

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

PCL X VICTORIA
AVE
KASLO, BC

\$169,000



DETAILS

Almost an acre of undeveloped land just outside Village of Kaslo BC limits. Good for a holding property or for developing into your next residence. With some tree removal this would make a nice sunny spot for a home and gardens. With views of mountains and Kootenay Lake. No zoning allows use to be flexible. All buildings need to be permitted through the RDCK building department. Kaslo BC offers lots of recreation activities and is located an hour drive north of Nelson BC, on the shores of Kootenay Lake.

MLS: 2465825 Size: 0.72 acres

Services: hydro and telephone available, septic permit required, no services are connected to property

TITLE

TITLE SEARCH PRINT

2022-06-07, 07:12:10

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 24800

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

Land Title District NELSON
Land Title Office NELSON

Title Number KW84545
From Title Number N19282

Application Received 2004-06-29

Application Entered 2004-08-09

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority**Description of Land**

Parcel Identifier: 016-234-707

Legal Description:

PARCEL X (SEE K4007) BLOCK 12 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

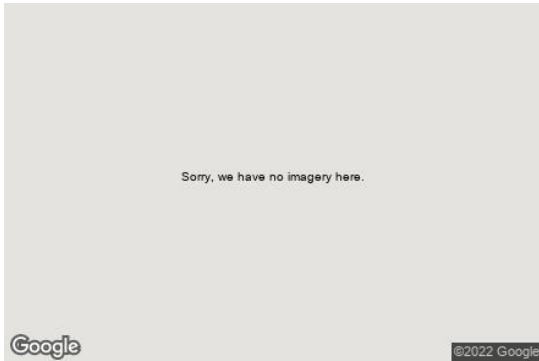
TAX ASSESSMENT



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

VICTORIA AVE KASLO

Area-Jurisdiction-Roll: 21-786-01591.000



Total value **\$115,000**

2022 assessment as of July 1, 2021

Land \$115,000

Buildings \$0

Previous year value \$87,600

Land \$87,600

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size .717 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Parcel X Block 12 Plan NEP553 District Lot 403 Land District 26 (SEE K4007)

PID: 016-234-707

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

PROPERTY DISCLOSURE STATEMENT

June 10 2022

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: **PCL X Victoria Ave Kaslo BC V0G1M0**

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
<p>A. Please indicate the water system(s) the Land uses:</p> <p><input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility</p> <p><input type="checkbox"/> I have a private groundwater system (e.g., well)</p> <p><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)</p> <p><input type="checkbox"/> Not connected</p> <p>Other _____</p>				
<p>B. If you indicated in 2.A. that the Land has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.</p> <p>(i) Do you have a water licence for the Land already?</p> <p>(ii) Have you applied for a water licence and are awaiting response?</p>				
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)?				
<p>F. Indicate the sanitary sewer system the Land is connected to:</p> <p><input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic</p> <p><input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected</p> <p>Other _____</p>				
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?				

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
<p>B. Are you aware of any latent defect in respect of the Land?</p> <p><i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i></p>				

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1008 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

June 10 2022

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: PCL X Victoria Ave Kaslo BC V0G1M0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?				

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

SELLERS HAVE NOT LIVED ON THE PROPERTY. THERE ARE NO SERVICES CONNECTED THAT THEY ARE AWARE OF. WATER SUPPLY MAY HAVE TO BE A WELL OR TO SEE IF ONE CAN GET A WATER LICENSE OFF OF FRIE BROOK/CREEK - THAT HAS TO BE CHECKED THROUGH THE PROPER WATER MINISTRY (FRONT COUNTER BC IN CRANBROOK WOULD BE HELPFUL FOR THIS). SEPTIC WOULD HAVE TO BE PERMITTED VIA INTERIOR HEALTH PERMIT PROCESS.

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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 Land and, if desired, to have the Land 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 Land.

