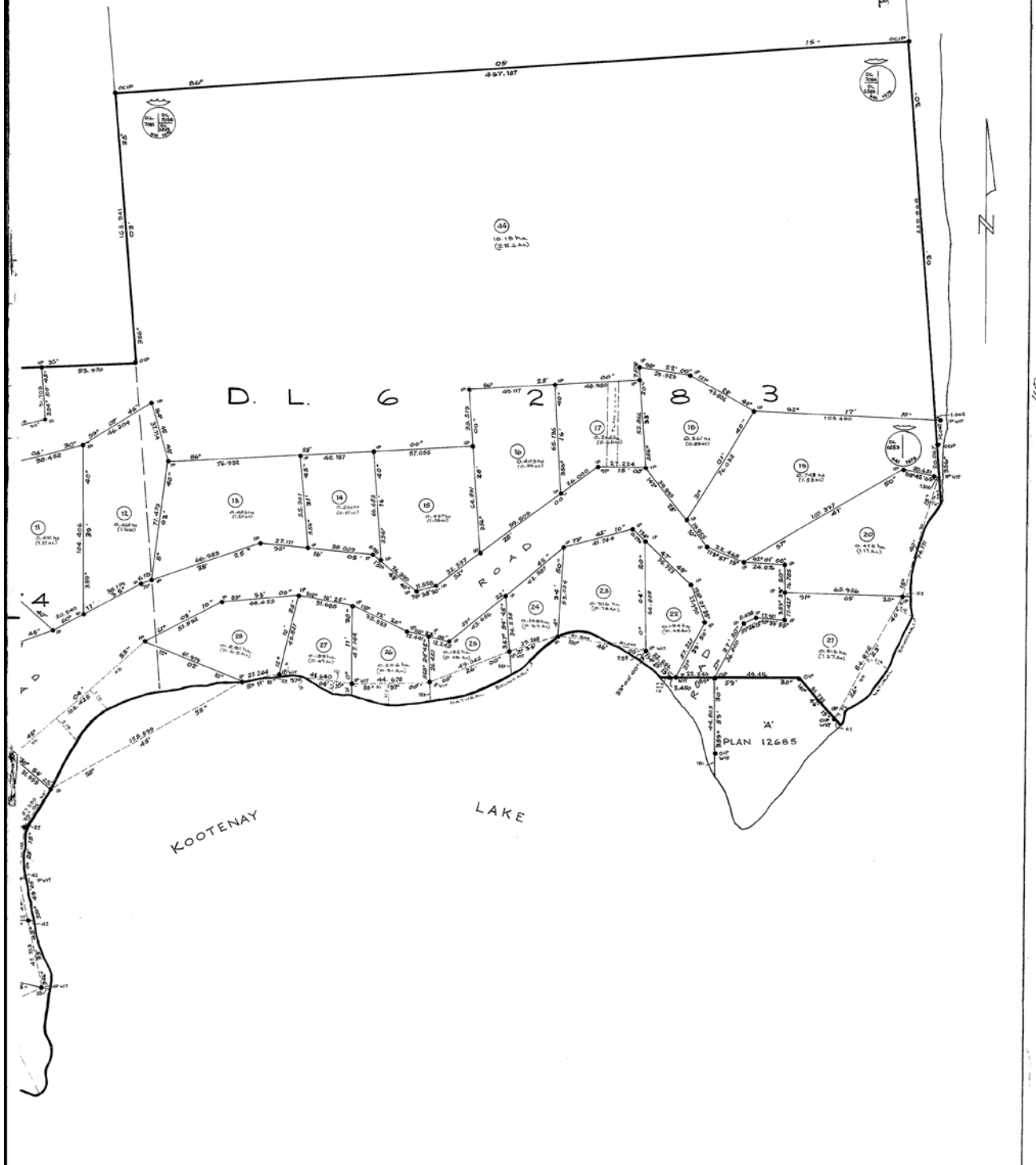
Cadastral data from ParcelMap BC
Copyright 2022 LTSA

SURVEY

PLAN 14423

DEPOSITED IN THE LAND TITLE
OFFICE AT NELSON, B.C. THIS 1st
DAY OF APRIL, 1952

G. Stew
REGISTERED P.L.S.



"THE REGISTERED OWNERS DESIGNATED HEREON HEREBY
DECLARE THAT THEY HAVE ENTERED INTO A COVENANT
OR CONDITION WITH HER MAJESTY THE QUEEN IN
RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS
REPRESENTED BY THE MINISTER OF TRANSPORTATION
AND HIGHWAYS UNDER SECTION 216 OF THE LAND
TITLE ACT."

