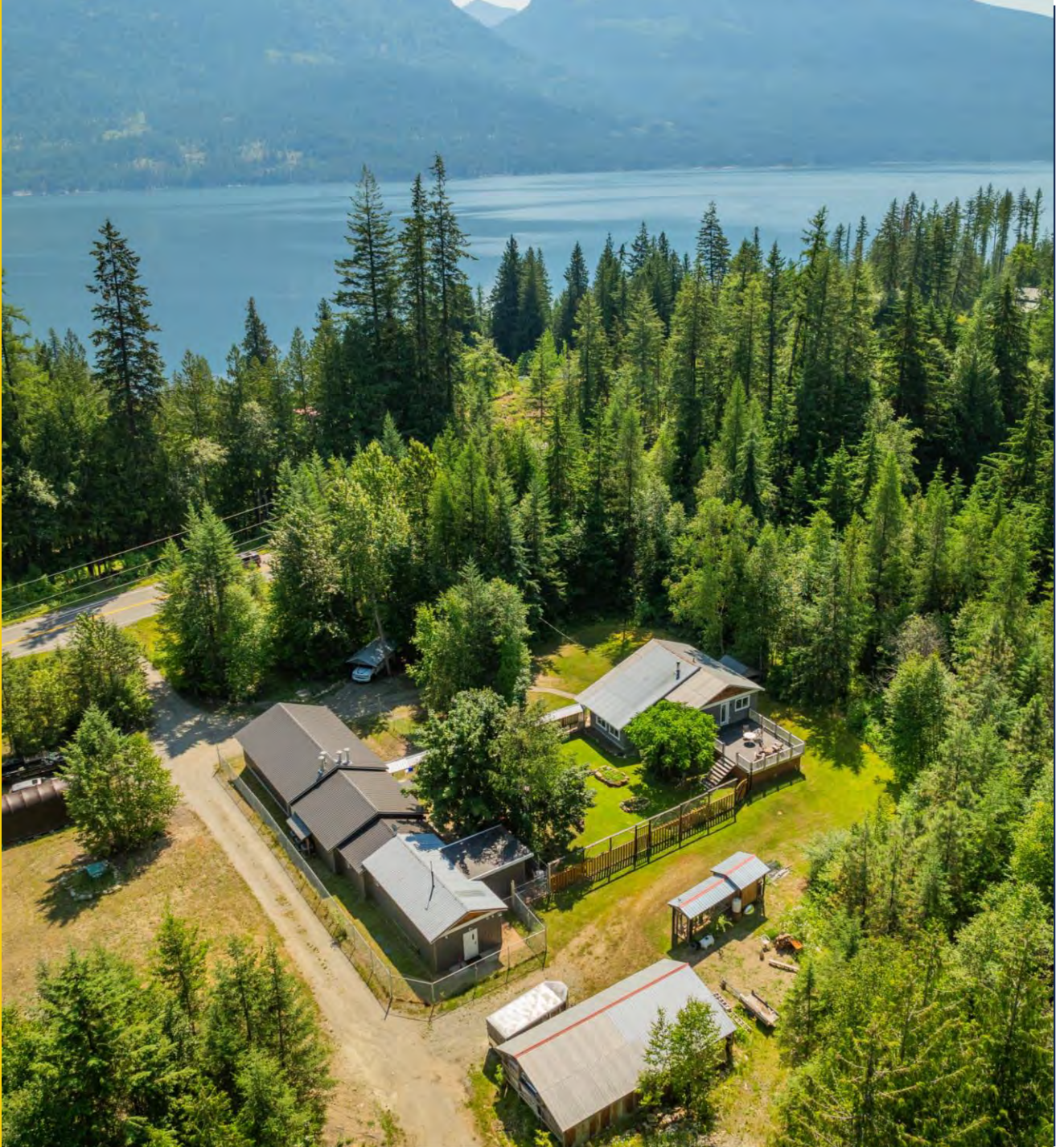


**4743 HIGHWAY 31
FLETCHER CREEK, BC
\$1,100,000**

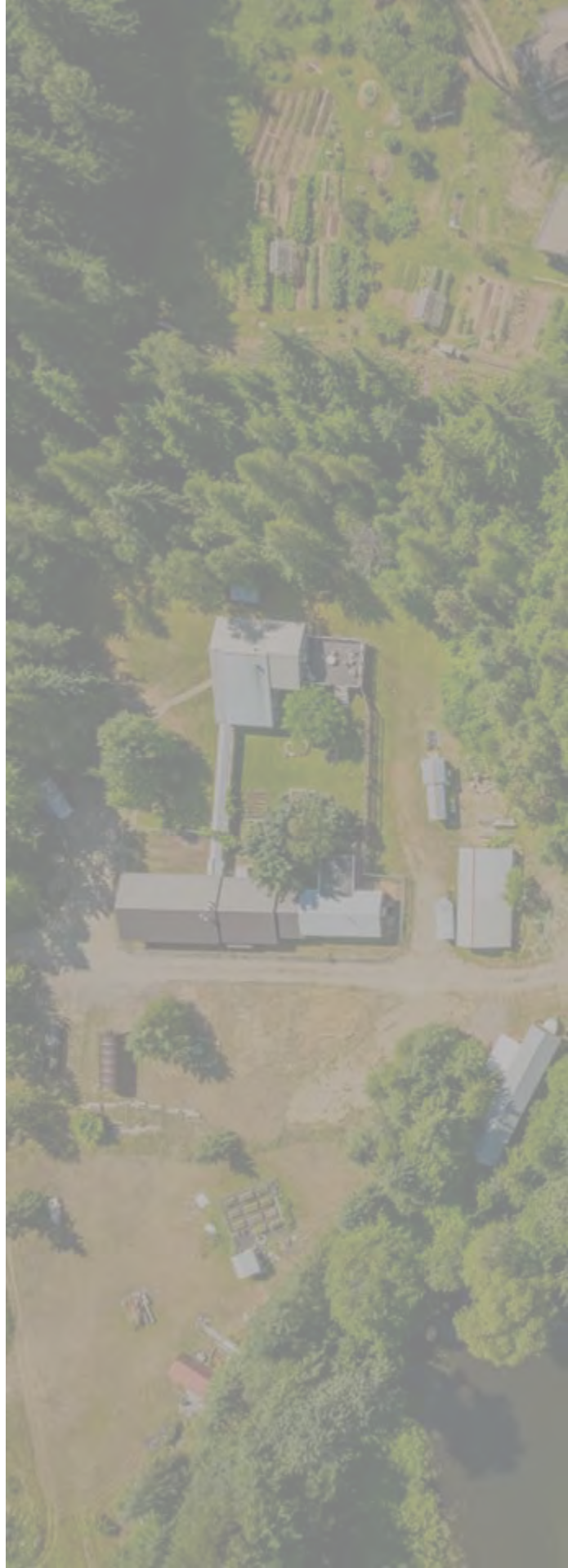


DETAILS

Tucked in the peaceful community of Fletcher Falls, between Kaslo and Ainsworth Hot Springs, BC, this nearly 12-acre property offers privacy and flexibility for living, working, or pursuing creative passions. Perfect for growers, it also provides direct access to a wide range of outdoor recreation.