*PREC represents Personal Real Estate Corporation

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PLOT PLAN

McDONALD'S ADDITION

TO

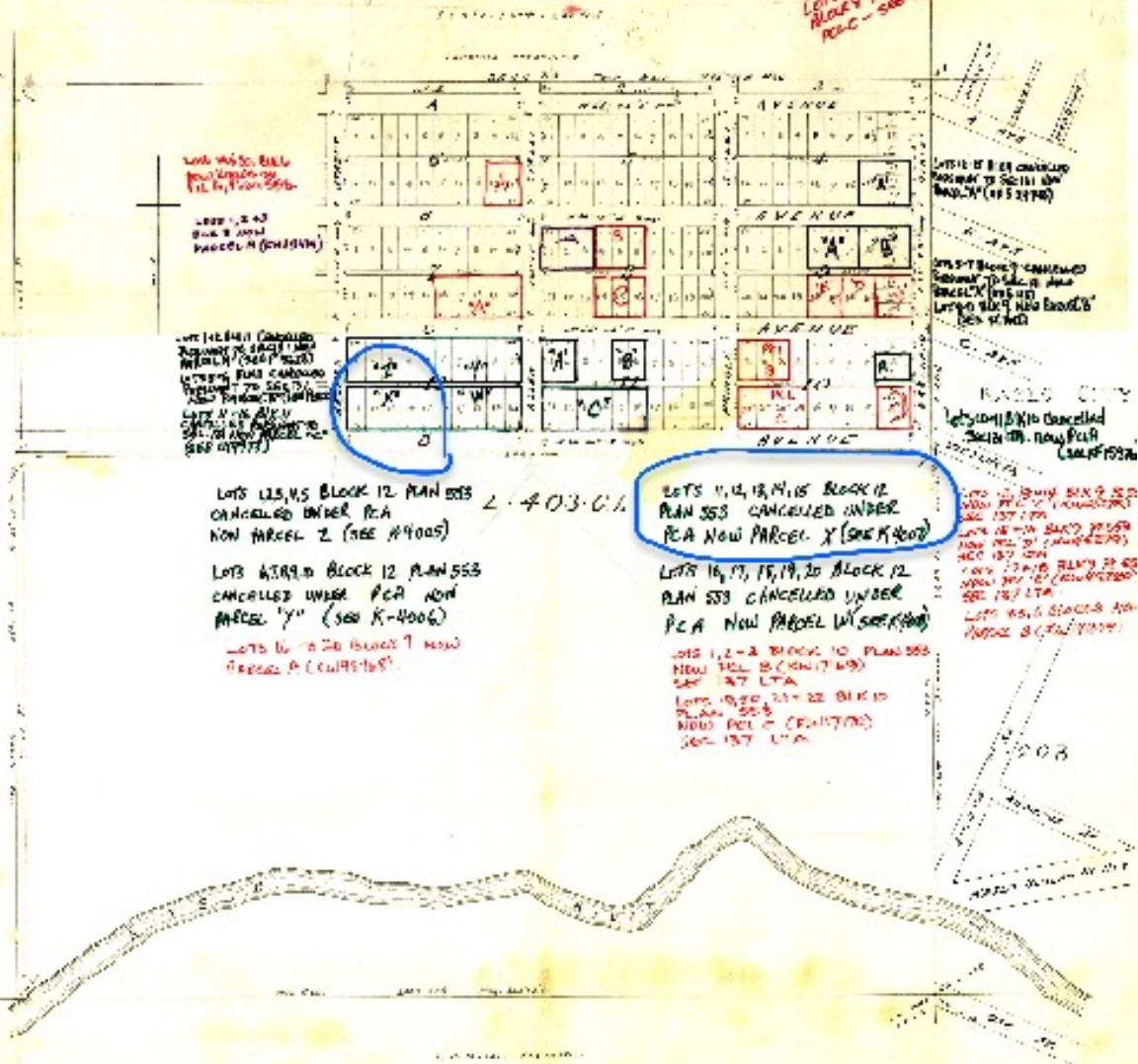
KASLO CITY.

KOOTENAY DISTRICT, B.C.

Being Subdivision of part of Lot 403, (S.L.)

2-12-53
 before the 16th day of
 February 1954
 L.H. McDonald
 Robert H. G. Galt

LOTS 14, 15, 16
 BLOCK 9 NOW
 P.C.A. - SEE PARCEL 2



LOT 14, 15, 16
 BLOCK 9 NOW
 P.C.A. - SEE PARCEL 2

LOT 1, 2, 3
 BLOCK 8 NOW
 PARCEL 4 (SEE K-4005)

LOT 12, 13, 14
 BLOCK 12
 PLAN 553
 CANCELLED UNDER
 P.C.A. NOW PARCEL 2
 (SEE K-4005)

LOTS 12, 13, 14, 15 BLOCK 12 PLAN 553
 CANCELLED UNDER P.C.A.
 NOW PARCEL 2 (SEE K-4005)

LOTS 16, 17, 18, 19, 20 BLOCK 12
 PLAN 553 CANCELLED UNDER
 P.C.A. NOW PARCEL X (SEE K-4007)