I, GORDON STEW, A BRITISH COLUMBIA LAND SURVEYOR,
OF NELSON IN BRITISH COLUMBIA, CERTIFY THAT I HAVE
PRESENT AND PERSONALLY SUPERINTENDED THE SURVEY
CONTAINED BY THIS PLAN AND THAT THE SURVEY
CONTAINED BY THIS PLAN AND THAT THE SURVEY
CONTAINED BY THIS PLAN WAS COMPLETED ON
THE 2nd DAY OF APRIL, 1952.

G. Stew

UTILITIES MAP

Utilities



Legend



Hydrant



Stand Pipe



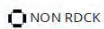
Other



Valves



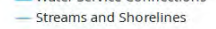
Main Line



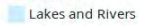
NON RDCK



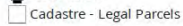
RDCK OWNED



Water Service Connections



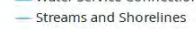
Lakes and Rivers



Cadastral - Legal Parcels



RDCK Roads



Streams and Shorelines

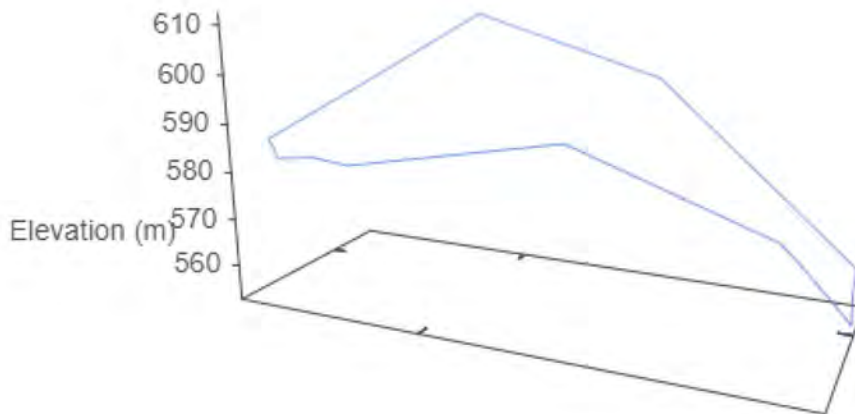


Civic Address

ELEVATION



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



Max Elevation: 608.40 m | Min Elevation: 556.48 m | Difference: 51.93 m

DIRECTIONS FROM KASLO



KootenayBC Property Matchmakers - Fair Realty, 311 4th St, Kaslo, BC V0G 1M0 to Upper Woodbury Village Rd, Ainsworth, BC V0G 1A0 Drive 15.5 km, 15 min



