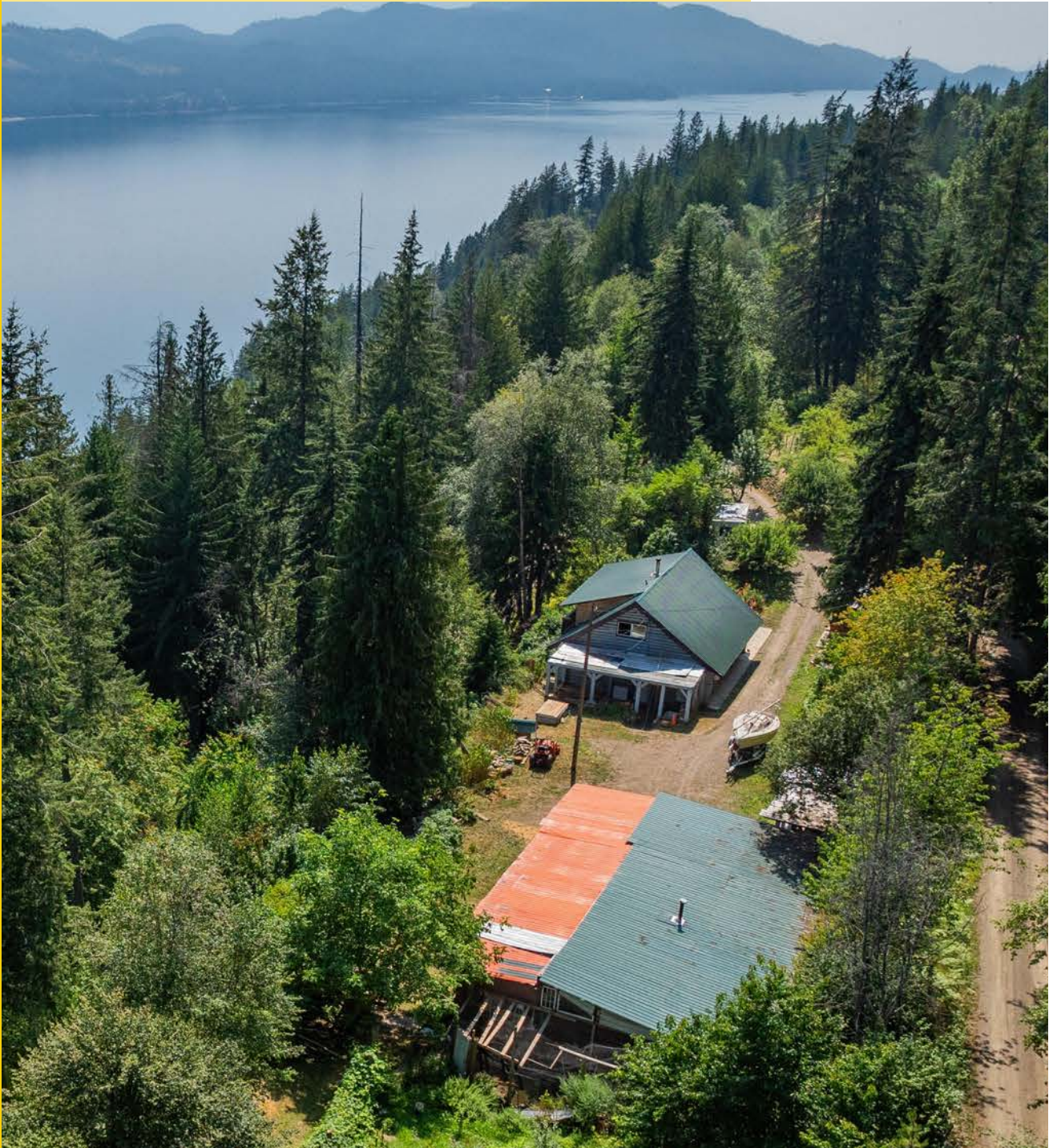


3430 LOON LAKE ROAD,  
AINSWORTH HOT SPRINGS BC  
\$748,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

Nestled on 4 acres in Ainsworth Hot Springs, BC, this log home offers 2+ bedrooms and 2 bathrooms, blending modern conveniences with the charm of self-sufficient living.