LOTS 16, 17, 18, 19, 20 BLOCK 12
 PLAN 553 CANCELLED UNDER
 P.C.A. NOW PARCEL Y (SEE K-4006)

LOTS 16, 17, 18, 19, 20 BLOCK 12
 PLAN 553 CANCELLED UNDER
 P.C.A. NOW PARCEL W (SEE K-4008)

LOTS 1, 2 - 2 BLOCK 10 PLAN 553
 NOW P.C.A. (SEE K-4007)
 SEC 137 LTA

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
 BLOCK 10 PLAN 553
 NOW P.C.A. (SEE K-4007)
 SEC 137 LTA

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
 BLOCK 10 PLAN 553
 NOW P.C.A. (SEE K-4007)
 SEC 137 LTA

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
 BLOCK 10 PLAN 553
 NOW P.C.A. (SEE K-4007)
 SEC 137 LTA

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
 BLOCK 10 PLAN 553
 NOW P.C.A. (SEE K-4007)
 SEC 137 LTA

LOT 11 OF BLOCK 10
 CANCELLED UNDER
 P.C.A. NOW PARCEL V
 (SEE K-4004)

LOT 11 OF BLOCK 10
 CANCELLED UNDER
 P.C.A. NOW PARCEL V
 (SEE K-4004)

LOT 11 OF BLOCK 10
 CANCELLED UNDER
 P.C.A. NOW PARCEL V
 (SEE K-4004)

LOT 11 OF BLOCK 10
 CANCELLED UNDER
 P.C.A. NOW PARCEL V
 (SEE K-4004)

LOT 11 OF BLOCK 10
 CANCELLED UNDER
 P.C.A. NOW PARCEL V
 (SEE K-4004)

LOT 11 OF BLOCK 10
 CANCELLED UNDER
 P.C.A. NOW PARCEL V
 (SEE K-4004)

*Subdivision of part of Lot 403, (S.L.)
 into 20 lots, 12 lots of 1/4 acre each,
 8 lots of 1/2 acre each, and 4 lots of 1/8 acre each,
 as shown on this plan.*

L-2011

EXPENSES

Property Taxes:

2021

\$



Municipal Water:

2021

\$ / year



Insurance (Western Financial.):

2021

\$ / year



Hydro (FortisBC):

2021

\$ / winter

\$ / summer



Internet (Kaslo InfoNet):

2021

\$ / month



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

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.7 acres

Jun 7 2022 7:7:7 Pacific Daylight Time



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.70	-
Civic Address	0	-	-
Electoral Areas	1	0.70	-
Fire Service Areas	1	0.70	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	1	0.70	-
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	786.01591.000	016-234-707	VICTORIA AVE, RURAL KASLO	Vacant Residential Less Than 2 Acres	NEP553

#	LTO Number	Lot	Block	District Lot	Land District
1	KW84545	-	12	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 12 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT PARCEL X, (SEE K4007).	.717	ACRES	0.70

