

Kootenay BC



REAL ESTATE  FAIR REALTY

480 MEADOW
CREEK RD
MEADOW CREEK,
BC

\$598,000



DETAILS

This picturesque 8-acre property is nestled in Meadow Creek BC, 30-mins north of Kaslo BC, and situated between Kootenay Lake and Duncan Lake. Located near the spawning channel and various hiking and quad trails, this property is a haven for outdoor enthusiasts and nature lovers alike. Tucked away from the road, the property boasts a well for water, septic, and power, providing modern conveniences amidst a peaceful backdrop. With no cell service, you can fully disconnect and immerse yourself in the natural surroundings. Upon arrival, you'll be greeted with well-marked footpaths, highlighting the unique features of the property, such as the views from the ridge at the back of the property, the old chicken coop and garden area, and the impressive custom-built shop. The charming 3BD+2BA home exudes an old-world feel, featuring an arched doorway, a gable roof, and a multi-paned wall of windows. The main floor boasts vaulted ceilings, an open concept kitchen, living and dining areas, with convenient access to the yard through several doors. Additionally, there is a half bath, a laundry/mechanical room, and a flex room that could serve as an extra bedroom, a large walk-in pantry, or an office/den. Ascend the circular staircase with a custom-finished dome ceiling to the second floor, where you'll find three bedrooms and a full bath. Finally, there's the custom-built shop, which could easily be mistaken for another house. The quiet and spacious surroundings create the perfect realm to indulge yourself with the simple beauty of life.

MLS: 2470053

Size: 8.3 acres

Services: well water, septic, and hydro, no cell service, internet available

TITLE

TITLE SEARCH PRINT

2022-06-01, 15:04:00

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 22000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

KP166877

XH12772

Application Received

2000-12-28

Application Entered

2001-01-02

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier:

010-086-404

Legal Description:

LOT A DISTRICT LOT 879 KOOTENAY DISTRICT PLAN 14212

Legal Notations

SECTION 102 FOREST ACT SEE DF T4428 DATED 23 02 1984

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999
DEPOSITED OCTOBER 10 1974

Charges, Liens and Interests

Nature:

UNDERSURFACE RIGHTS

Registration Number:

L21261

Registration Date and Time:

1977-09-28 10:56

Registered Owner:

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

Remarks:

INTER ALIA

Duplicate Infeasible Title

NONE OUTSTANDING

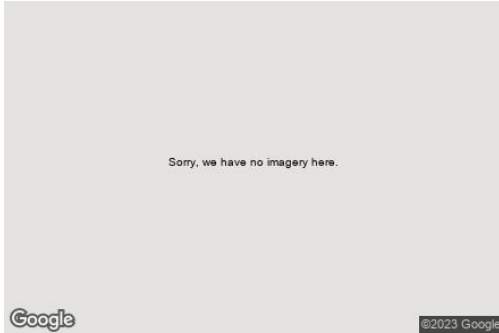
TAX ASSESSMENT



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.

480 MEADOW CREEK RD MEADOW CREEK

Area-Jurisdiction-Roll: 21-786-03396.500



Total value \$600,000

2023 assessment as of July 1, 2022

Land	\$105,000
Buildings	\$495,000
Previous year value	\$474,700
Land	\$91,700
Buildings	\$383,000

Property information

Year built	2007
Description	1.5 STY house - Standard
Bedrooms	2
Baths	2
Carpports	
Garages	
Land size	8.312 Acres
First floor area	1,288
Second floor area	914
Basement finish area	
Strata area	
Building storeys	2
Cross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT A, PLAN NEP14212, DISTRICT LOT 879, KOOTENAY LAND DISTRICT

PID: 010-086-404

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Comments

Property has more than one structure; Property Details are for main building only

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: April 7 2023

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

ADDRESS: 480 Meadow Creek Rd Meadow Creek BC V0G1N0 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) _____ Barn(s) _____ Shed(s)
 Other Building(s) Please describe WORKSHOP

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

BUYER'S INITIALS

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

April 7 2023

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 480 Meadow Creek Rd Meadow Creek BC V0G1N0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		MRA		
(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?	MRA			

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) <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?		MRA		
(ii) Have you applied for a water licence and are awaiting response?		MRA		
C. Are you aware of any problems with the water system?		MRA		
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)?	MRA			
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	MRA			
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?		MRA		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		MRA		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	MRA			

--	--	--

BUYER'S INITIALS

M	R	A
---	---	---

SELLER'S INITIALS

BC1967 REV MAY 2022

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2022, 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

April 7 2023

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 480 Meadow Creek Rd Meadow Creek BC V0G1N0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	MRA			
B. To the best of your knowledge, is the ceiling insulated?	MRA			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		MRA		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	MRA			
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?	MRA			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		MRA		
G. Are you aware of any structural problems with any of the buildings?		MRA		
H. Are you aware of any additions or alterations made in the last 60 days?		MRA		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		MRA		
J. Are you aware of any problems with the heating and/or central air conditioning system?		MRA		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MRA		
L. Are you aware of any damage due to wind, fire or water?		MRA		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>13</u> years)		MRA		
N. Are you aware of any problems with the electrical or gas system?		MRA		
O. Are you aware of any problems with the plumbing system?		MRA		
P. Are you aware of any problems with the swimming pool and/or hot tub?		MRA		MRA
Q. Does the building contain unauthorized accommodation?	<input checked="" type="checkbox"/>	MRA		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		MRA		