The renovated 3-bedroom, 2-bathroom home includes many upgrades such as new flooring, exterior stucco and paint, refreshed interior paint, and updated kitchen and bathrooms. A large outbuilding—formerly licensed for micro-cultivation—is fully equipped and ready for use. Additional features include a chicken coop, fenced yard and gardens, ample parking, 4 bay garage, covered boat storage, and RV hookups. Embrace the Kootenay lifestyle in this private, practical, and peaceful setting.

MLS: **Size:** 12.86 acres
Services: community water users' utility, septic, and hydro



TITLE

TITLE SEARCH PRINT

2024-05-13, 06:07:00

File Reference:

Requestor: Kul Nijjar

Declared Value \$305000

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

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CA2274720

LB203914

Application Received

2011-11-17

Application Entered

2011-11-18

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area
Fletcher Creek Improvement District

Description of Land

Parcel Identifier:

012-434-141

Legal Description:

LOT 6 DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 11034

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA2274721

Registration Date and Time:

2011-11-17 10:46

Registered Owner:

COMPUTERSHARE TRUST COMPANY OF CANADA
INCORPORATION NO. A52313

Transfer Number:

CA2410506

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA7495095

Registration Date and Time:

2019-05-10 10:16

Registered Owner:

FORTISBC INC.
INCORPORATION NO. PA-0000087

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.

4743 HIGHWAY 31 FLETCHER CREEK
Area-Jurisdiction-Roll: 21-786-01212.000



Total value \$545,000

2025 assessment as of July 1, 2024

Land	\$160,000
Buildings	\$385,000

Previous year value	\$491,000
Land	\$150,000
Buildings	\$341,000

Property information

Year built	1992
Description	1 STY house - Standard
Bedrooms	3
Baths	2
Carports	
Garages	G
Land size	11.7 Acres
First floor area	975
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

LOT 6, PLAN NEP11034, DISTRICT LOT 193, KOOTENAY
LAND DISTRICT
PID: 012-434-141

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: March 28 2025



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

ADDRESS: 4743 31 Highway Kaslo BC VOG 1M0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input checked="" type="checkbox"/> Principal Residence Residence(s)	<input checked="" type="checkbox"/> Barn(s)	<input checked="" type="checkbox"/> Shed(s)		
<input checked="" type="checkbox"/> Other Building(s) Please describe: <u>LARGE WORKSHOP, GARAGE, OUTBUILDINGS, COVERED STORAGE, CHICKEN COOP</u>				
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.	
1. LAND – This Property Disclosure Statement is in respect of the land and the PRINCIPLE RESIDENCE (describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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?		✓		
G. Are the Premises managed forest lands?		✓		
H. Are the Premises in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		✓		
J. Are you aware of any fill materials anywhere on the Premises?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		✓		
M. Are you aware of any water licences affecting the Premises?		✓		

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1902 REV. NOV 2023

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BCA WEBCOMP

PROPERTY DISCLOSURE STATEMENT

March 28 2025

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4743 31 Highway

Kaslo

BC VOG IM0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		✓		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		✓		

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 pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?			✓	
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?				✓

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1097 Rev. NOV 2022

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BCREA WebHome

PROPERTY DISCLOSURE STATEMENT

March 28 2025

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4743 31 Highway

Kaslo

BC V0G 1M0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>			
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<input checked="" type="checkbox"/>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>			
F. Are you aware of any infestation or unrepai red damage by insects, rodents or bats?		<input checked="" type="checkbox"/>		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last 60 days?		<input checked="" type="checkbox"/>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepai red roof damage? (Age of roof if known: _____ years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Does the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/>		

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BUYER'S INITIALS

BCREA REV. NOV 2023

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SELLER'S INITIALS

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CREA Website®

PROPERTY DISCLOSURE STATEMENT

March 28 2025

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 4743 31 Highway

Kamlo

BC V00 1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the 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.)				<input checked="" type="checkbox"/>
T. Is this Premises covered by home warranty insurance under the Homeowner Protection Act?				<input checked="" type="checkbox"/>
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)		<input checked="" type="checkbox"/>		
V. To the best of your knowledge, has the Premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>		

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?	<input checked="" type="checkbox"/>		
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 checked="" type="checkbox"/>		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the Heritage Conservation Act or municipal legislation)?	<input checked="" type="checkbox"/>		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?	<input checked="" type="checkbox"/>		

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BUYER'S INITIALS

BC1007 REV. NOV 2023

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SELLER'S INITIALS

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CREA WebForm

EXPENSES

Property Taxes:

2023
\$1,969.76



Community Water User's Utility:

2023
\$565 approx. / year



Hydro (FortisBC):

