

5553 HIGHWAY 31
KASLO, BC
\$649,900

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

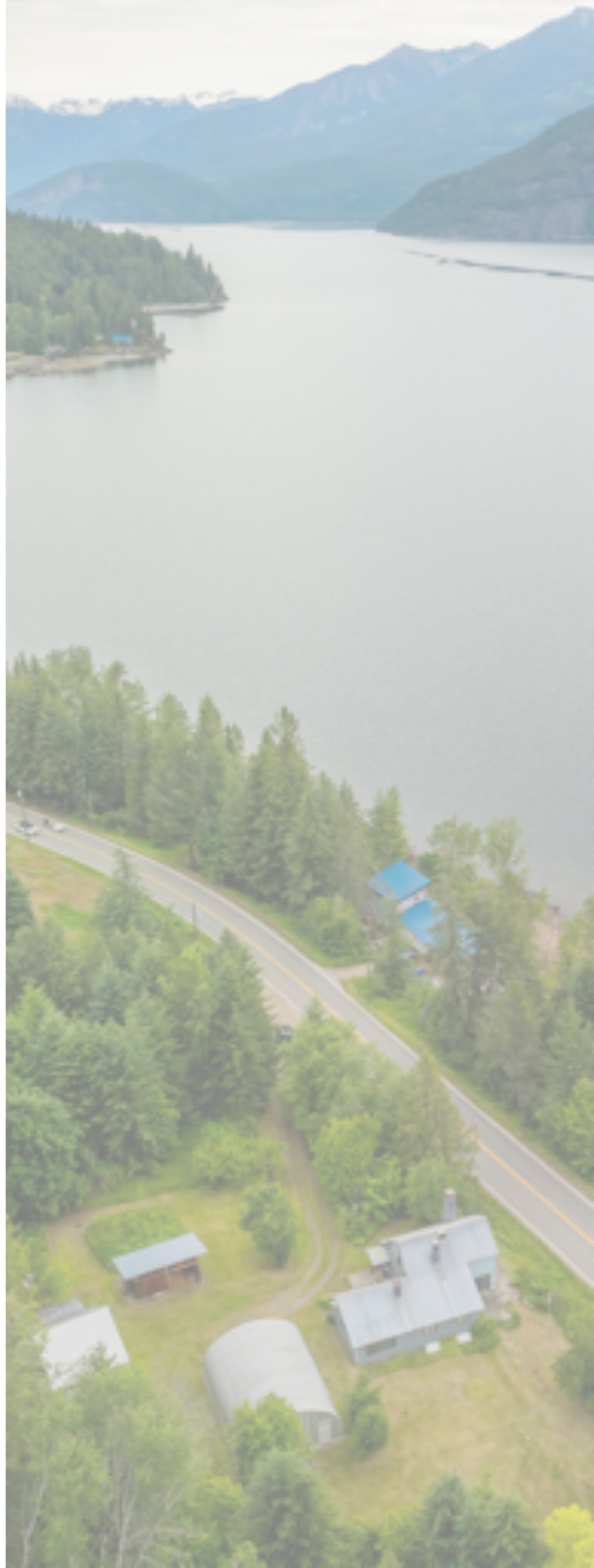
Located in the community of Mirror Lake, just a few minutes south of Kaslo, BC, this 1.5-storey home offers views of Kootenay Lake and the Purcell Mountain Range. The property spans just over 10 acres, providing space and privacy. The house features 3+ bedrooms and 1.5 bathrooms, making it ideal for families or those seeking extra room for guests or for work.

The large Quonset shed is perfect for covered parking or as a workshop, and additional storage is available in a separate shed and an old cabin currently used for storage. The yard is a mainly private with easy access to the highway, offering the perfect balance of seclusion and convenience.

The Kootenays are renowned for their simpler, peaceful lifestyle while still providing modern connectivity, allowing you to enjoy the best of both worlds. Whether you're looking for a peaceful seasonal getaway or a comfortable year-round home, this property offers endless potential.