--	--	--

BUYER'S INITIALS

M	R	A
---	---	---

SELLER'S INITIALS

BC1007 REV.MAY 2022

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2022, 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

April 7 2023

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 480 Meadow Creek Rd Meadow Creek BC V0G1N0

4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the building 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.)	MRA			
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?				MRA
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)		MRA		
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)		MRA		
W. Is there a radon mitigation system on the Premises?	MRA			
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		MRA		

5. 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?		MRA		
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>		MRA		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		MRA		

--	--	--

BUYER'S INITIALS

M	R	A
---	---	---

SELLER'S INITIALS

BC1007 REV.MAY 2022

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2022, 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

April 7 2023

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 480 Meadow Creek Rd Meadow Creek BC V0G1N0

6. 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

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. MAY 2022

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2022, 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:

2022

\$2279.55



Insurance (Great Westen Financial):

2021

\$1916 / year



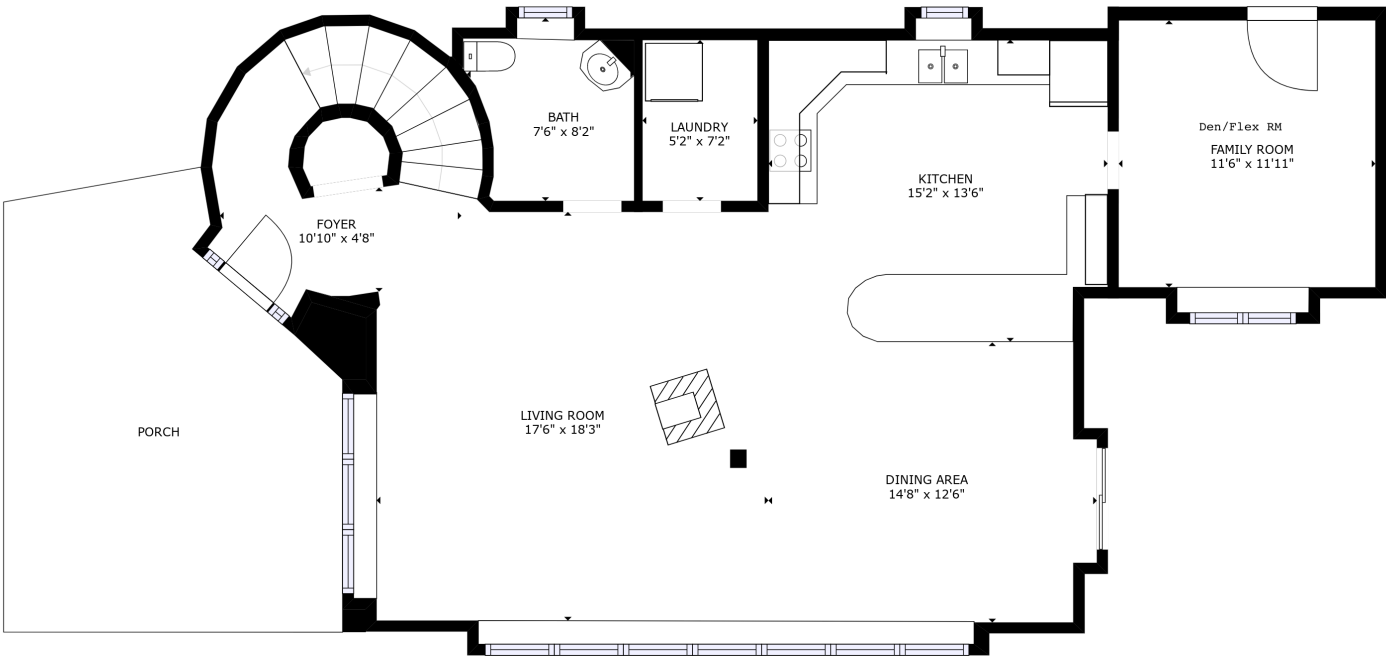
Hydro (BCHydro):