2023
\$850 approx. / year

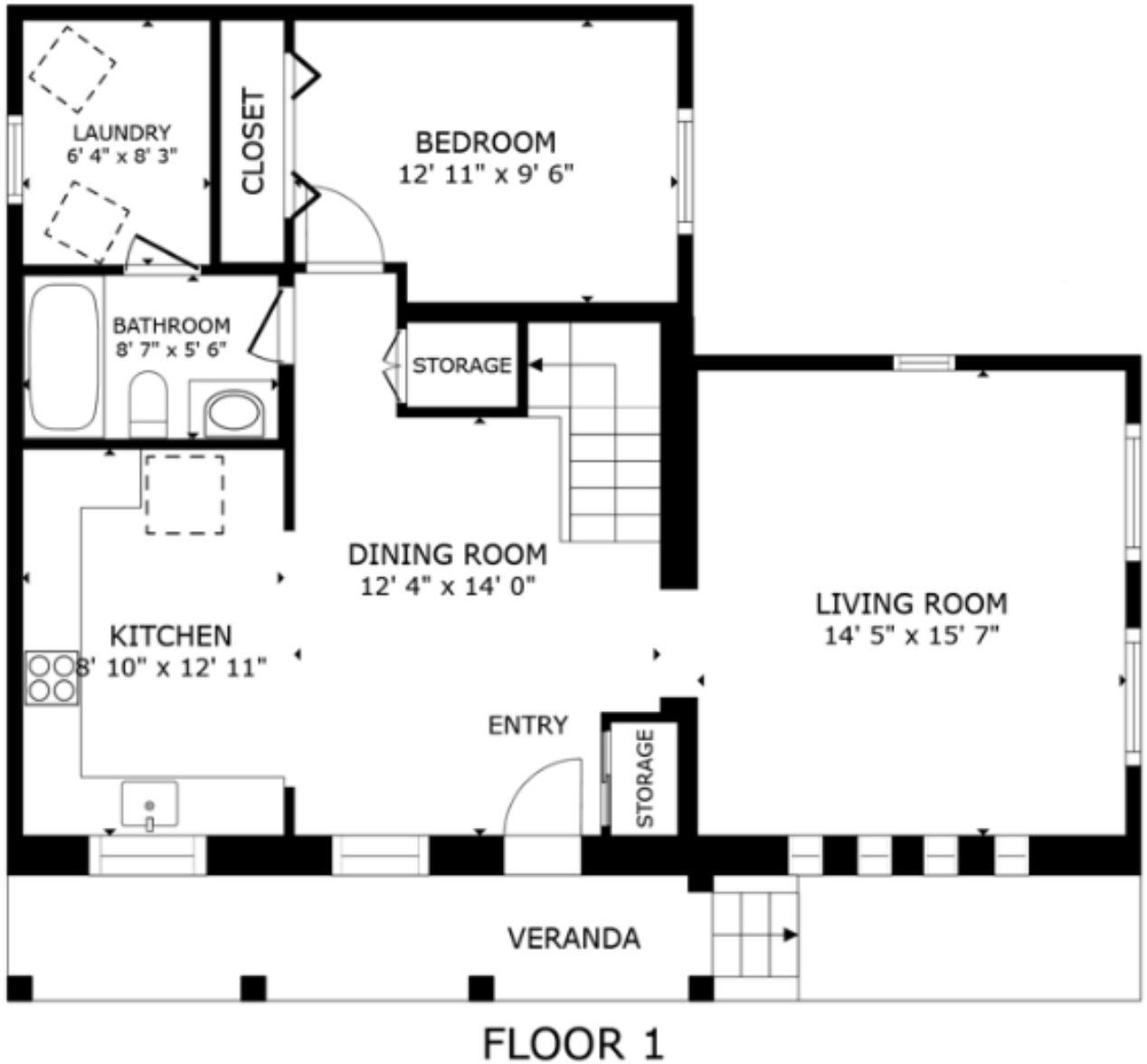


Insurance (Intact):

2024
\$1500 approx. / year



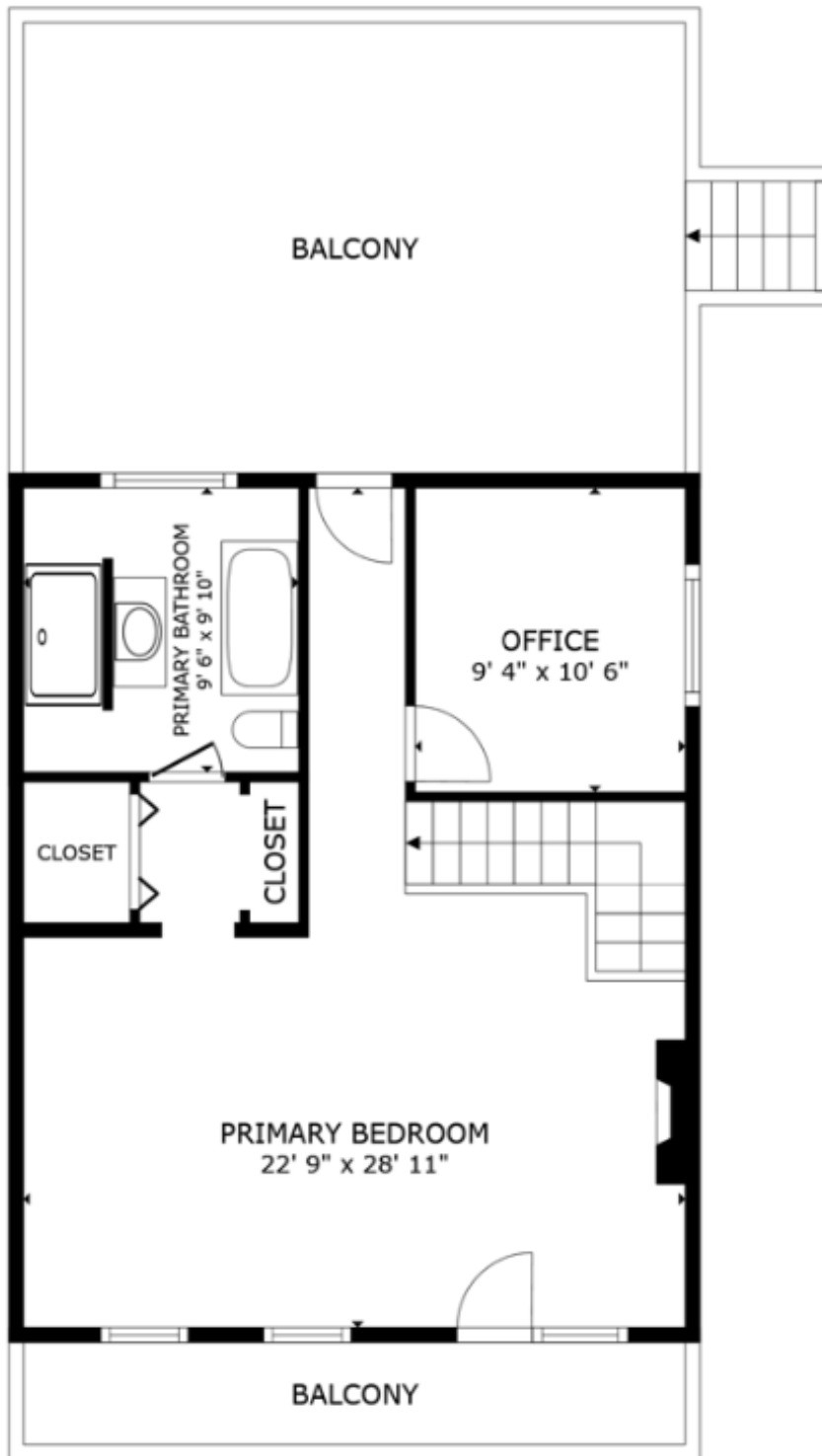
MAIN FLOORPLAN



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 840 sq.ft. FLOOR 2 659 sq.ft.
EXCLUDED AREAS : VERANDA 161 sq.ft. BALCONY 80 sq.ft. BALCONY 370 sq.ft.
TOTAL : 1,499 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