The property features fenced gardens, a 3-bay shop, an outdoor kitchen, a studio shed, a chicken coop, and an array of fruit trees, berries, grapes, and perennial shrubs and flowers.

Enjoy privacy and stunning lake views, with about 2 acres of the property across the road, ideal for further development or left as-is for even more breathtaking views.

Located just 40 minutes north of Nelson, BC, and 20 minutes south of Kaslo, BC, this property is perfect for those who love outdoor recreation, with proximity to Kootenay Lake and the surrounding Selkirk and Purcell Mountain Ranges.

**MLS:** 2479026    **Size:** 4.1 acres  
**Services:** creek/stream water, septic, and hydro



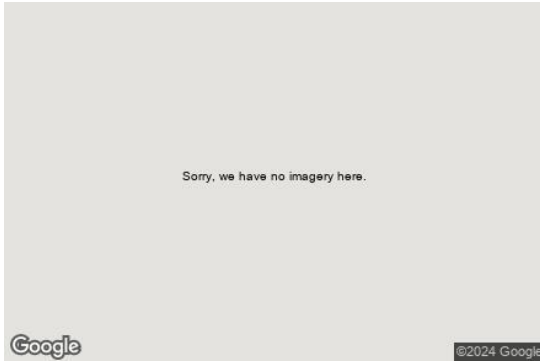
# TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

## 3430 LOON LAKE RD AINSWORTH HOT SPRINGS

Area-Jurisdiction-Roll: 21-786-04139.075



**Total value** **\$329,000**

2024 assessment as of July 1, 2023

Land \$136,000

Buildings \$193,000

Previous year value \$294,000

Land \$127,000

Buildings \$167,000

### Property information

Year built 1978

Description 1.5 STY house - Basic

Bedrooms 2

Baths 3

Carports

Garages

Land size 4.1 Acres

First floor area 1,117

Second floor area 616

Basement finish area

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

LOT 2, PLAN NEP20032, DISTRICT LOT 1684, KOOTENAY LAND DISTRICT

PID: 017-932-084

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

# TITLE

**TITLE SEARCH PRINT**

2024-08-12, 13:34:46

File Reference:

Requestor: Kul Nijjar

Declared Value \$99300

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

NELSON

NELSON

**Title Number**

From Title Number

CA2387283

KR160589

**Application Received**

2012-02-10

**Application Entered**

2012-02-15

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

AS JOINT TENANTS

**Taxation Authority**

Nelson Trail Assessment Area

**Description of Land**

Parcel Identifier:

017-932-084

Legal Description:

LOT 2 DISTRICT LOT 1684 KOOTENAY DISTRICT PLAN NEP20032

**Legal Notations**

HERETO IS ANNEXED EASEMENT XF25296 OVER DISTRICT LOT 1684  
KOOTENAY DISTRICT EXCEPT (1) PARCEL A (SEE 171604I) AND (2) PARTS  
INCLUDED IN PLANS 6770 AND NEP20032

# TITLE

## TITLE SEARCH PRINT

2024-08-12, 13:34:46

File Reference:

Requestor: Kul Nijjar

Declared Value \$99300

### Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS  
Registration Number: N8208  
Registration Date and Time: 1979-04-24 09:05  
Registered Owner: SUSAN MARIE THOM  
NORMAN WESLEY THOM  
AS JOINT TENANTS  
CA341063  
Transfer Number:  
Remarks: INTER ALIA  
AN UNDIVIDED 1/4 INTEREST IN AND TO: ALL MINERALS  
PRECIOUS AND BASE (SAVE COAL) IN OR UNDER LOT 1684  
KNOWN AS "GOOD LUCK" MC KD  
TRANSMISSION OF E752  
SEE E750