Has not been used year round



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

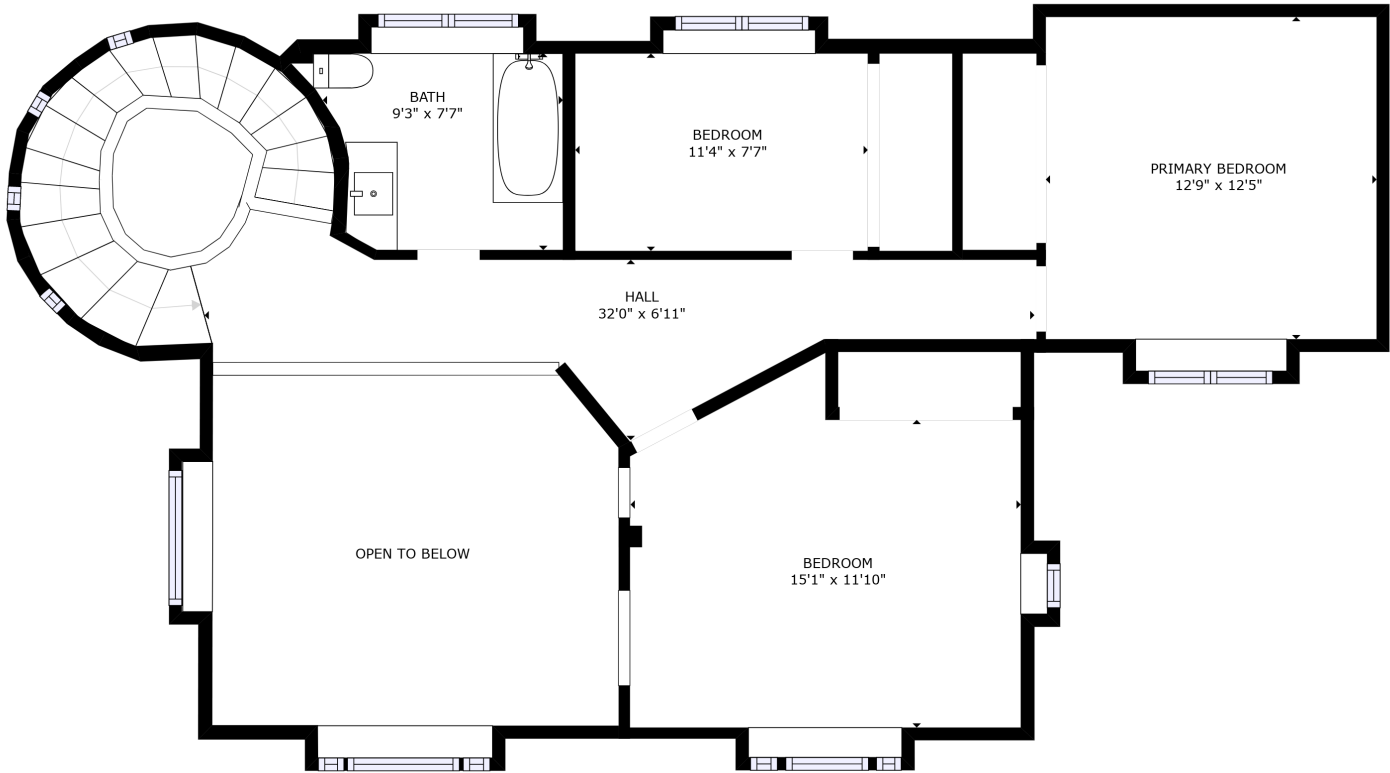
LOWER FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1095 sq. ft, FLOOR 2: 848 sq. ft
EXCLUDED AREAS: , PORCH: 266 sq. ft
TOTAL: 1943 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

UPPER FLOOR PLAN



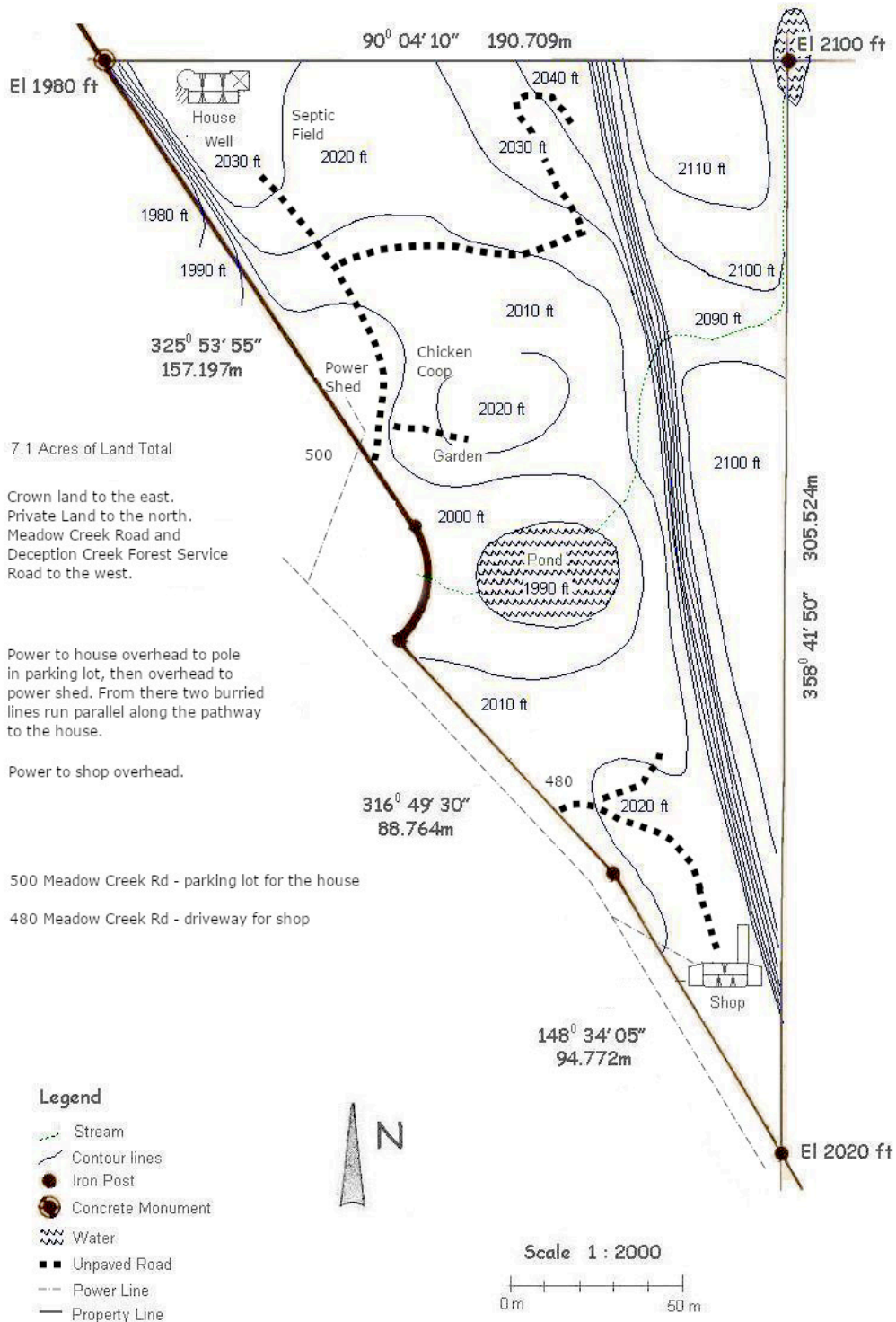
GROSS INTERNAL AREA
FLOOR 1: 1095 sq. ft, FLOOR 2: 848 sq. ft
EXCLUDED AREAS: , PORCH: 266 sq. ft
TOTAL: 1943 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PLOT PLAN