UPPER FLOORPLAN



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 840 sq.ft. FLOOR 2 659 sq.ft.
EXCLUDED AREAS : VERANDA 161 sq.ft. BALCONY 80 sq.ft. BALCONY 370 sq.ft.
TOTAL : 1,499 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WETT INSPECTION

SOLID FUEL HEATING QUESTIONNAIRE

POLICY NUMBER

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

Insurance Company: Worlton Insured: 4735 Hwy 31 Kask
Address of premises where unit is installed: Principal residence or
Location of unit within the dwelling: Liv Rm

HEATING UNIT

Type (a) ☐ Fireplace (with doors) (e) ☐ Factory manufactured oil/solid fuel combination unit
(b) ☐ Pot belly, box, franklin or acorn stove (f) ☐ Oil furnace with add-on solid fuel burning unit
(loose fitting doors or no doors) (g) ☐ Other, specify _____
(c) ☐ Airtight* stove
(d) ☐ Airtight* insert in ☐ Solid masonry fireplace
☐ Zero clearance fireplace
* Airtight - tight fitting doors and seals

Fuel ☐ Wood only Quantity of wood burned per year _____ ☐ Wood and oil ☐ Other, specify _____
Make: Osburn Model: 1000 Age: 20+
Labelled ☐ Canadian Standards Association ☐ Underwriters' Laboratories of Canada
☒ Warnock-Hersey Professional Service Ltd. ☐ None or other, specify _____

CHIMNEY

Type ☐ Masonry - ☐ Built from ground ☐ Bracket Chimney Lining ☐ Flue tile ☐ None or other, specify _____
☒ Factory built double walled metal chimney - manufacturer: Oliver & Wood
Labelled ☐ Canadian Standards Association ☒ Underwriters' Laboratories of Canada
☐ Warnock-Hersey Professional Service Ltd. ☐ None or other, specify _____
☐ Other type of chimney, specify _____
☐ Unknown

Age ☐ Same as heating unit or unknown

Does unit share a chimney flue with any other heating unit ☒ no ☐ yes, explain _____

Chimney is installed ☒ Inside building ☐ Outside building

How often is chimney cleaned: N/A Date of last cleaning: N/A (year, month)

INSTALLATION

Was the heating unit installed by a heating contractor ☐ unknown ☐ no ☐ yes, name of firm: unknown

Was the chimney installed by a heating or masonry contractor ☐ unknown ☐ no ☐ yes, name of firm: unknown

Does the stovepipe pass through a concealed space ☐ not applicable ☒ no ☐ yes, explain in Remarks

Is protective shielding used around heating unit - if so, describe (material used, clearances, etc.)

Has the installation including chimney been inspected and approved by a fire department or building code inspector ☐ no ☒ yes

DIAGRAM

Please complete the following for heating unit types (b), (c), and (g). If your unit does not fit diagram please feel free to attach your own.

Construction of back wall: wood Shortest distance from stovepipe to ceiling: vertical ☐ in ☐ cm

Is there a thimble where the pipe passes through wall ☐ no ☐ yes: N/A Construction of nearest side wall: wood

Total length of stovepipe: 70 ☒ in ☐ cm Shortest distance from unit to nearest side wall: 13 (stairs) ☐ in ☐ cm

Shortest distance from unit to back wall: 13 ☒ in ☐ cm Shortest distance from unit to furniture, fuel or other combustible material: N/A ☐ in ☐ cm

Distance from unit to floor: 10 ☐ in ☐ cm Construction of floor: wood

Distance from side of unit to end of pad: 16 ☒ in ☐ cm Distance from front of unit to end of pad: 18 ☒ in ☐ cm Is there a non-combustible pad ☐ no ☒ yes

REMARKS

* owner bldg to extend pad 2" to meet 18" requirement

Done: Jan 10/012 E-T Bohl
Completed by: Jan 10/012

ERNST BOHME
Box 2, C8
BOSWELL, B.C. V0B 1A4
(250) 227-9484 or (250) 505-4585

SUBDIVISION PLAN

21-CK

SUBDIVISION PLAN OF PART OF
PARCEL 2 (SEE D.D. 21540^I) OF LOT
193, KOOTENAY DISTRICT.

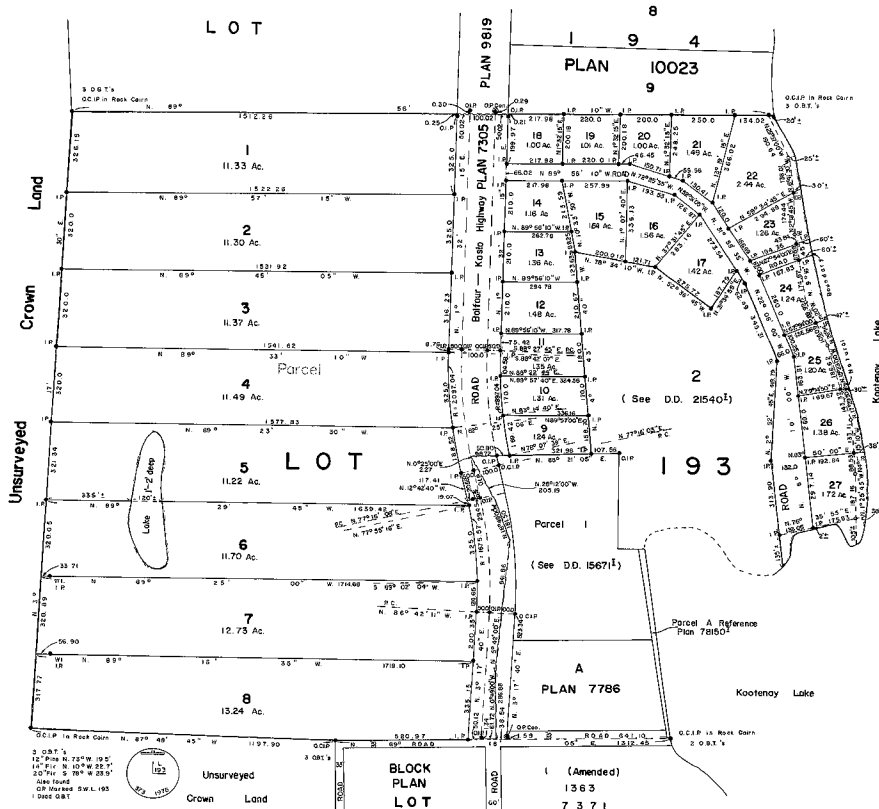
Scale: 1 inch = 200 feet.