Embrace the opportunity to live in one of the most beautiful areas of British Columbia and start your journey in the Kootenays today.

MLS: 2478234 **Size:** 10.01 acres
Services: community water, septic, and hydro, internet



TITLE

TITLE SEARCH PRINT

2024-05-22, 06:16:10

File Reference:

Requestor: Kul Nijjar

Declared Value \$477000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

NELSON

Land Title Office

NELSON

Title Number

CB1249345

From Title Number

CA9503309

Application Received

2024-04-08

Application Entered

2024-04-19

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier:

008-320-021

Legal Description:

LOT 3 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN 784

Legal Notations

HERETO IS ANNEXED EASEMENT V11738 OVER THAT PART OF SUBLOT 17 WHICH LIES SOUTH OF THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF BLOCK 3 DISTRICT LOT 819 PLAN 784 AND EAST OF THE ROAD SHOWN OUTLINED IN RED ON PLAN R108 DISTRICT LOT 819 PLAN X77 INCLUDED IN PLAN 17037

Charges, Liens and Interests

Nature:

RIGHT OF WAY

Registration Number:

65118D

Registration Date and Time:

1963-12-13 17:36

Registered Owner:

WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED

Remarks:

INTER ALIA
PART PLAN RW 380

Duplicate Indefeasible Title

NONE OUTSTANDING

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.

5553 HIGHWAY 31 MIRROR LAKE

Area-Jurisdiction-Roll: 21-786-03078.000



Total value **\$533,000**

2024 assessment as of July 1, 2023

Land \$239,000

Buildings \$294,000

Previous year value \$477,000

Land \$223,000

Buildings \$254,000

Property information

Year built 1923

Description 1.5 STY house - Basic

Bedrooms 3

Baths 2

Carports

Garages

Land size 10.01 Acres

First floor area 1,411

Second floor area 464

Basement finish area

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No.of apartment units

Legal description and parcel ID

LOT 3, PLAN NEP784, DISTRICT LOT 819, KOOTENAY LAND DISTRICT

PID: 008-320-021

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

EXPENSES

Property Taxes:

2023
\$2119.73



Mirror Lake Water Users Assoc:

2024
\$700 approx. / year



Hydro (FortisBC):

2023
Basic charge, used minimally



Insurance (Premier Canada):

2024
\$1462 / year



Internet available from Kaslo InfoNet.

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

SUBDIVISION PLAN

CPL 700
 Date: 29 February 1901

— PLAN —

— CHEWING SUB-DIVISION OF PART OF —

— LOTS 435 + 819 GROUP —

— WEST KOOTENAY DISTRICT —

11702



Lot Area

Lot 435	1.234
Lot 436	1.234
Lot 437	1.234
Lot 438	1.234
Lot 439	1.234
Lot 440	1.234
Lot 441	1.234
Lot 442	1.234
Lot 443	1.234
Lot 444	1.234
Lot 445	1.234
Lot 446	1.234
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Lot 495	1.234
Lot 496	1.234
Lot 497	1.234
Lot 498	1.234
Lot 499	1.234
Lot 500	1.234

Remarks

Section 36, Township 27 N., Range 10 W., 10th Meridian, B.C. District of Columbia, British Columbia, Canada.

Sub-Division of Part of Lots 435 + 819 Group, West Kootenay District, B.C. District of Columbia, British Columbia, Canada.

Scale: 1 inch = 100 feet.

F. B. Bennett

Attest: Kootenay Registrar
John Andrew & Sons, Printers
1000
1901

FLOOR PLAN



FLOOR 1

GRASS INTERNAL AREA
FLOOR 1: 314 sq.ft. FLOOR 2: 416 sq.ft.
EXCLUDED AREAS: VERANDA: 13 sq.ft. REDUCED HALLROOM: 49 sq.ft.
TOTAL: 3,729 sq.ft.
SPRS AND CONCRETES ARE APPROXIMATE, NOT TO SCALE