Plot Plan

Lot A, DL879, KD, Plan 14212



WELL REPORT/LOG



Ministry of
Environment

- Well Construction Report
 Well Closure Report
 Well Alteration Report

Stamp company name/address/
phone/fax/email here, if desired.

Ministry Well ID Plate Number: _____
 Ministry Well Tag Number: 31547
 Confirmation/alternative specs. attached
 Original well construction report attached

Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations.

Owner name: _____
Mailing address: 480 MEADOW CR RD. Town MEADOW CR Prov. BC Postal Code V0G 1M0
Well Location (see note 2): Address: Street no. _____ Street name MEADOW CR Town _____
 Legal description: Lot A Plan 14212 D.L. 879 Block _____ Sec. _____ Twp. _____ Rg. _____ Land District Ka
 PID: _____ Description of well location (attach sketch, if nec.): _____

NAD 83: Zone: _____ **UTM Easting:** _____ m **Latitude (see note 4):** _____
 (see note 3) **UTM Northing:** _____ m **Longitude:** _____

Method of drilling: air rotary dual rotary cable tool mud rotary auger driving jetting other (specify): _____

Orientation of well: vertical horizontal Ground elevation: _____ ft (asl) **Method (see note 5):** _____

Class of well (see note 6): _____ **Sub-class of well:** _____
 Water supply wells: indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify): _____

Lithologic description (see notes 8-13) or closure description (see notes 14 and 15)

From ft (bgl)	To ft (bgl)	Surficial Material		Bedrock Material							Colour					Hardness		Water Content				Observations (e.g. other geological materials e.g. boulders, est. water bearing flow (USgpm), or closure details)													
		Clay	Silt	Sand with clay/silt	Sand, fine-med	Sand, med-coarse	Sand with gravel	Siltstone/shale	Sandstone	Conglomerate	Limestone	Basalt	Volcanic	Crystalline	Other Surficial/ Bedrock	Red	Orange	Brown	Tan	Light Grey	Blue		Green	Dark Grey	Very Hard	Hard	Dense/Stiff	Loose	Dry	Moist	Wet	High Production	Lost Circulation	Not Available	
0	3																																		
3	360																																		

Casing details

From ft (bgl)	To ft (bgl)	Dia in	Casing Material/Open Hole (see note 17)	Wall Thickness in	Drive Shoe
0	15	6	Steel	0.219	Bowbar

Surface seal: Type: Bentonite Depth: 15 ft
 Method of installation: Poured Pumped Thickness: 1 in
 Backfill: Type: _____ Depth: _____ ft
 Liner: PVC Other (specify): _____
 Diameter: _____ in Thickness: _____ in
 From: _____ ft (bgl) To: _____ ft (bgl) Perforated: From: _____ ft (bgl) To: _____ ft (bgl)

Screen details

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 18)	Slot Size

Intake: Screen Open bottom Uncased hole
 Screen type: Telescope Pipe size
 Screen material: Stainless steel Plastic Other (specify): _____
 Screen opening: Continuous slot Slotted Perforated pipe
 Screen bottom: Ball Plug Plate Other (specify): _____
 Filter pack: From: _____ ft To: _____ ft Thickness: _____ in
 Type and size of material: _____

Developed by:

Air lifting Surging Jetting Pumping Bailing
 Other (specify): _____ Total duration: _____ hrs
 Notes: _____

Well yield estimated by:

Pumping Air lifting Bailing Other (specify): _____
 Rate: 10 USgpm Duration: _____ hrs
 SWL before test: 200' ft (bloc) Pumping water level: _____ ft (bloc)

Obvious water quality characteristics:

Fresh Salty Clear Cloudy Sediment Gas
 Colour/odour: _____ Water sample collected:

Well driller (print clearly):

Name (first, last) (see note 19): Marshall Burrows
 Registration no. (see note 20): WD 079190 179
 Consultant (if applicable, name and company): _____

Final well completion data:

Total depth drilled: 360 ft Finished well depth: 360 ft (bgl)
 Final stick up: 13 in Depth to bedrock: 3 ft (bgl)
 SWL: 200' ft (bloc) Estimated well yield: 10 USgpm
 Artesian flow: _____ USgpm, or Artesian pressure: _____ ft
 Type of well cap: Steel Well disinfected: Yes No
 Where well ID plate is attached: Side

Well closure information:

Reason for closure: _____
 Method of closure: Poured Pumped
 Sealant material: _____ Backfill material: _____
 Details of closure (see note 16): _____

Date of work (YYYY/MM/DD):

Started: 2011/08/11 Completed: 2011/08/15
 Comments: Water Quality SQ. Security
Not Guaranteed by Contractor

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the Water Act and the Ground Water Protection Regulation.