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.70

Fire Service Areas

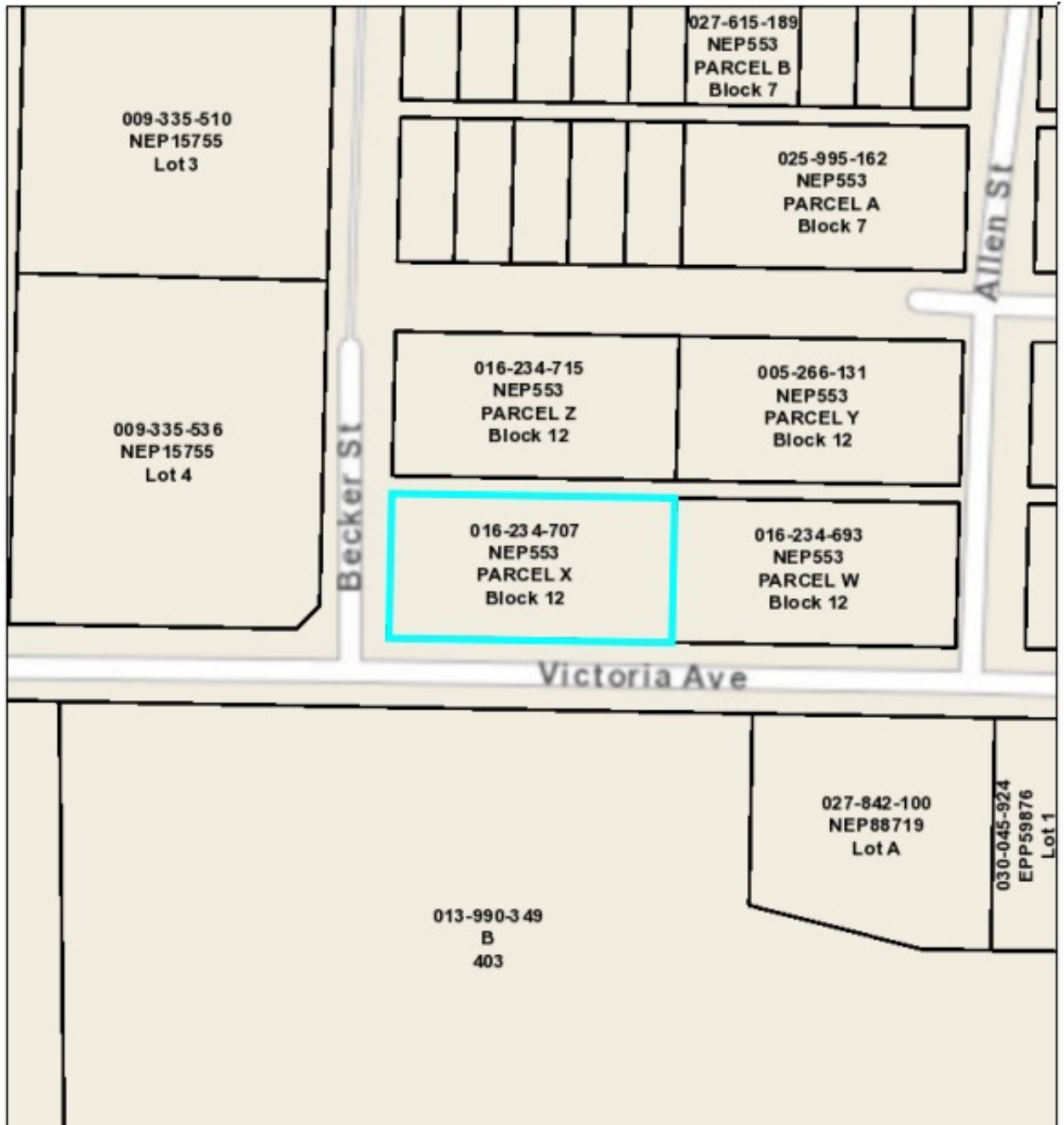
#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.70

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RS	Suburban Residential	2435		0.70

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

LTSA MAP




June 22, 2022

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

Parcel Boundaries

 Ownership

 Road

SUMMARY

VICTORIA AV Rural BC

PID	016-234-707
Registered Owner	ST*, H*
Legal Description	PARCEL X (SEE K4007) BLOCK 12 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553
Plan	NEP553
Zoning	
Community Plan(s)	OCP: OCP: RS - Suburban Residential, not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	30544.35 ft ²	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	673.53 m	Min Elev.	658.65 m
Floor Area	-	WalkScore	3 / Car-Dependent
TransitScore	-	Annual Taxes	\$553.56

ASSESSMENT

	2021	%	2022
Building	\$0	-	\$0
Land	\$87,600	↑ 31.28	\$115,000
Total	\$87,600	↑ 31.28	\$115,000