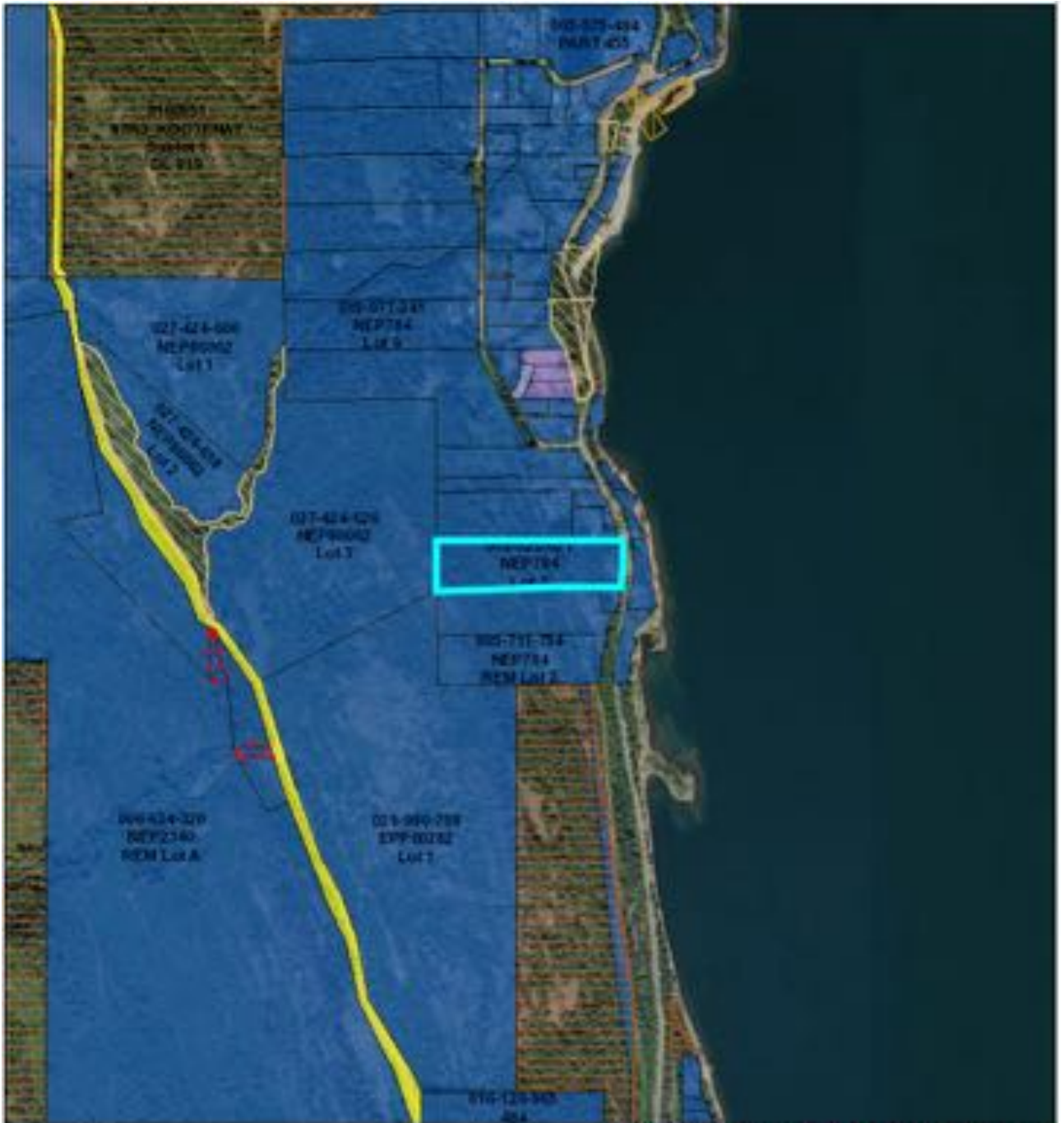
FLOOR PLAN



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,314 sq.ft. FLOOR 2 416 sq.ft.
EXCLUDED AREAS : VERANDA 13 sq.ft. REDUCED HALLROOM 49 sq.ft.
TOTAL : 1,729 sq.ft.
SITES AND CONDITIONS MAY VARY WITHOUT NOTICE. ACTUAL MAY VARY