Signature of Driller Responsible: [Signature]

PLEASE NOTE: The information recorded in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.

white: Customer copy
 canary: Driller copy
 pink: Ministry copy | Sheet _____ of _____

RDCK MAP

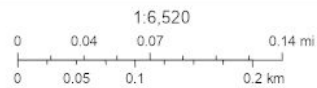


RDCK Property Report

Area of Interest (AOI) Information

Area : 7.57 acres

Jun 1 2022 15:2:50 Pacific Daylight Time



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

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	7.57	-
Civic Address	2	-	-
Electoral Areas	1	7.57	-
Fire Service Areas	0	0	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	0	0	-
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	786.03396.500	010-086-404	480 MEADOW CREEK RD, MARBLEHEAD	2 Acres Or More (Single Family Dwelling, Duplex)	NEP14212

#	LTO Number	Lot	Block	District Lot	Land District
1	KP166877	A	-	879	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP14212 DISTRICT LOT 879 KOOTENAY LAND DISTRICT	8.312	ACRES	7.57

Civic Address

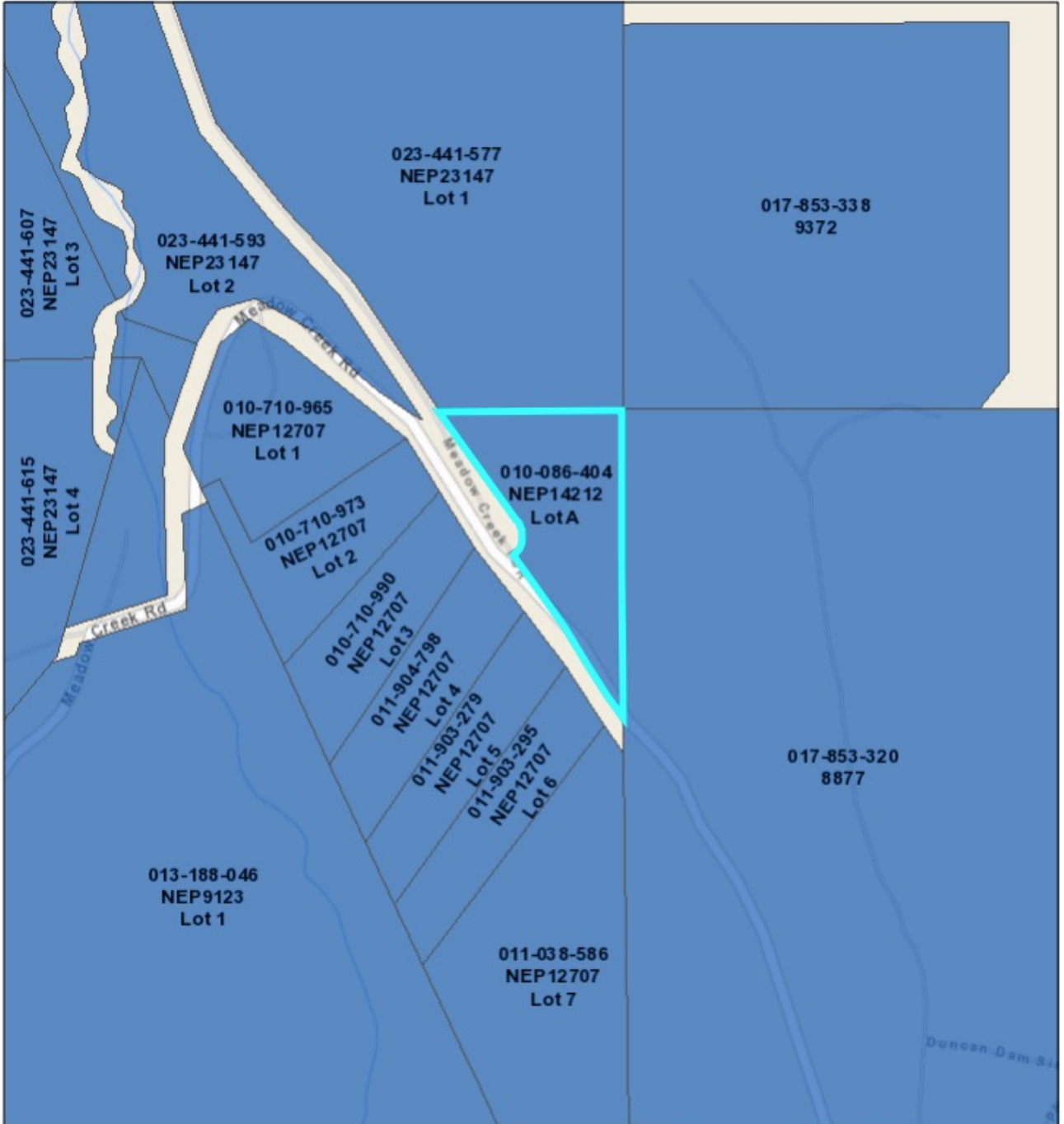
#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.03396.500	-	480	MEADOW CK RD	480 MEADOW CK RD	1
2	786.03396.500	-	500	MEADOW CK RD	500 MEADOW CK RD	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	7.57