PLAN No 11034

Deposited in the Land Registry
Office of Nelson B.C. this 25th
day of January, 1977.
Registrar

LEGEND

Readings are as shown on plan
From Highway, then 7305.
• O.I.P. Denotes old iron pin found.
• S.I.P. Denotes standard iron spike set.
• O.C.P. Denotes capped iron post found.
• S.O.P. Denotes old concrete monument found.
• O.B.T. Denotes old bear to which bearings are magnetic.
W. Denotes witness.
Note: Lot plotted from traverse.
Crown Land, interterritorial and
mostly underground.



OWNER James P. O'Hara
WITNESS Robert H. Cogan
OWNER James Alvin Schumacher
WITNESS Robert H. Cogan
OWNER _____
WITNESS _____
OWNER _____
WITNESS _____

Approved under the Land Registry Act this
day of January, 1977.
Approving Officer—Ministry of Highways and
Public Works
This plan lies within the Central Kootenay
Registration District.

Mortgagee:

This plan need not comply with clause (b)
of section 86 of the Land Registry Act
dated this 25th day of Jan. 1977.
Senior Approving Officer—Ministry of
Highways and Public Works.

I, Alex Chevalier of Kelowna, British Columbia Land
Surveyor, make oath and say that I was present at and did
personally sign the plan and that the survey represented by the plan
and that the survey and plan are correct. The survey was
completed on the 7th day of January, 1977.

Witnessed on this 25th
day of January, 1977.
A Commissioner for taking
Affidavits for British Columbia
Alex Chevalier, B.C.L.S.,
330 Grosvenor Crescent,
Kelowna, B.C.
B-55, F-C-008

STAT RIGHT OF WAY PLAN

STATUTORY RIGHT OF WAY PLAN OVER
PART OF LOT 6 DISTRICT LOT 193
KOOTENAY DISTRICT PLAN 11034.

Pursuant to Section 113 of the Land Title Act.

BCGS 82F.086

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:400



LEGEND

Bearings are grid bearings UTM NAD83 (CSRS) 2002.0, Zone 11.

The UTM coordinates and estimated absolute accuracy achieved are derived from dual frequency carrier phase GNSS observations, using Natural Resources Canada's Precise Point Positioning (PPP) service.

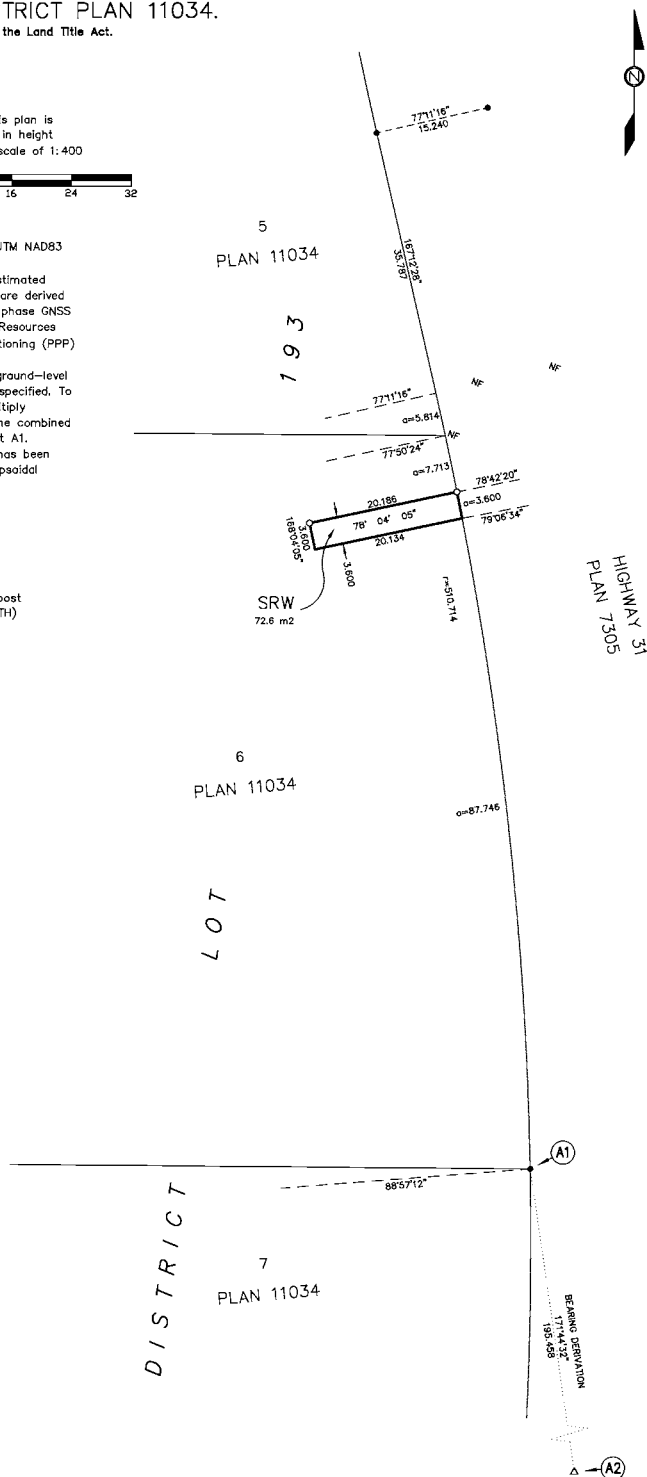
This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.9995112 at A1.

The combined scale factor has been determined based on an ellipsoidal elevation of 568 metres.

m2 Square metres

Found	Set
-------	-----

- Standard iron post
- △ Troverse hub (TH)



UTM NAD83 (CSRS) 2002.0 Zone 11

IP A1 N 5518977.070 E 507090.308
Point combined factor: 0.9995112
Absolute accuracy 0.04

TH A2 N 5518783.734 E 507118.367
Point combined factor: 0.9995102
Absolute accuracy 0.04

This plan lies within the
Regional District of Central Kootenay.