Nature: UNDERSURFACE RIGHTS  
Registration Number: XD10720  
Registration Date and Time: 1990-04-25 10:46  
Registered Owner: ANTHONY BRUCE LETKEMAN  
SUSAN LOIS OLSON  
AS JOINT TENANTS  
Remarks: INTER ALIA  
AS TO AN UNDIVIDED 3/4 INTEREST IN AND TO: ALL  
MINERALS PRECIOUS AND BASE (SAVE COAL) IN OR UNDER  
LOT 1684 KNOWN AS "GOOD LUCK" MC KD  
TRANSMISSION OF M8745 REC'D 5/5/78 @ 11:06  
A.B. LETKEMAN'S 3/8 INTEREST TRANSFERRED TO XF1085  
REMAINDER TRANSFERRED TO XG1658

Nature: UNDERSURFACE RIGHTS  
Registration Number: XF1085  
Registration Date and Time: 1992-01-17 11:32  
Registered Owner: WILLIAM BORDEN HAYWARD  
KATHERINE FRANCES HAYWARD  
AS JOINT TENANTS  
Remarks: INTER ALIA  
AS TO AN UNDIVIDED 3/8 INTEREST IN AND TO: ALL  
MINERALS PRECIOUS AND BASE (SAVE COAL) IN OR UNDER  
UNDER LOT 1684 KNOWN AS "GOOD LUCK" MC KD  
TRANSMISSION OF A.B. LETKEMAN'S 3/8 INTEREST IN  
XD10720  
REMAINDER TRANSFERRED TO XG1658

# TITLE

## TITLE SEARCH PRINT

2024-08-12, 13:34:46

File Reference:

Requestor: Kul Nijjar

Declared Value \$99300

Nature: UNDERSURFACE RIGHTS  
Registration Number: XG1658  
Registration Date and Time: 1993-01-25 11:42  
Registered Owner: KEITH MASSEY  
GINETTE MASSEY  
AS TO AN UNDIVIDED 1/4 INTEREST AS JOINT TENANTS  
Registered Owner: WILLIAM BORDEN HAYWARD  
KATHERINE FRANCIS HAYWARD  
AS TO AN UNDIVIDED 2/4 INTEREST AS JOINT TENANTS  
Remarks: INTER ALIA  
TRANSFER OF XD10720 AND XF1085  
AN UNDIVIDED 3/4 INTEREST IN AND TO ALL MINERALS  
PRECIOUS AND BASE (SAVE COAL) IN OR UNDER LOT  
1684 KOOTENAY DISTRICT KNOWN AS "GOOD LUCK"  
MINERAL CLAIM KOOTENAY DISTRICT  
TRANSFER OF W.B. HAYWARD AND K.F. HAYWARD'S  
2/4 INTEREST TO XH23819  
TRANSFER OF KEITH & GINETTE MASSEY'S 1/4  
INTEREST TO KR160590

Nature: UNDERSURFACE RIGHTS  
Registration Number: XH23819  
Registration Date and Time: 1994-08-12 12:02  
Registered Owner: BARBARA ELLEN NYBO  
Remarks: INTER ALIA  
TRANSFER OF W.B. HAYWARD AND K.F. HAYWARD'S  
2/4 INTEREST IN XG1658  
ALL MINERALS PRECIOUS & BASE (SAVE COAL) IN OR  
UNDER LOT 1684 KNOWN AS "GOOD LUCK", MINERAL  
CLAIM, KOOTENAY DISTRICT  
ASSIGNED TO CA2881197

Nature: UNDERSURFACE RIGHTS  
Registration Number: KR160590  
Registration Date and Time: 2001-02-14 13:22  
Registered Owner: KEVIN JOHN SMITH  
Remarks: INTER ALIA  
TRANSFER OF KEITH & GINETTE MASSEY'S 1/4  
INTEREST IN XG1658  
ALL MINERALS PRECIOUS AND BASE (SAVE COAL) IN OR  
UNDER LOT 1684 KNOWN AS "GOOD LUCK" MINERAL  
CLAIM, KOOTENAY DISTRICT

Nature: MORTGAGE  
Registration Number: CA2387284  
Registration Date and Time: 2012-02-10 06:01  
Registered Owner: KOOTENAY SAVINGS CREDIT UNION  
INCORPORATION NO. FI 36

# TITLE

## TITLE SEARCH PRINT

2024-08-12, 13:34:46

File Reference:

Requestor: Kul Nijjar

Declared Value \$99300

Nature:	UNDERSURFACE RIGHTS
Registration Number:	CA2881197
Registration Date and Time:	2012-11-22 16:21
Registered Owner:	KENNETH ROBERT JOSEPH LARAMEE JO-ANNE MARIE LARAMEE AS JOINT TENANTS
Transfer Number:	CA7775319
Remarks:	INTER ALIA ALL MINERALS PRECIOUS & BASE (SAVE COAL) IN OR UNDER LOT 1684 KNOWN AS "GOOD LUCK", MINERAL CLAIM, KOOTENAY DISTRICT ASSIGNMENT OF XH23819

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 24E318971952-EF11-991A-002248270DCE



## PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: **August 04 2024**

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

**ADDRESS: 3430 LOON LAKE ROAD AINSWORTH HOT SPRINGS BC V0G 1A0 (the "Premises")**

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

Principal Residence Residence(s) \_\_\_\_\_ Barn(s)  Shed(s)  
 Other Building(s) Please describe **SHOP/STORAGE**

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 PRINCIPAL 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?		KS		
B. Are you aware of any existing tenancies, written or oral?		KS		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		KS		
D. Is there a survey certificate available?		KS		
E. Are you aware of any current or pending local improvement levies/charges?		KS		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		KS		
G. Are the Premises managed forest lands?		KS		
H. Are the Premises in the Agricultural Land Reserve?		KS		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		KS		
J. Are you aware of any fill materials anywhere on the Premises?		KS		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		KS		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		KS		
M. Are you aware of any water licences affecting the Premises?	KS			

--	--	--

BUYER'S INITIALS

KS	DS	
----	----	--

SELLER'S INITIALS



# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 24E34897-7952-EF11-991A-002248270DCE

August 04 2024

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:      3430      LOON LAKE ROAD      AINSWORTH HOT SPRINGS      BC      V0G 1A0

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

**2. SERVICES**

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) KS <input checked="" 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?	KS			
(ii) Have you applied for a water licence and are awaiting response?				KS
C. Are you aware of any problems with the water system?		KS		
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)?		KS		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		KS		
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community      KS <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?		KS		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		KS		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				KS

--	--	--

BUYER'S INITIALS

KS	DS	
----	----	--

SELLER'S INITIALS

BC1007 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 24E34897-7952-EF11-991A-002248270DCE

08/06/24  
August 04 2024

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:        3430        LOON LAKE ROAD        AINSWORTH HOT SPRINGS        BC        VOG 1A0

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

--	--	--

BUYER'S INITIALS

KS	DS	
----	----	--

SELLER'S INITIALS

BC1007 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 24E34897-7952-EF11-991A-002248270DCE







08/06/24

August 04 2024




PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:        3430        LOON LAKE ROAD        AINSWORTH HOT SPRINGS        BC        VOG 1A0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)				
V. 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)				
W. Is there a radon mitigation system on the Premises?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

**4. GENERAL**

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
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>				
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
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)?				

--	--	--

BUYER'S INITIALS

		
---	---	--

SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 24E34897-7952-EF11-991A-002248270DCE

August 04 2024

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 3430 LOON LAKE ROAD AINSWORTH HOT SPRINGS BC V0G 1A0

## 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.**

**The Buyer acknowledges that all measurements are approximate.**

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1007 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

# EXPENSES

## Property Taxes:

2023  
\$1176



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

# SUBDIVISION PLAN

PLAN OF SUBDIVISION OF PART OF DISTRICT LOT 1684,  
EXCEPT ① PARCEL A (See 171604-I, & 2) PLAN 6770,  
AND CLOSED ROAD (B.C. GAZETTE - AUGUST 17, 1992), KOOTENAY DISTRICT.  
PURSUANT TO SECTION 109, LAND TITLE ACT. SCALE 1:1000

PLAN NEP 20032

DEPOSITED IN THE LAND TITLE  
OFFICE AT NELSON, B. C. THIS 2  
DAY OF October, 19 92.

