

338 C Ave,  
KASLO BC  
\$721,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

A custom-built home in the heart of Kaslo's village centre — started in 2018, well-cared-for, and immediately distinctive on the street. The curved roofline and ochre and red exterior catch your eye; the high ceilings, natural wood, and curved windows hold it once you're inside. A wood stove in the living area. An open main floor that moves easily between living, dining, and kitchen. Second bedroom and full bathroom on this level.

Upstairs: a loft-style primary bedroom, full bathroom, and a generous landing suited to a home office or sitting room. Outside, an established garden with raised beds and mature plantings, a fenced yard, and a good-sized sunny deck.

Kaslo is a real village — walkable to groceries, a butcher, cafés, restaurants, the post office, arts venues, and recreation trails. Kootenay Lake is minutes from the front door. The Selkirk Mountains are the backdrop to daily life. For someone ready to live somewhere with real character and a genuine community, this home puts you at the centre of it.

Lot Size: 7500sqft Services: Hydro, Septic, Municipal Water, Internet



# EXPENSES

## Property Taxes:

2025

\$4262



## Municipal Water:

2025

\$350 / year



## Insurance (Wawanesa):

2025

\$1600 / year



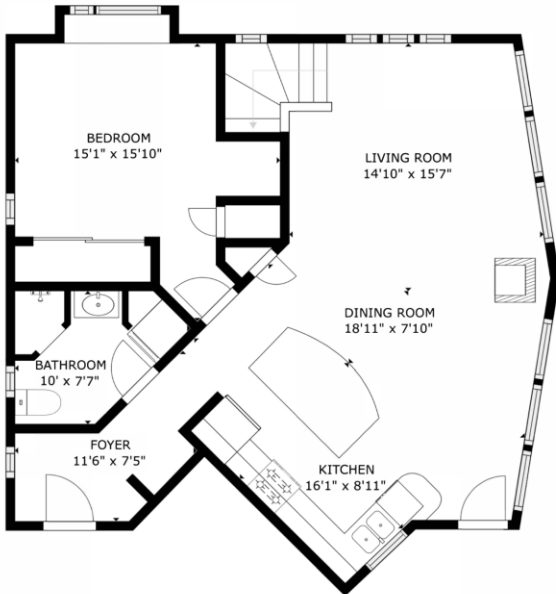
## Electric (FORTIS):

2025

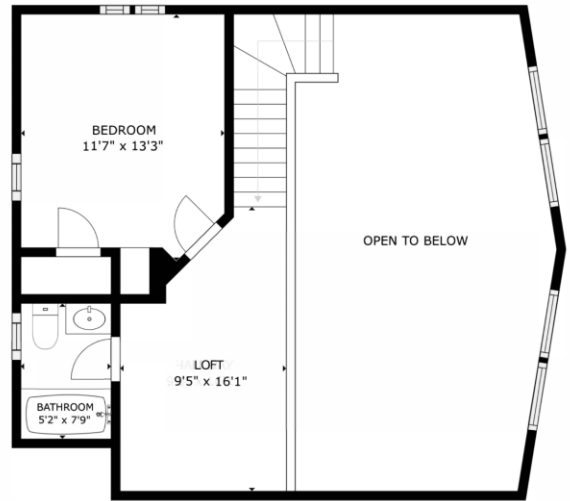
\$approx. 150/mo



# FLOOR PLANS



FLOOR 1



FLOOR 2



# RDCK REPORT

## Cadastral - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00150.000	030-407-796	338 C AVE, KASLO	Single Family Dwelling	NEP393

#	LTO Number	Lot	Block	District Lot	Land District
1	CA6712508	K	17	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT K BLOCK 17 PLAN NEP393 DISTRICT LOT 208 KOOTENAY LAND DISTRICT (BEING A CONSOLIDATION OF LOTS 28-30, SEE CA6712508)	7500	SQUARE FEET	0.17

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	338 C AVE	-	338	C	AVE	Kaslo	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.17