Map data ©2022 5 km



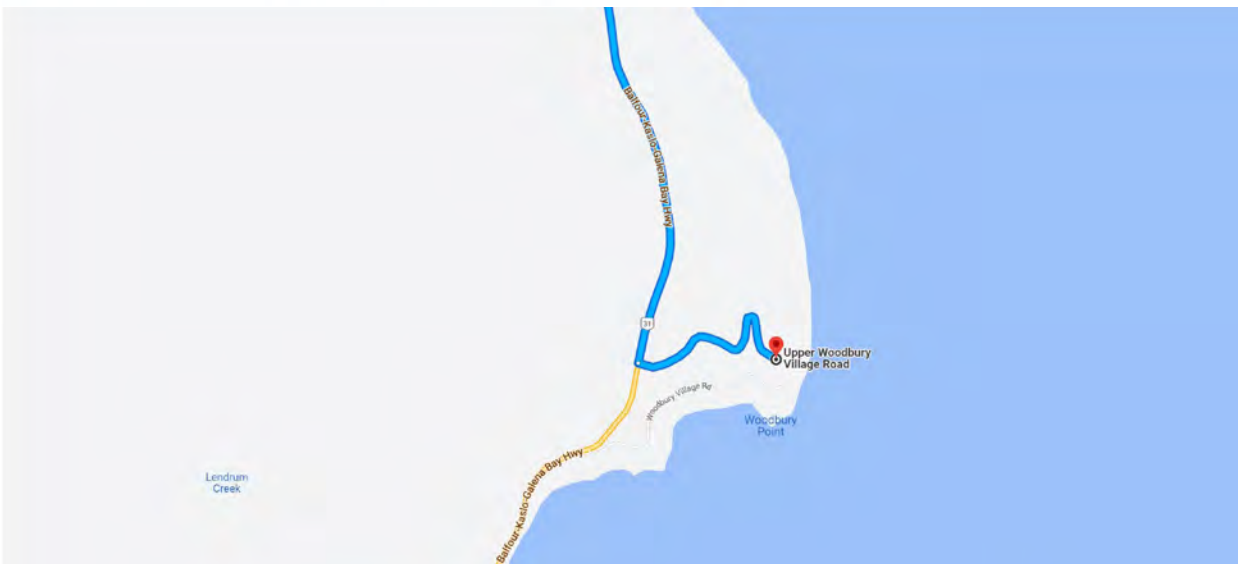
via Balfour-Kaslo-Galena Bay

15 min

Hwy/BC-31 S

15.5 km

Fastest route now due to traffic conditions

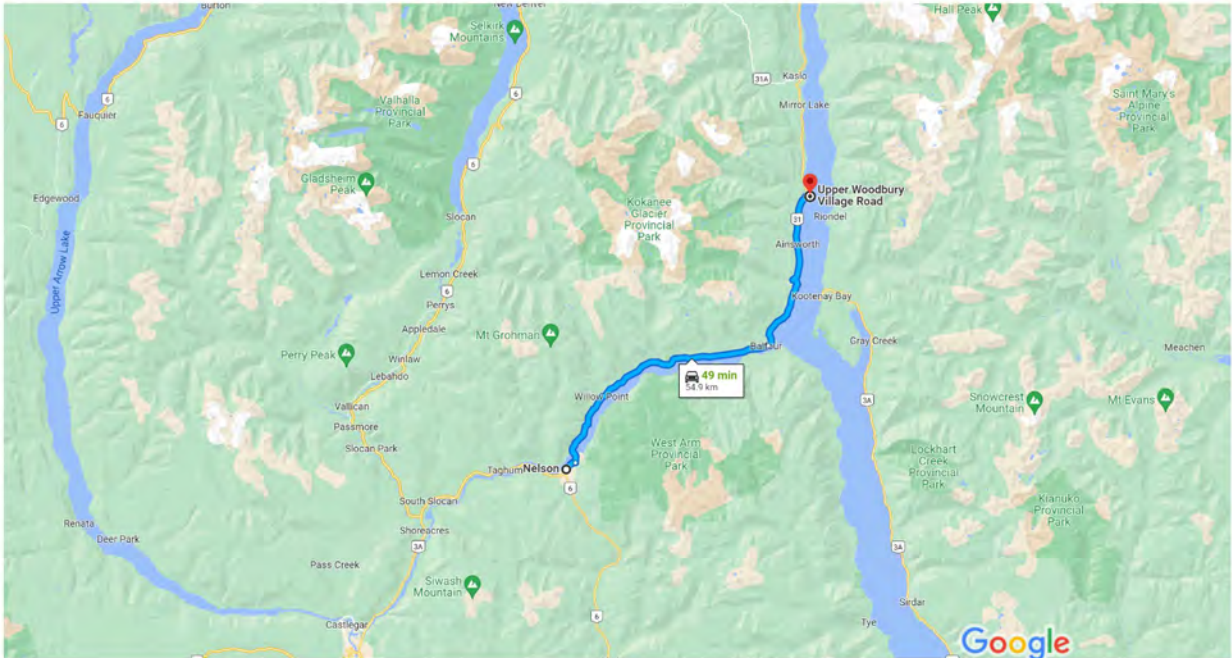


DIRECTIONS FROM NELSON



Nelson, British Columbia to Upper Woodbury Village Rd, Ainsworth, BC V0G 1A0

Drive 54.9 km, 49 min



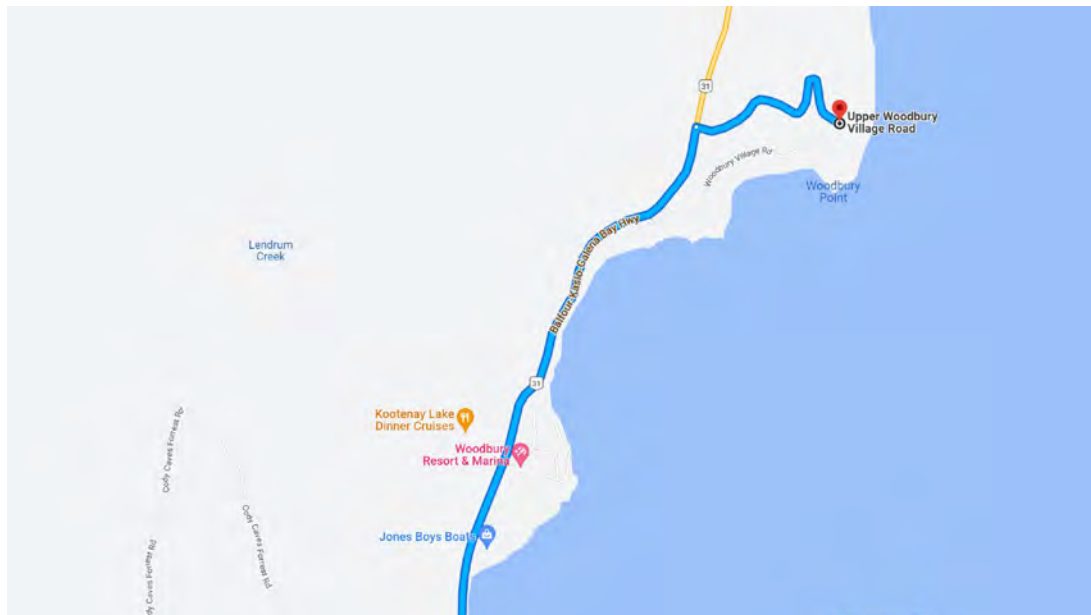
Map data ©2022 Google 10 km



via BC-3A S and Balfour-Kaslo-Galena Bay Hwy/BC-31 N
Fastest route now due to traffic conditions

49 min

54.9 km



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	16.1	16 min
Shopping	Front Street, Kaslo	15.6	15 min
Airport	West Kootenay Regional Airport, Castlegar	94.5	1 hr 20 min
	Trail Regional Airport	132	1 hr 51 min
Major Cities	Kelowna, BC	400	4 hr 58 min
	Nelson, BC	53.9	51 min
	Spokane, WA	292	3 hr 56 min
	Cranbrook, BC	212	3 hr 26 min
	Calgary, AB	604	7 hr 34 min
	Vancouver, BC	713	8 hr 23 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	16.2	16 min
	North Kootenay Lake Community Services	15.5	15 min
	Kootenay Boundary Regional Hospital, Trail	124	1 hr 45 min
	Kootenay Lake Hospital, Nelson	53.6	49 min
Dentist	Kootenay Lake Dental Clinic, Nelson	54.1	51 min
	Nelson Ave Dental Clinic, Nelson	51.8	45 min
	Silverton Dental Clinic, Silverton	67.1	1 hr 8 min
Postal Services	Canada Post, Kaslo	15.7	15 min
Library	Kaslo Library	15.4	14 min

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather	
Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Average Highest Temperature (c): 25	Average Lowest Temperature (c): -5

PICTURES



PICTURES



PICTURES



PICTURES



Woodbury Private Gated Community Beach:



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.

RESOURCES

Sarah Desmeules, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

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

For building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

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

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

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

For building permits, land use and planning, fire services, parks and recreation etc.

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

Water Analysis:

<https://www.interiorhealth.ca/YourEnvironment/DrinkingWater/Pages/WaterSamples.aspx> *Under "Facility", enter "Woodbury Village" for water quality samples for the last 60 days.

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>