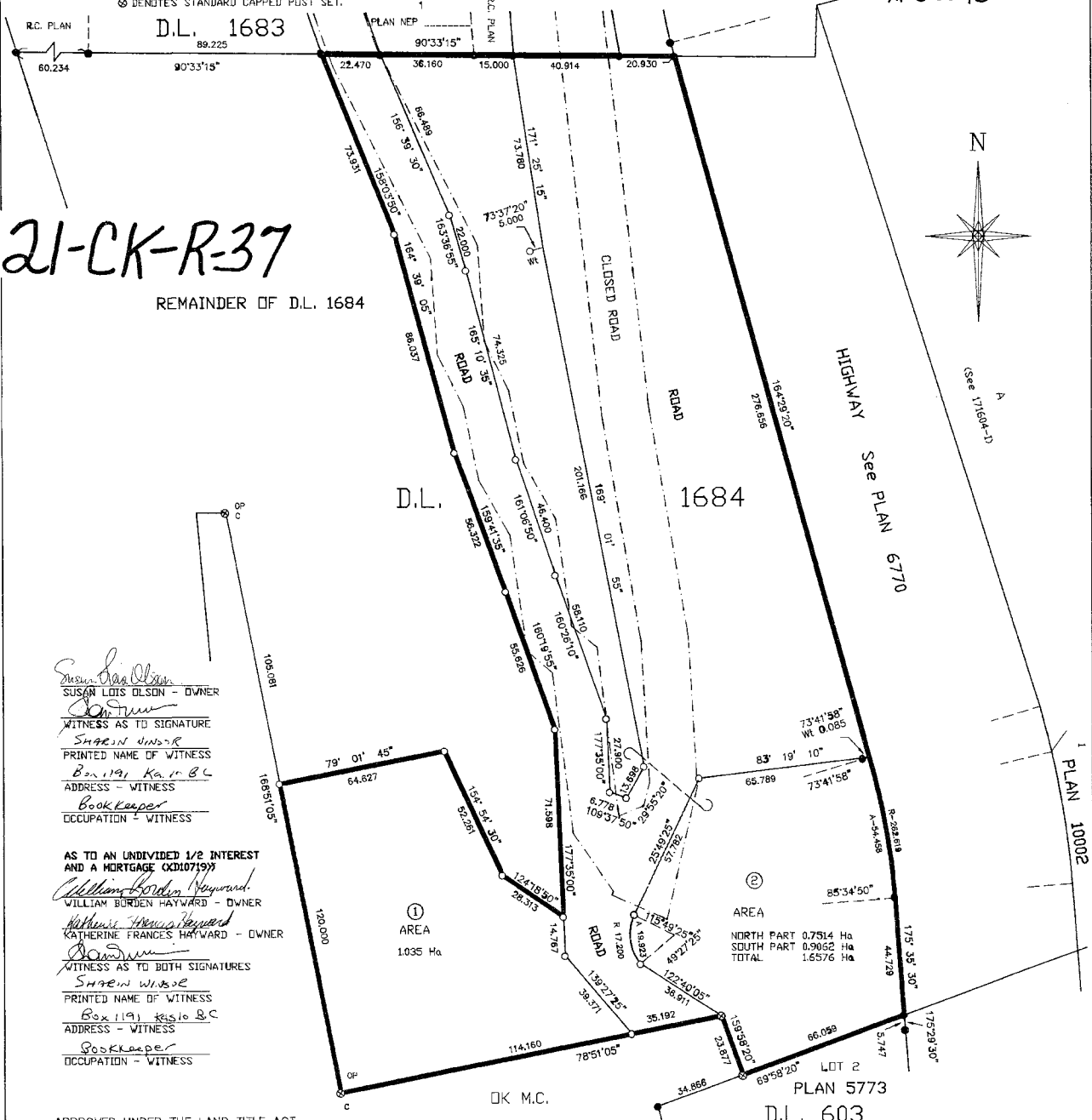
*Alan C.B. Smith per BS*  
REGISTRAR  
X/25293



BCGS 82F.076

**LEGEND**  
○ DENOTES STANDARD IRON POST SET.  
● DENOTES IRON POST FOUND.  
⊙ DENOTES STANDARD CAPPED POST SET.

BEARINGS ARE: ASTRONOMIC, DERIVED FROM  
PLAN 6770.