APPRECIATION

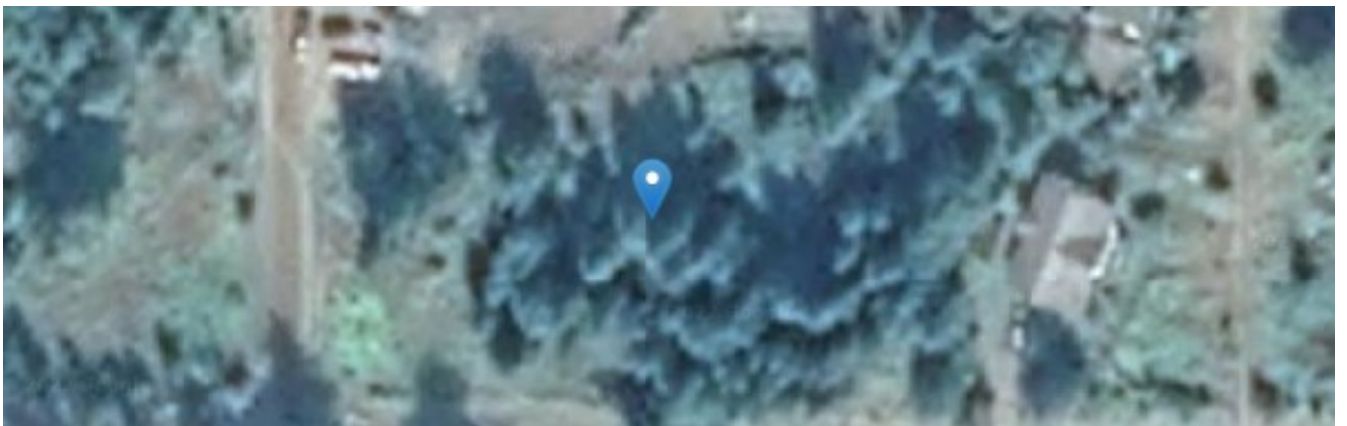
	Date	(\$)	% Growth
Assessment	2022	\$115,000	↑ 363.71
Sales History	29/06/2004	\$24,800	↑ 359.26
	15/08/1979	\$5,400	↓ -87.29
	15/04/1976	\$42,500	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

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



UTILITIES MAP

Utilities



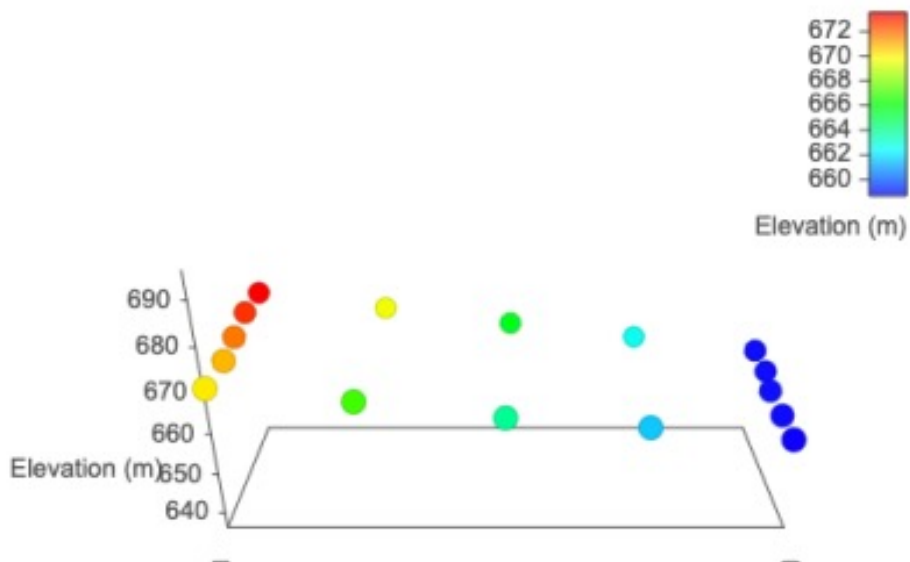
Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| 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 |

ELEVATION



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



Max Elevation: 673.53 m | Min Elevation: 658.65 m | Difference: 14.87 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slokan Valley GeoHazard
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Streams and Shorelines
- Civic Address

ZONING

ZONING REGULATIONS – This property has no zoning, but does have a Community Plan - SUBURBAN RESIDENTIAL

Suburban Residential (RS) Policies The Regional Board:

1. Directs that the principal use shall be single detached or duplex dwellings.
2. Supports medium density residential development with lot sizes for subdivision purposes being determined by the level of available or proposed servicing, with density increasing with the provision of community water and/or waste water disposal.
3. Encourages cluster housing development based on examination of the criteria set out in General Residential policies.
4. Encourages directing development of this type to municipalities or existing or proposed residential nodes where infrastructure services are available or can be provided.

Buildings to be built according to the RDCK Building Department permit process.

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.

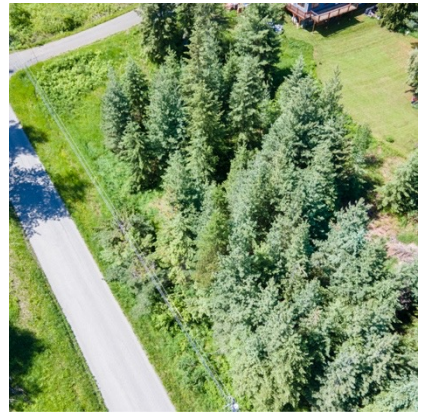
Economy

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>