The field survey represented by this plan was completed on the 24th day of April, 2019
Joshua G. Hango, BCLS 953.



RDCK MAP




RDCK Property Report

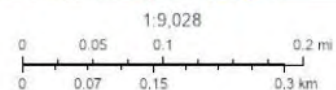
Area of Interest (AOI) Information

Area : 12.86 acres

May 13 2024 6:20:42 Pacific Daylight Time



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



Esri, NASA, NGA, USGS, FEMA

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01212.000	012-434-141	4735 HIGHWAY 31, MIRROR LAKE	2 Acres Or More (Single Family Dwelling, Duplex)	NEP11034

#	LTO Number	Lot	Block	District Lot	Land District
1	CA2274720	6	-	193	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 6 PLAN NEP11034 DISTRICT LOT 193 KOOTENAY LAND DISTRICT	11.7	ACRES	12.86

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	4743 HIGHWAY 31	-	4743	HIGHWAY 31	-	Mirror Lake	1
2	4735 HIGHWAY 31	-	4735	HIGHWAY 31	-	Mirror Lake	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	12.86

Fire Service Areas

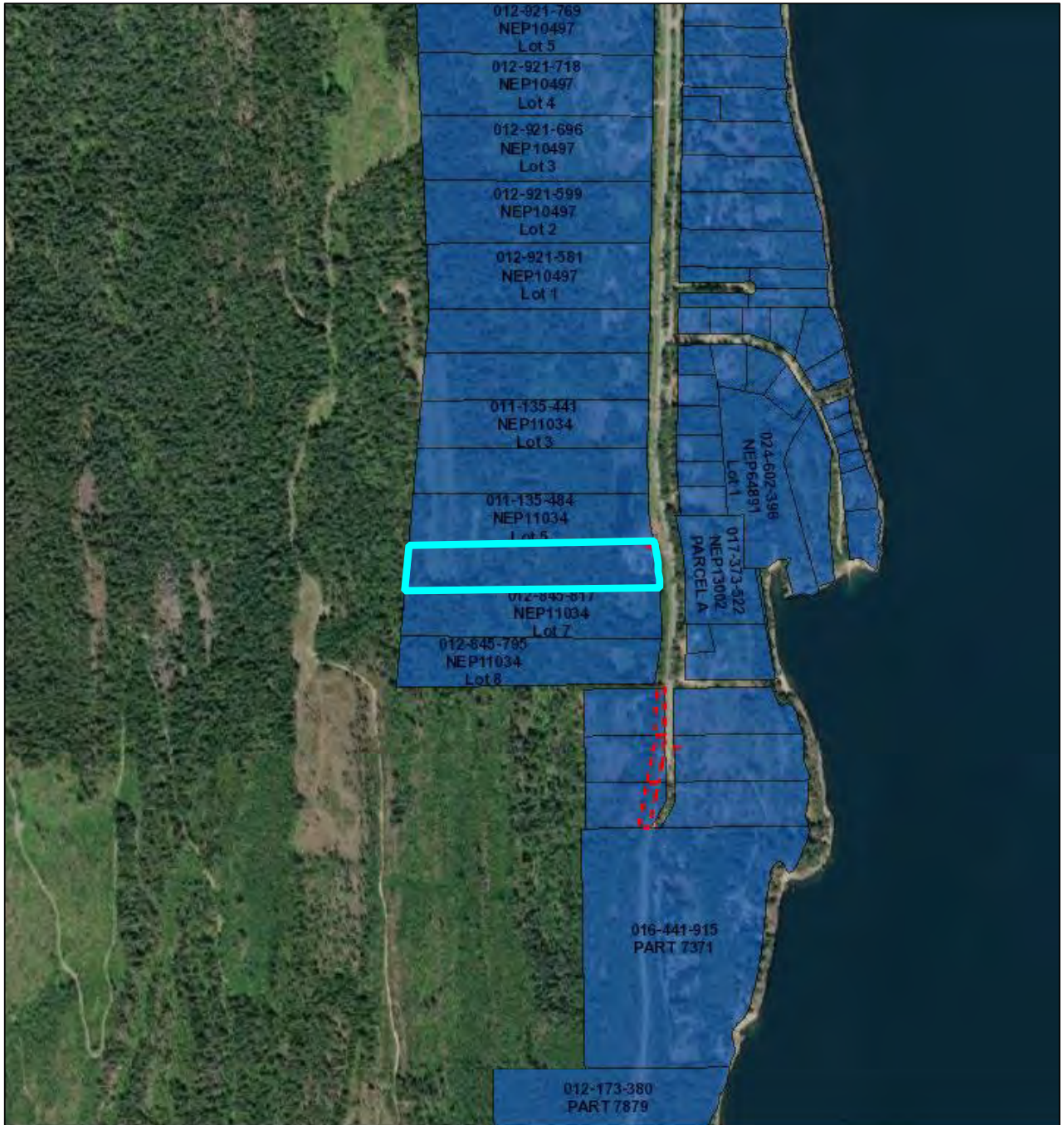
#	Bylaw	Department	Area(acres)
1	2003	KASLO	12.63

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	12.60
2	2435	RA	Resource Area	Resource Area	0.26

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

LTSA MAP



May 27, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

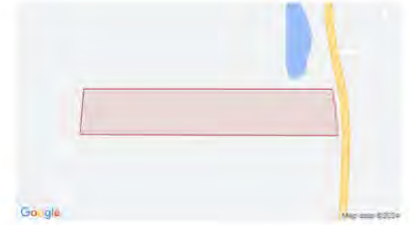


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUMMARY

4743 HIGHWAY 31 Rural BC

PID	012-434-141
Registered Owner	WA*, G*
Legal Description	LOT 6 DISTRICT LOT 193 KOOTENAY DISTRICT PLAN 11034
Plan	NEP11034
Zoning	
Community Plan(s)	OCP: RC - Country Residential, not in ALR



Year Built	1992	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	12.95 acres	Bedrooms	3
Bathrooms	1	Dimensions	-
Max Elev.	829.11 m	Min Elev.	596.00 m
Floor Area	975 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$2,168.77

ASSESSMENT

	2023	%	2024
Building	\$303,000	↑ 12.54	\$341,000
Land	\$140,000	↑ 7.14	\$150,000
Total	\$443,000	↑ 10.84	\$491,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$491,000	↑ 60.98
Sales History	17/11/2011	\$305,000	↓ -4.69
	30/05/2008	\$320,000	↑ 2,033.33
	22/11/1985	\$15,000	-