**21-CK-R-37**

REMAINDER OF D.L. 1684

*Susan Lois Olson*  
SUSAN LOIS OLSON - OWNER  
*Sharen Winsor*  
WITNESS AS TO SIGNATURE  
SHAREN WINSOR  
PRINTED NAME OF WITNESS  
Box 191, Kailo B.C.  
ADDRESS - WITNESS  
*Bookkeeper*  
OCCUPATION - WITNESS

AS TO AN UNDIVIDED 1/2 INTEREST  
AND A MORTGAGE (CD107197)

*William Gordon Hayward*  
WILLIAM GORDON HAYWARD - OWNER  
*Katherine Frances Hayward*  
KATHERINE FRANCES HAYWARD - OWNER  
*Sharen Winsor*  
WITNESS AS TO BOTH SIGNATURES  
SHAREN WINSOR  
PRINTED NAME OF WITNESS  
Box 119, Kailo B.C.  
ADDRESS - WITNESS  
*Bookkeeper*  
OCCUPATION - WITNESS

APPROVED UNDER THE LAND TITLE ACT  
THIS 30<sup>th</sup> DAY OF September, 19 92.

*Jamie Vernon*  
APPROVING OFFICER  
MINISTRY OF TRANSPORTATION  
AND HIGHWAYS

I, GORDON STEIN, A BRITISH COLUMBIA LAND SURVEYOR  
OF NELSON, IN BRITISH COLUMBIA CERTIFY THAT I WAS  
PRESENT AT AND PERSONALLY SUPERINTENDED THE  
SURVEY REPRESENTED BY THIS PLAN AND THAT THE  
SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS  
COMPLETED ON THE 26<sup>th</sup> DAY OF August, 19 92.

*G Stein* B.C.L.S.

# LTSA MAP



June 21, 2024

**WARNING: MAP IS NOT PRINTED TO SCALE**

- |                         |                  |                   |
|-------------------------|------------------|-------------------|
| Interest                | Building Strata  | Return To Crown   |
| <b>Parcels By Class</b> | Bare Land Strata | Crown Subdivision |
| Air Space               | Common Ownership | Part of Primary   |
| Subdivision             | Park             | Primary           |
| Absolute Fee Book       | Road             |                   |

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

# RDCK MAP



## RDCK Property Report

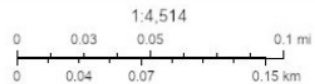
### Area of Interest (AOI) Information

Area : 4.08 acres

Jun 14 2024 9:03:14 Pacific Daylight Time



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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada



# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.04139.075	017-932-084	3430 LOON LAKE RD, AINSWORTH	2 Acres Or More (Single Family Dwelling, Duplex)	NEP20032

#	LTO Number	Lot	Block	District Lot	Land District
1	CA2387283	2	-	1684	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2 PLAN NEP20032 DISTRICT LOT 1684 KOOTENAY LAND DISTRICT	4.1	ACRES	4.08

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	3430 LOON LAKE RD	-	3430	LOON LAKE	RD	Ainsworth Hot Springs	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	4.08

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	4.08

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	4.08

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

# SUMMARY

## 3430 LOON LAKE RD Rural BC

PID	017-932-084
Registered Owner	SM*, K*
Legal Description	LOT 2 DISTRICT LOT 1684 KOOTENAY DISTRICT PLAN NEP20032
Plan	NEP20032
Zoning	
Community Plan(s)	OCP: RC - Country Residential, not in ALR



Year Built	1978	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	4.08 acres	Bedrooms	2
Bathrooms	3	Dimensions	-
Max Elev.	645.56 m	Min Elev.	597.52 m
Floor Area	1733 Ft <sup>2</sup>	Walk Score	2 / Car-Dependent
Transit Score	-	Annual Taxes	\$1,319.01

### ASSESSMENT

	2023	%	2024
Building	\$167,000	↑ 15.57	\$193,000
Land	\$127,000	↑ 7.09	\$136,000
Total	\$294,000	↑ 11.90	\$329,000

### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$329,000	↑ 231.32
Sales History	10/02/2012	\$99,300	↓ -5.43
	14/02/2001	\$105,000	↑ 75
	22/10/1992	\$60,000	-

### 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



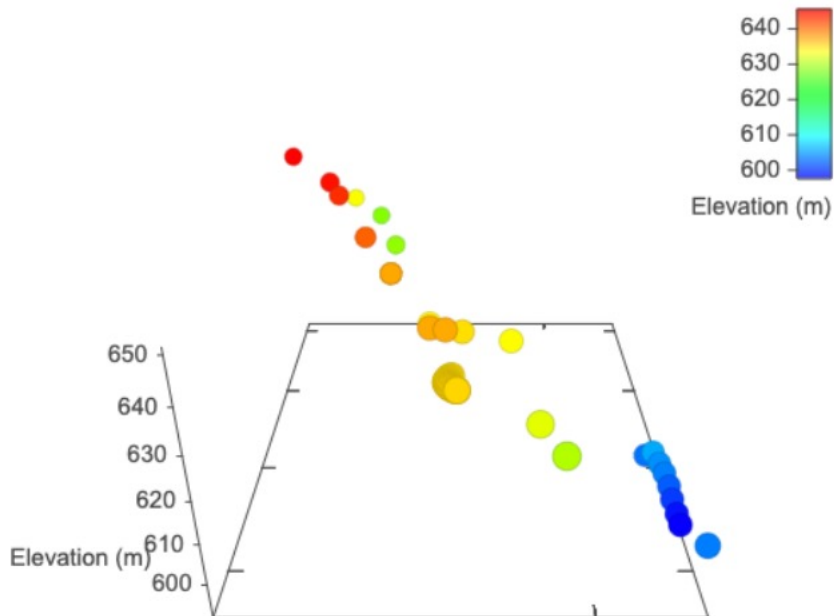
## Legend

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

# ELEVATION



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



Max Elevation: 645.56 m | Min Elevation: 597.52 m | Difference: 48.03 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
- RA - Resource Area
- RR - Rural Residential
- TC - Tourist Commercial
- M - Industrial

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	21.2	19 min
Shopping	Front Street, Kaslo	20.8	18 min
Airport	West Kootenay Regional Airport, Castlegar	88.6	1 hr 15 min
	Trail Regional Airport	136	1 hr 41 min
Major Cities	Kelowna, BC	394	4 hr 55 min
	Nelson, BC	48	45 min
	Spokane, WA	286	3 hr 53 min
	Cranbrook, BC	206	3 hr 21 min
	Calgary, AB	594	7 hr 31 min
	Vancouver, BC	707	8 hr 21 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	21.4	19 min
	North Kootenay Lake Community Services	20.8	18 min
	Kootenay Boundary Regional Hospital, Trail	118	1 hr 34 min
	Kootenay Lake Hospital, Nelson	47.4	42 min
Dentist	Kootenay Lake Dental Clinic, Nelson	48.2	45 min
	Nelson Ave Dental Clinic, Nelson	45.9	40 min
	Silverton Dental Clinic, Silverton	72.3	1 hr 12 min
Postal Services	Canada Post, Ainsworth	4.1	3 min
Library	Kaslo Library	20.6	18 min

## Ainsworth Hot Springs

Tiny Ainsworth BC, with a population of only 50, overlooks Kootenay Lake and is known for its incredible hot springs. About 45 minutes' drive from Nelson or 15 minutes from Kaslo, it also has amazing limestone caves, and many fishing and boating opportunities.

Ainsworth Hot Springs Resort is the focus of the village. The hot springs themselves are open year round, 365 days a year, and feature a natural 150-foot horseshoe cave, a large lounging pool, and a stream-fed cold plunge. Renovated in 2012, the resort also features accommodation, a restaurant, and the Sprit Water Spa.

## 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. Movie, 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 (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.

# 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 Movie, 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 Movie 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.

## Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Highest Average Temperature (c): 25

Lowest Average Temperature (c): -5



# 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>