

LOT 2 RIVER LANE,  
KASLO BC  
\$210,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

This lot offers stunning views of the river, Kootenay Lake, and the Purcell and Selkirk mountain ranges.

The property has water available to the lot, with hydro, telephone, and fibre internet services accessible.

Septic system installation will require a permit.

Enjoy the natural beauty and tranquility of this desirable location and the abundance of recreation in the Kootenays.

Whether you are choosing to raise your family or retire or change the pace- it's the small-town lifestyle that is attractive.

**MLS:** 2478702    **Size:** 0.13 acres  
**Services:** Utilities available at lot line.  
Septic permit required.



# TAX ASSESSMENT

## 344 RIVER LANE KASLO V0G 1M0

Area-Jurisdiction-Roll: 21-533-00537.050



Favourite



Compare



Print



**Total value** **\$409,000**

2024 assessment as of July 1, 2023

Land \$239,000

Buildings \$170,000

Previous year value \$384,000

Land \$214,000

Buildings \$170,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

### Property information

Are the property details correct? ▾

Year built 1965

Description 1 STY house - Basic

Bedrooms 3

Baths 2

Carports

Garages

Land size 14520 Sq Ft

First floor area 528

Second floor area

Basement finish area 390

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No.of apartment units

### Legal description and parcel ID

LOT A, PLAN NEP16239, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, EXCEPT PLAN EPP110153

PID: 009-027-777

### 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 Issued Under** SECTION 98 LAND TITLE ACT

**Land Title District** NELSON  
**Land Title Office** NELSON

**Title Number** CB1427525  
**From Title Number** CA9592000

**Application Received** 2024-07-08

**Application Entered** 2024-07-10

**Registered Owner In Fee Simple**  
**Registered Owner/Mailing Address:**

**Taxation Authority** Nelson Trail Assessment Area  
Kaslo, Village of

Title Number: CB1427525

State of Title Certificate

Page 1 of 2

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4035146

**Description of Land**

**Parcel Identifier:** 032-279-060  
**Legal Description:**  
LOT 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN EPP124748

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE WX2190395

**Charges, Liens and Interests**

**Nature:**  
**Registration Number:**  
**Registration Date and Time:**  
**Registered Owner:**

**Remarks:**

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act (R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES



Date of disclosure: \_\_\_\_\_

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

**ADDRESS:**

(the "Land")

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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	✓			
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		✓		
D. Is there a survey certificate available?	✓			
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Land from any person or public body?		✓		
G. Is the Land managed forest lands?		✓		
H. Is the Land in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		✓		
J. Are you aware of any fill materials anywhere on the Land?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Land?		✓		
M. Are you aware of any water licences affecting the Land?		✓		
N. Has the Land been logged in the last five years?		✓		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		✓		

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BUYER'S INITIALS

B.L.	R.V.	
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SELLER'S INITIALS

BC1008 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE \_\_\_\_\_

ADDRESS: \_\_\_\_\_

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Land has 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 Land already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		✓		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?	✓			
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?	✓			
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				✓
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓

**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?		✓		
B. Are you aware of any latent defect in respect of the Land? <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>		✓		

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BUYER'S INITIALS

B.C.	/ /	
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SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE \_\_\_\_\_ PAGE 3 of 3 PAGES

**ADDRESS:**

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

**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 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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# SUBDIVISION PLAN

PLAN EPP124748

UTM MAD83 (CSRS) 2002.0 Zone 11			
IP A1	N 5528461.905	E 506805.178	
	Point combined factor: 0.999518		
	Absolute accuracy 0.04		
TH A2	N 5528381.280	E 506939.932	
	Point combined factor: 0.999518		
	Absolute accuracy 0.04		

**SUBDIVISION PLAN OF LOT A  
DISTRICT LOT 208 KOOTENAY  
DISTRICT PLAN 16239  
EXCEPT PLAN EPP110153.  
BCGS 82F.096**

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500



**LEGEND**

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North.

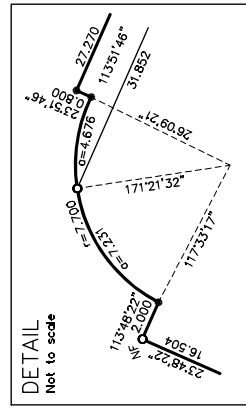
The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.999518.