DEVELOPMENT APPLICATIONS

-

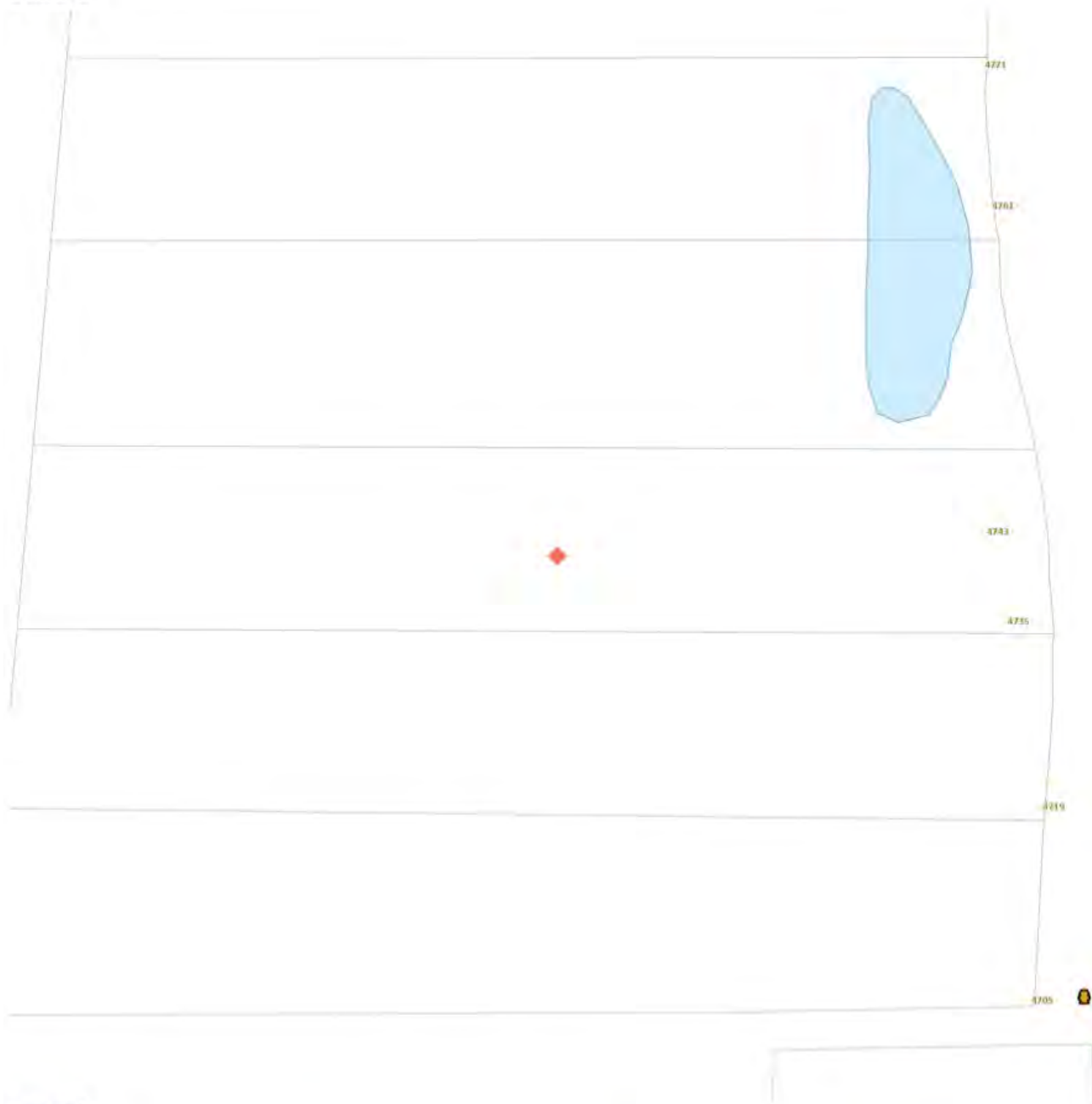
SCHOOL CATCHMENT

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

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

UTILITIES MAP

Utilities



Legend



Hydrant

Streams and Shorelines



Stand Pipe

Lakes and Rivers



Other

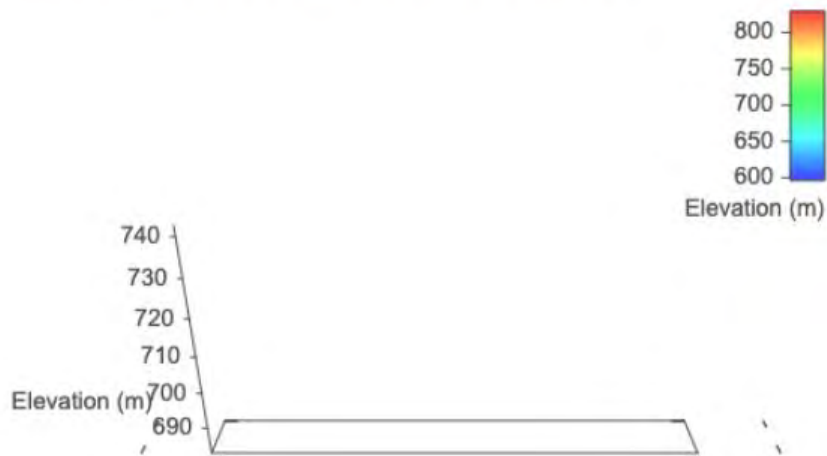
Cadastre - Property Lines

MUNICIPAL OWNED
RDCK OWNED
Address Points

ELEVATION



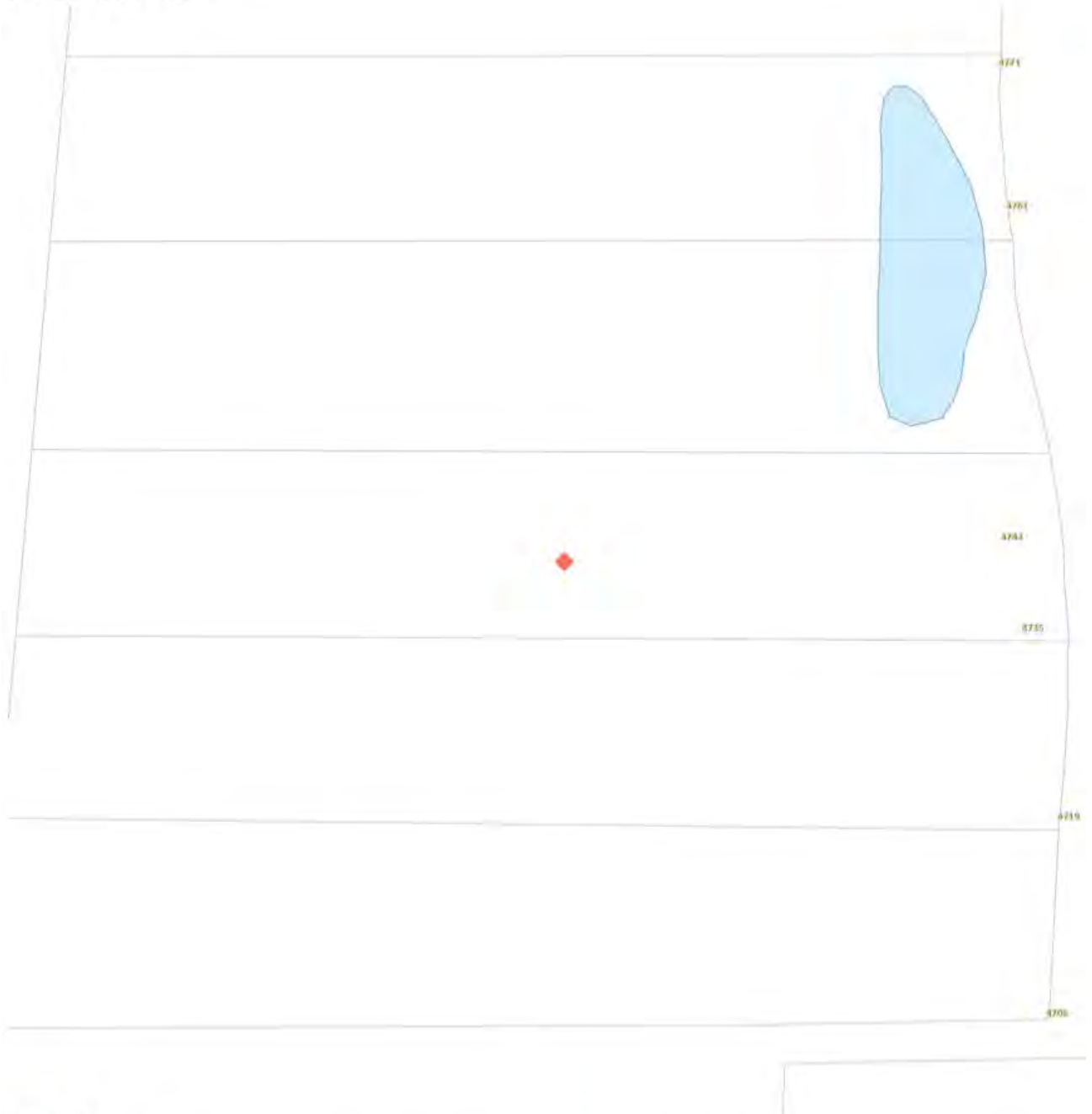
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 829.11 m | Min Elevation: 596.00 m | Difference: 233.11 m

FLOOD MAP

Flood and Hazard



Legend

Flood Construction Levels - 1990
Lakes and Rivers

Non Standard Flooding Erosion Area
Cadastre - Property Lines

Slocan Valley GeoHazard
Address Points

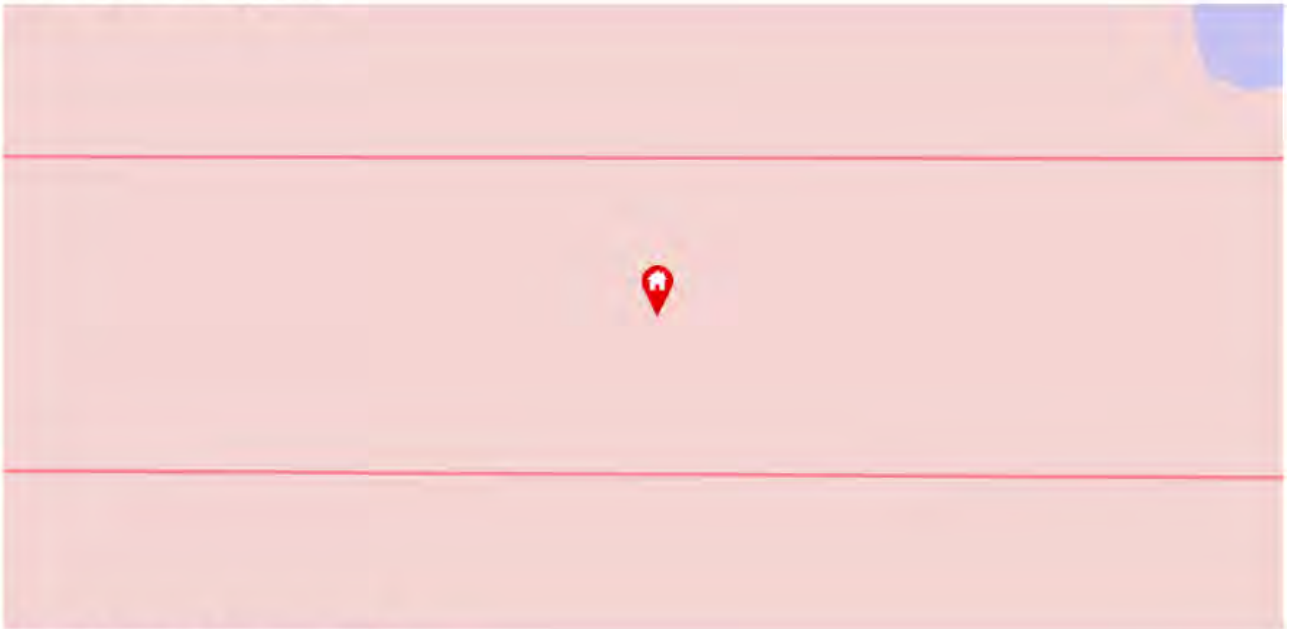
Streams and Shorelines

ZONING

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RC - Country Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Official Community Plan



Subject Property Designations:

[RC - Country Residential](#)

Layer Legend:

● [RC - Country Residential](#)

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

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

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

Outdoor Recreation

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

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9-hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events-three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

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

PICTURES



RESOURCES

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

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

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

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

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

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

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

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection. Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

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

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

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

Post Office

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