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

LTSA MAP



June 9, 2022

WARNING: MAP IS NOT PRINTED TO SCALE

- | | | |
|-------------------------|------------------|-------------------|
| Interest Parcels | 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 | tilecache |

SUMMARY

480 MEADOW CREEK RD Rural BC

PID	010-086-404
Registered Owner	AL*, M*
Legal Description	LOT A DISTRICT LOT 879 KOOTENAY DISTRICT PLAN 14212
Plan	NEP14212
Zoning	
Community Plan(s)	not in ALR



Year Built	2007	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	7.57 acres	Bedrooms	2
Bathrooms	2	Dimensions	-
Max Elev.	649.56 m	Min Elev.	612.25 m
Floor Area	2202 Ft²	WalkScore	-
TransitScore	-	Annual Taxes	\$2,279.55

ASSESSMENT

	2021	%	2022
Building	\$324,000	↑ 18.21	\$383,000
Land	\$75,400	↑ 21.62	\$91,700
Total	\$399,400	↑ 18.85	\$474,700

APPRECIATION

	Date	(\$)	% Growth
Assessment	2022	\$474,700	↑ 2,057.73
Sales History	28/11/2000	\$22,000	↓ -37.14
	10/05/1994	\$35,000	-

DEVELOPMENT APPLICATIONS

-

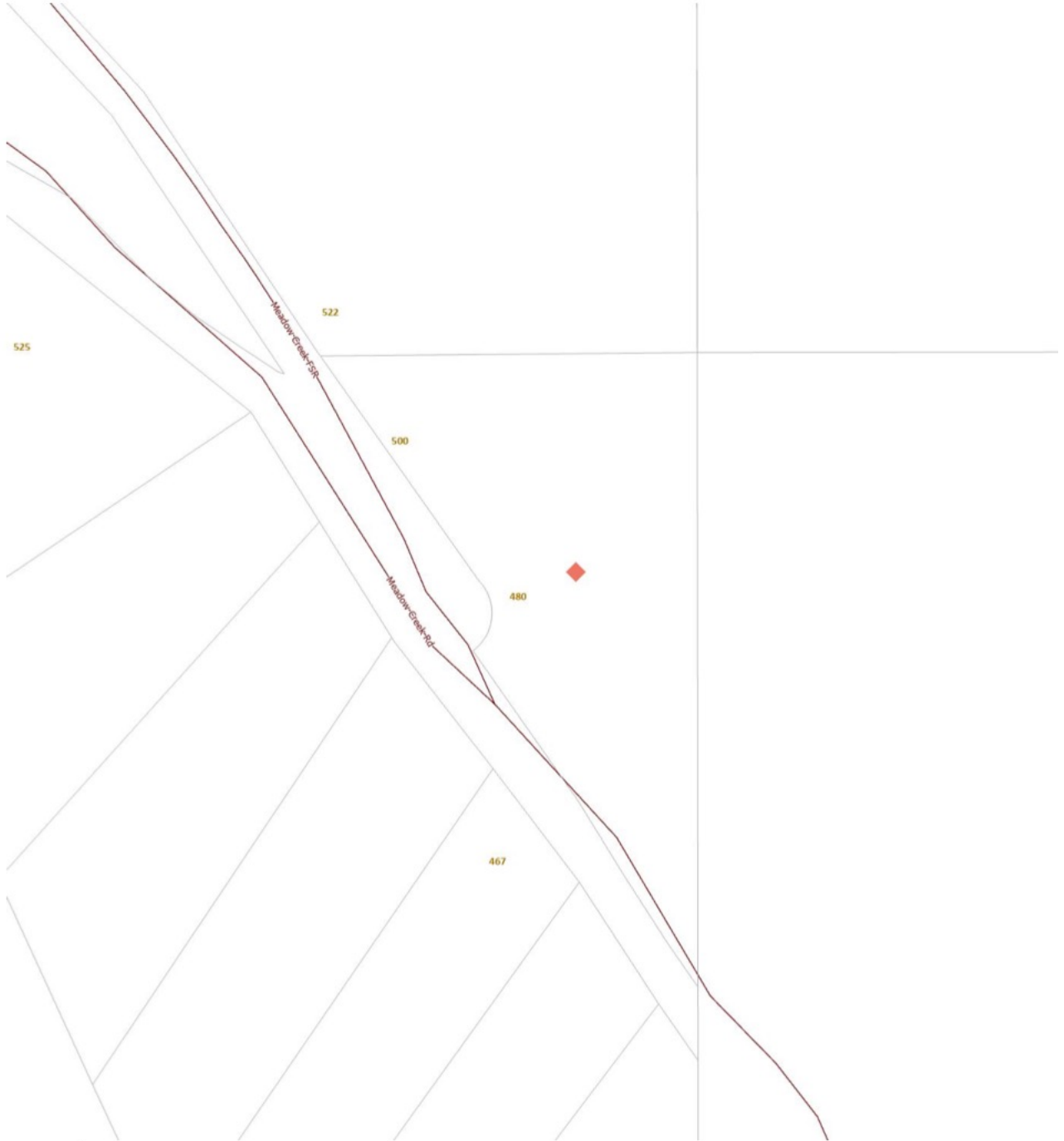
SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