LTSA MAP



July 5, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

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

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

RDCK MAP



RDCK Property Report

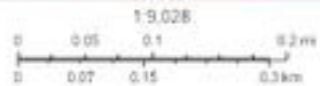
Area of Interest (AOI) Information

Area : 10.06 acres

May 22 2024 6:39:56 Pacific Daylight Time



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



map

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03078.000	008-320-021	5553 HIGHWAY 31, RDCK REGION	2 Acres Or More (Single Family Dwelling, Duplex)	NEP784

#	LTO Number	Lot	Block	District Lot	Land District
1	CB1249345	3	-	819	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 3 PLAN NEP784 DISTRICT LOT 819 KOOTENAY LAND DISTRICT	10.01	ACRES	10.06

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	5553 HIGHWAY 31	-	5553	HIGHWAY 31	-	Mirror Lake	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	10.06

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	10.01

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	9.99
2	2435	RR	Rural Residential	Rural Residential	0.08

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

SUMMARY

Summary Sheet

5553 HIGHWAY 31 Rural BC

PID	008-320-021
Registered Owner	TR*, E*
Legal Description	LOT 3 DISTRICT LOT 819 KOOTENAY DISTRICT PLAN 784
Plan	NEP784
Zoning	
Community Plan(s)	OCP: RC - Country Residential, not in ALR



Year Built	1923	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	9.96 acres	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	708.51 m	Min Elev.	551.48 m
Floor Area	1875 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$2,352.94

ASSESSMENT

	2023	%	2024
Building	\$254,000	↑ 15.75	\$294,000
Land	\$223,000	↑ 7.17	\$239,000
Total	\$477,000	↑ 11.74	\$533,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$533,000	↑ 36.32
Sales History	12/11/2021	\$391,000	↑ 200.77
	27/11/1992	\$130,000	↑ 91.18
	18/09/1987	\$68,000	-