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.17

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.17

## Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	0.17

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RC	Core Residential	Suburban Residential	-	0.17
2	1280	CC	Core Commercial	Commercial	-	< 0.01

## 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	0.06

# SUMMARY

## Summary Sheet

### 338 C AV Kaslo BC

PID	030-407-796
Registered Owner	HCP, J*
Legal Description	PARCEL K (BEING A CONSOLIDATION OF LOTS 28-30, SEE CA6712508) DISTRICT LOT 208 BLOCK 17 KOOTENAY DISTRICT PLAN 393
Plan	NEP393
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	DCP: <a href="#">Core Residential</a> , not in ALR



Year Built	2018	Structure	SINGLE FAMILY DWELLING
Lot Size	7481.31 ft <sup>2</sup>	Floor Area	1260 Ft <sup>2</sup>
Bathrooms	2	Bedrooms	2
Max Elev.	553.00 m	Min Elev.	552.00 m
Walk Score	60 / Somewhat Walkable	Transit Score	-
Tax Year	2025	Annual Taxes	\$4,262.27

#### ASSESSMENT

	2025	%	2026
Building	\$519,000	↓ -1.54	\$511,000
Land	\$148,000	↑ 18.24	\$175,000
Total	\$667,000	↑ 2.85	\$686,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$686,000	↑ 757.50
Sales History	09/03/2018	\$80,000	-

#### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10383909	Preactive 24/04/2026		\$721,000 /	Fair Realty (Kaslo)