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

UTILITIES MAP

Utilities

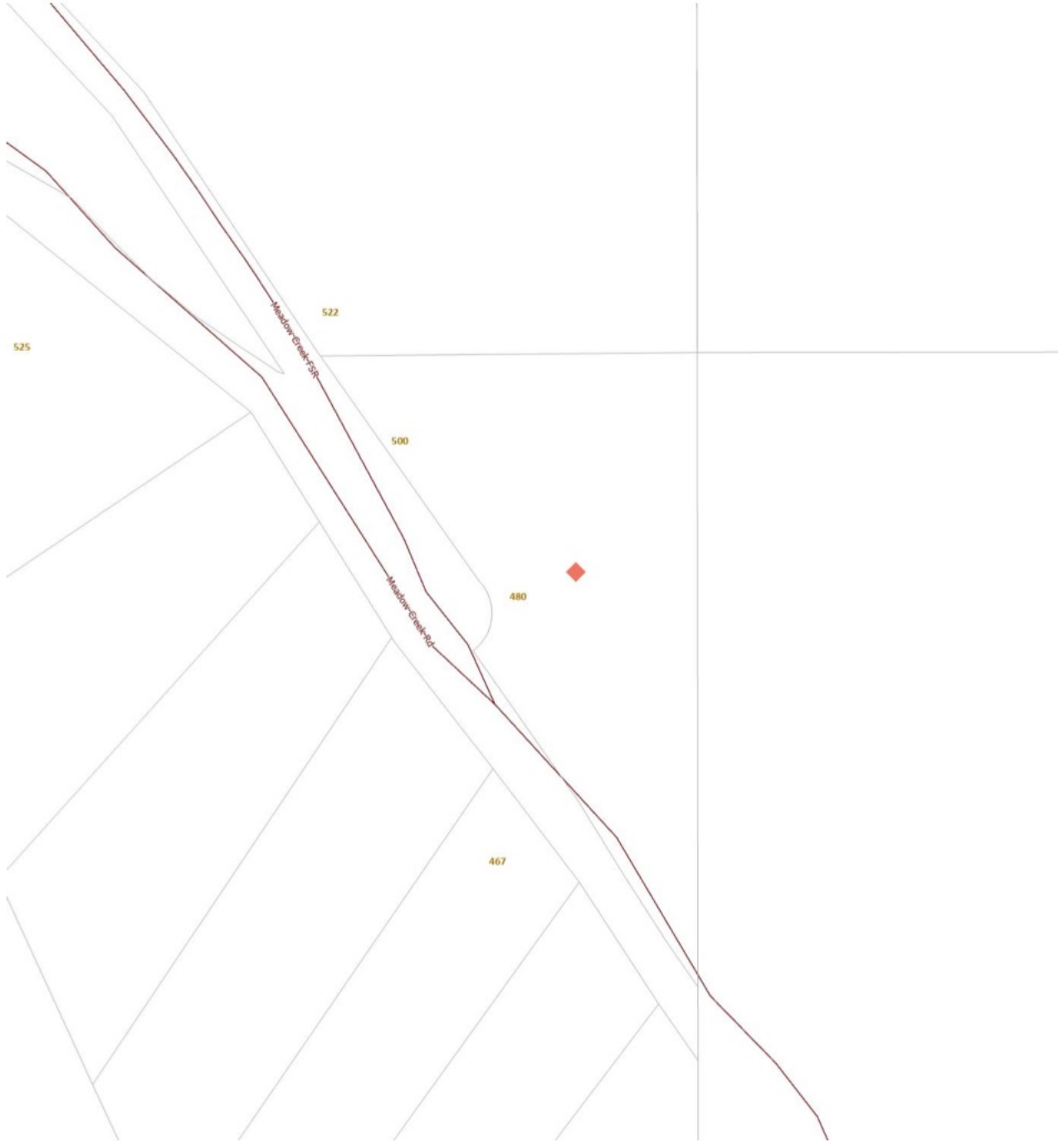


Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| Hydrant | Stand Pipe | Other | Valves |
| Main Line | NON RDCK | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | RDCK Roads | Streams and Shorelines |
| | | | Civic Address |

ZONING

Utilities



Legend



Main Line

Lakes and Rivers



NON RDCK

Cadastre - Legal Parcels



RDCK OWNED

RDCK Roads



Water Service Connections

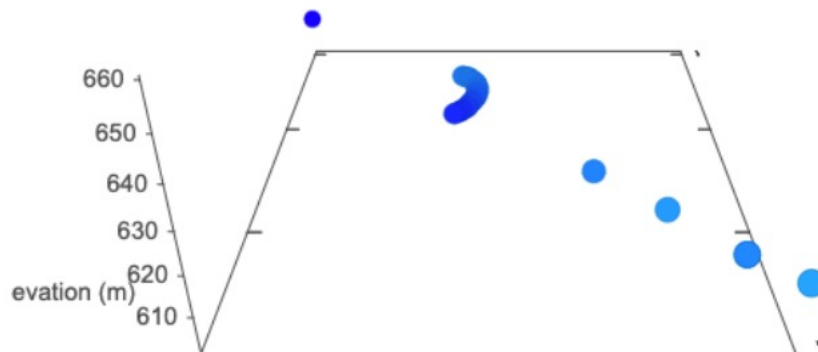
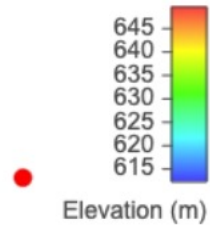
Streams and Shorelines