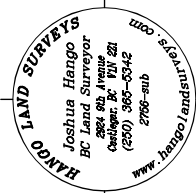
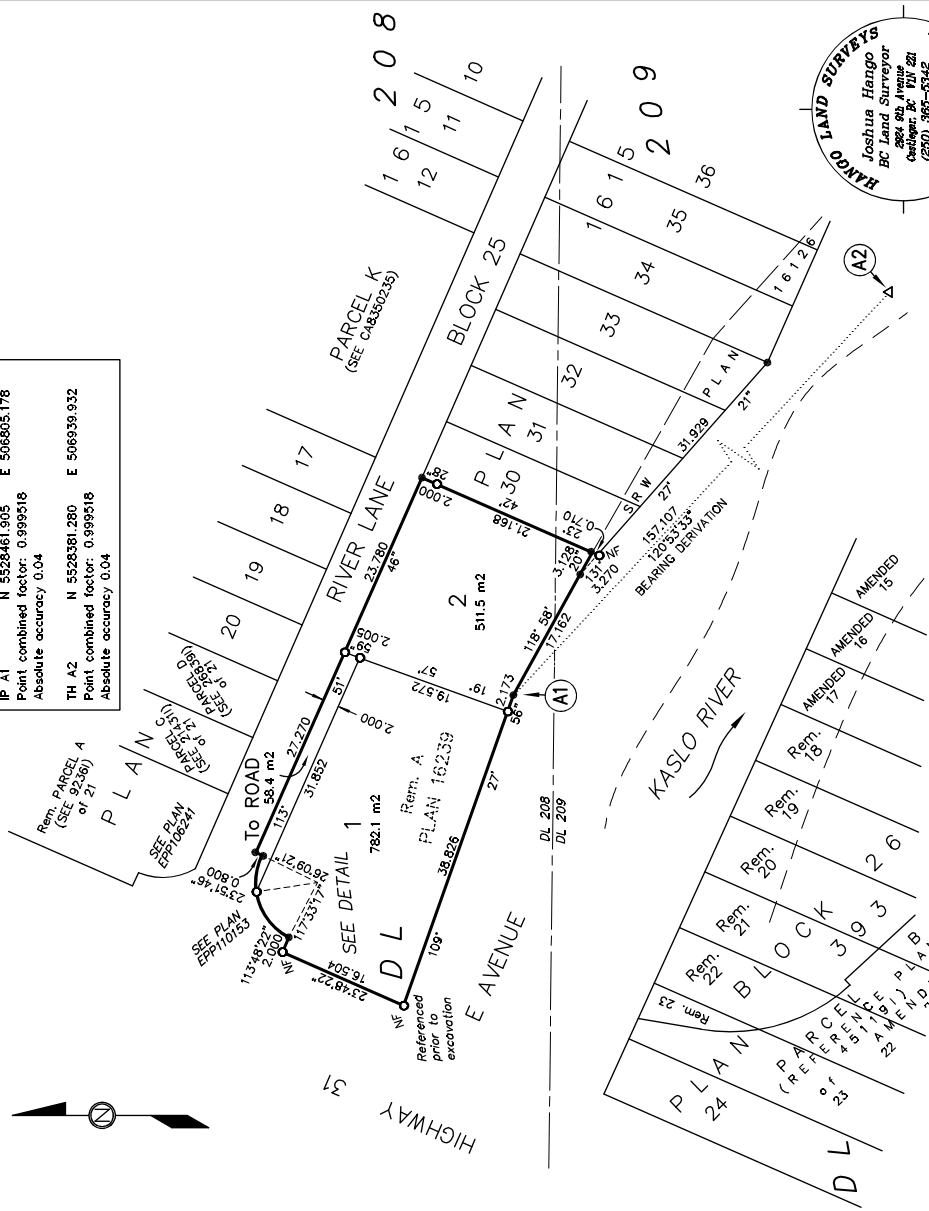
The combined scale factor has been determined based on an ellipsoidal elevation of 527 metres.

m2 Square metres

- Found Set
- Standard iron post
  - △ Traverse hub (TH)



This plan lies within the jurisdiction of the Approving Officer for the Village of Kaslo.



The field survey represented by this plan was completed on the 21st day of August, 2023  
Joshua G. Hango, BCLS 953.

This plan lies within the jurisdiction of the Approving Officer for the Regional District of Central Kootenay.



# LTSA MAP



July 30, 2024

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



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

# RDCK MAP



## RDCK Property Report

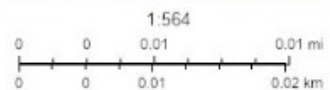
### Area of Interest (AOI) Information

Area : 0.13 acres

Jul 30 2024 9:56:28 Eastern Daylight Time



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



Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00537.050	032-279-060	-	-	-

#	LTO Number	Lot	Block	District Lot	Land District
1	-	-	-	-	-

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	-	-	-	0.13

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.13

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.13

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.13

## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.13

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RC	Core Residential	Suburban Residential	0.13

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Kaslo River -1-E	Kaslo River -1-E	A	1	0.13

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

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	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.

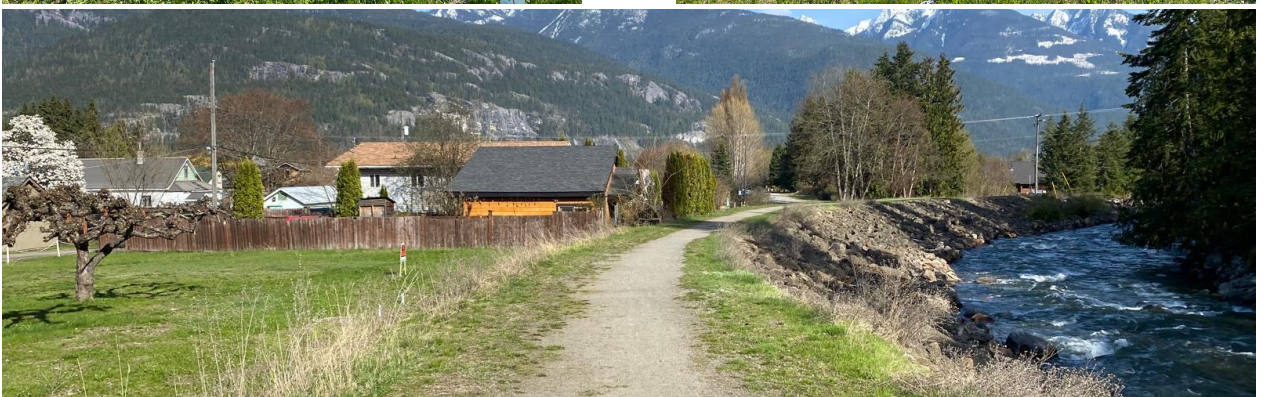
## **Economy**

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>