DEVELOPMENT APPLICATIONS

-

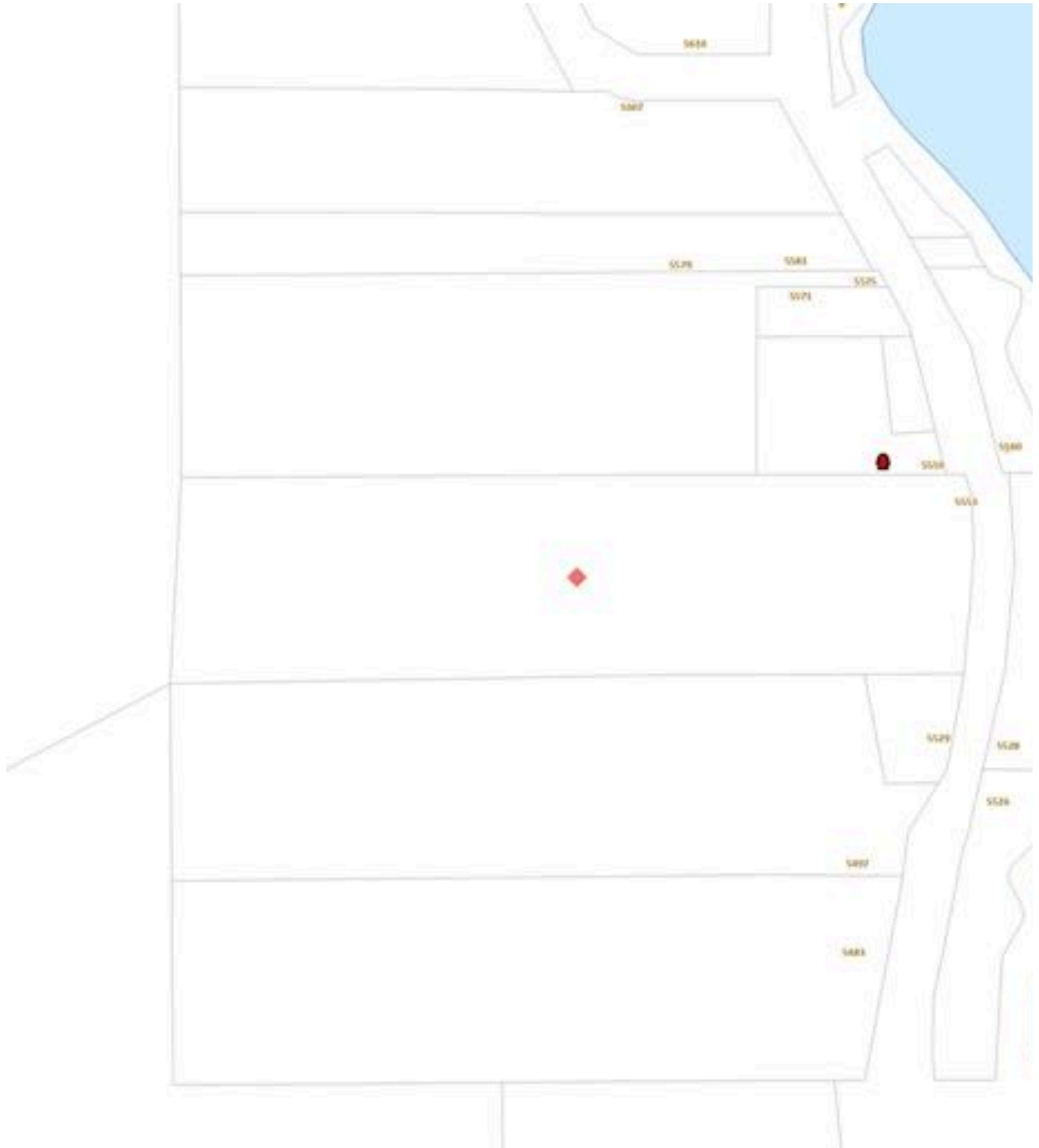
SCHOOL CATCHMENT

	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



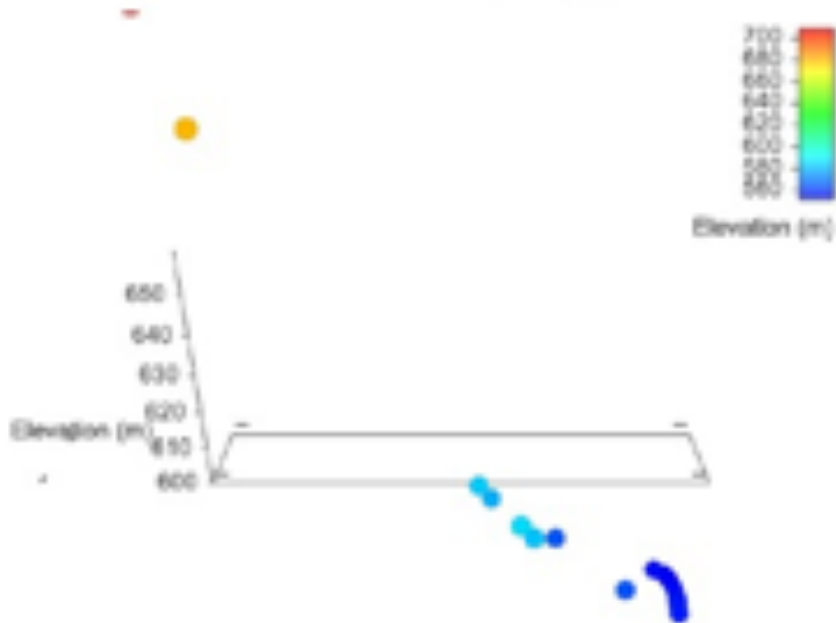
Legend

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

ELEVATION



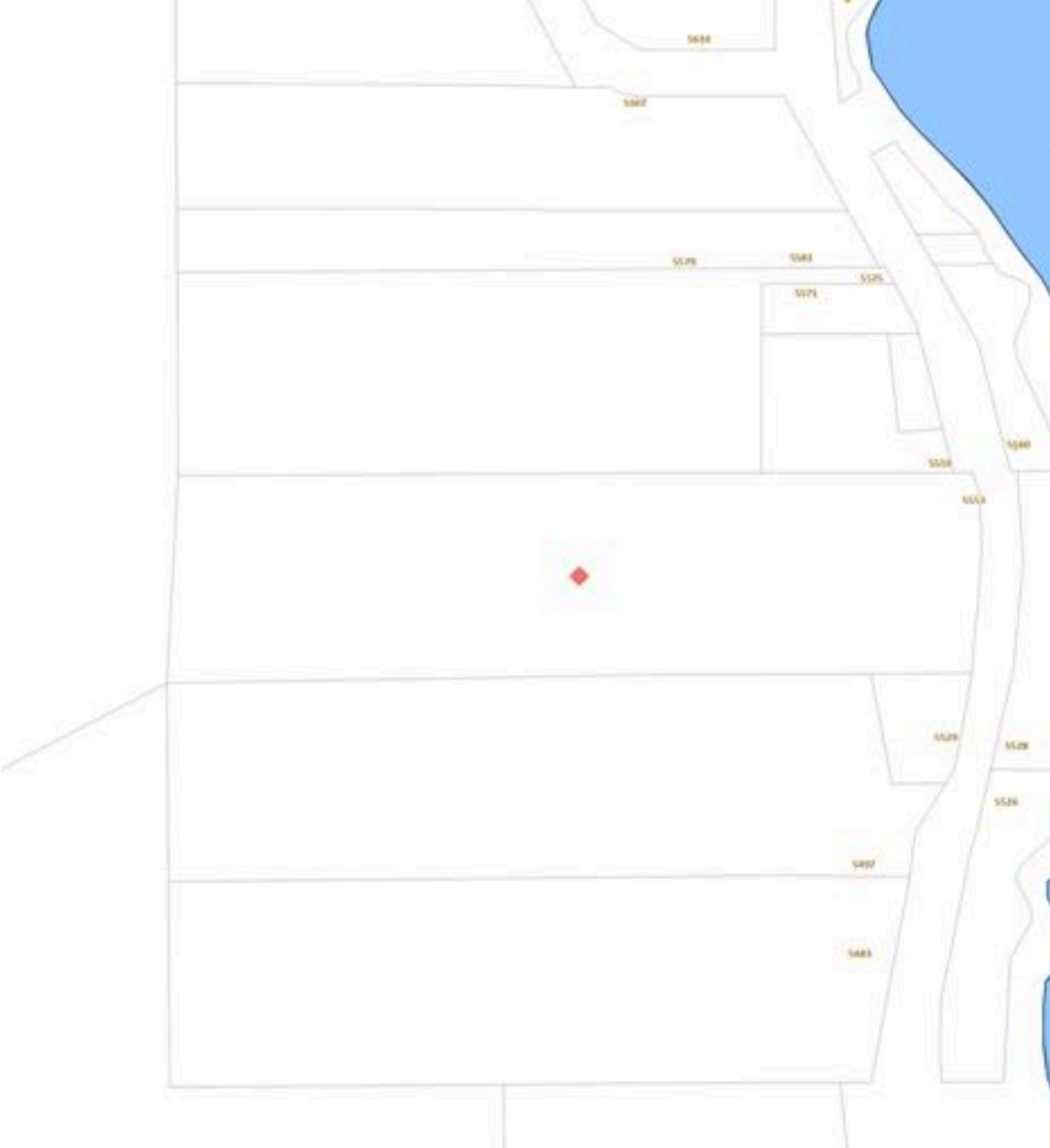
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 708.51 m | Min Elevation: 551.48 m | Difference: 157.03 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slocan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

ZONING

Official Community Plan



Subject Property Designations:

RC - Country Residential

Layer Legend:

● RC - Country Residential

● RR - Rural Residential

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

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>