Civic Address

ELEVATION



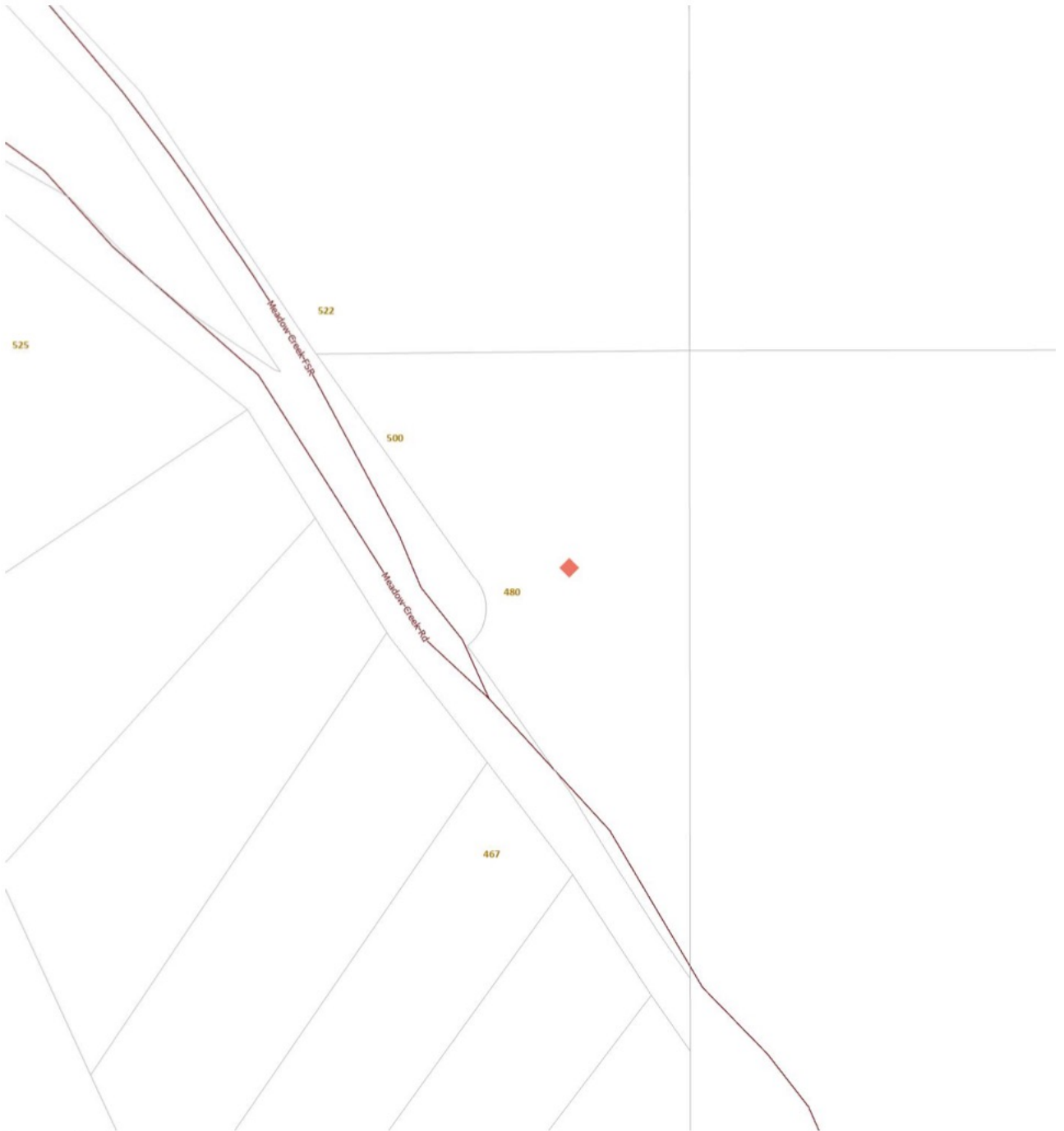
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 649.56 m | Min Elevation: 612.25 m | Difference: 37.31 m

FLOOD MAP

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
— Streams and Shorelines
● Civic Address

■ Non Standard Flooding Erosion Area
■ Lakes and Rivers

■ Slide Hazard
□ Cadastre - Legal Parcels

■ Slocan Valley GeoHazard
— RDCK Roads

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	40.8	39 min
	Jewett Elementary (K-3), Meadow Creek	1.9	3 min
Shopping	Front Street, Kaslo	41.3	40 min
	Meadow Creek General Store & Gas	1.6	3 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
	Trail Regional Airport	188	2 hr 36 min
Major Cities	Kaslo, BC	41.1	38 min
	Nelson, BC	110	1 hr 38 min
	Spokane, WA	348	4 hr 39 min
	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	41.2	40 min
	Kootenay Boundary Regional Hospital, Trail	180	2 hr 30 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
Dentist	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	91.8	1 hr 35 min
Postal Services	Canada Post, Meadow Creek	2	25 min
Library	Argenta Library	13.1	19 min

Meadow Creek

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

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
Highest Average Temperature (c): 25	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



PICTURES



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/>

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

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>