#### DEVELOPMENT APPLICATIONS

-

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

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



## Legend



— Streams and Shorelines



Lakes and Rivers



Cadastre - Property Lines



RDCK OWNED

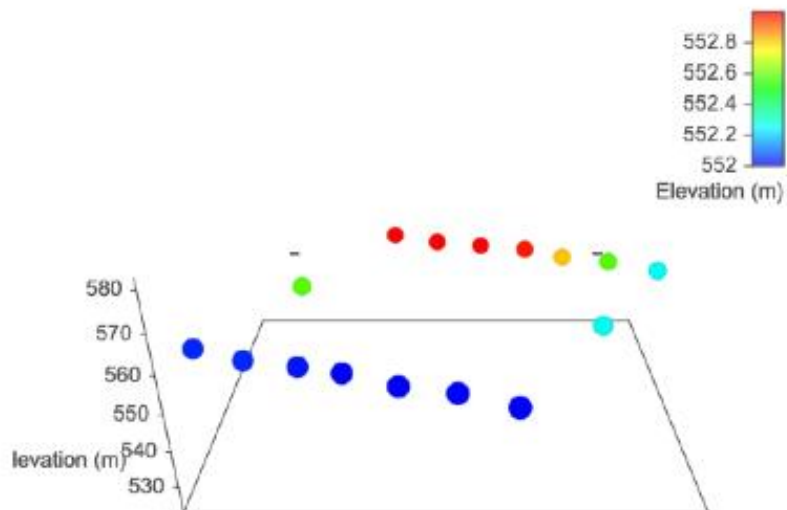
Address Points

# ELEVATION

## Estimated Lot Dimensions and Topography



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



Max Elevation: 553.00 m | Min Elevation: 552.00 m | Difference: 1.00 m

# FLOOD MAP

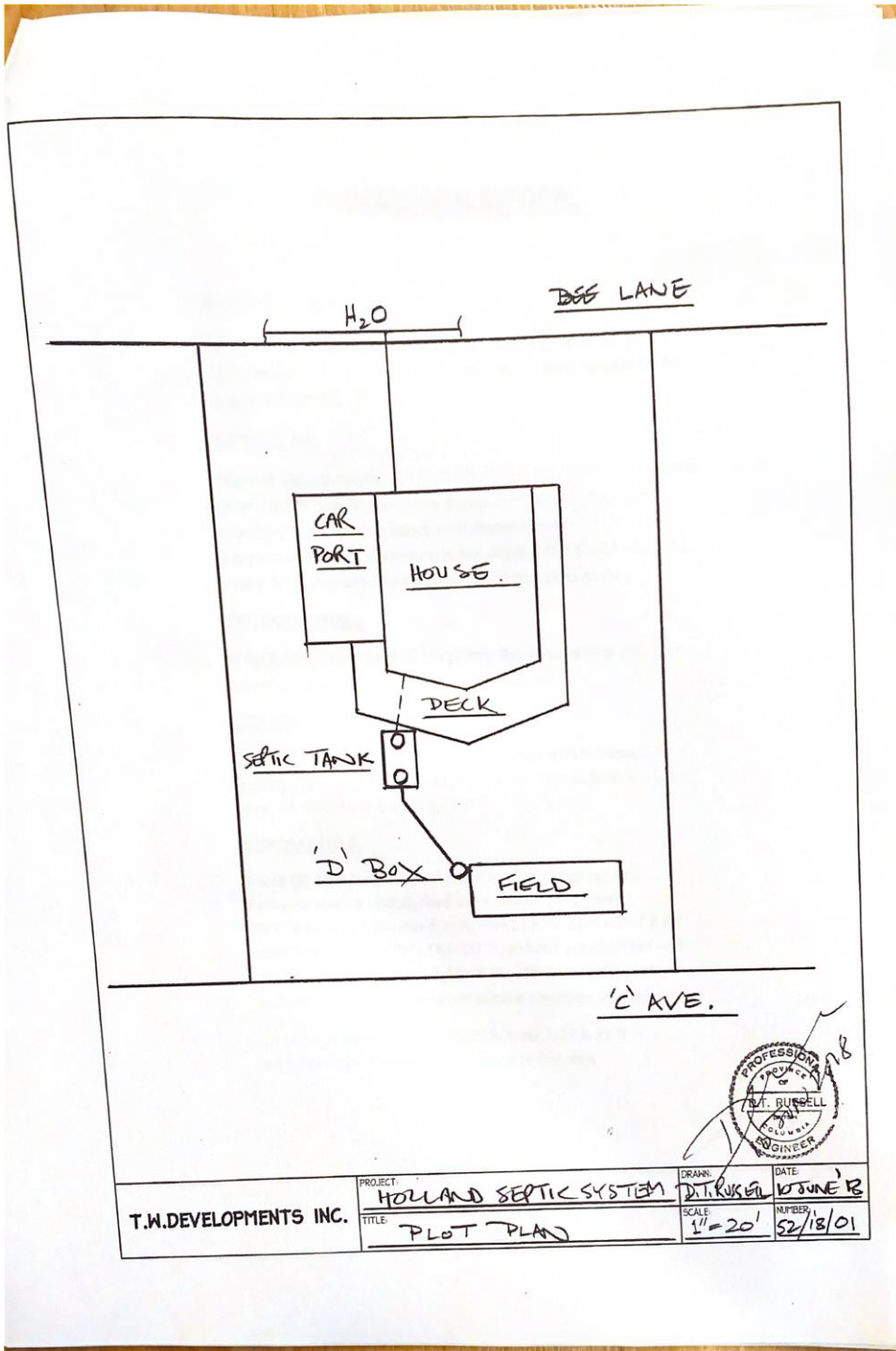
## Flood and Hazard



## Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Streams and Shorelines
- Lakes and Rivers
- Cadastral - Property Lines
- Address Points

# SEPTIC



T.W.DEVELOPMENTS INC.	PROJECT	HOLLAND SEPTIC SYSTEM	DRAWN	D.T. RUSSELL	DATE	10 JUNE '08
	TITLE	PLOT PLAN	SCALE	1" = 20'	NUMBER	52/18/01

# FINAL PERMIT



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.  
Nelson, BC  
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300  
Web: www.rdck.bc.ca  
e-mail: blddept@rdck.bc.ca

Creston Office 250-428-5717  
Slocan Office 250-355-2277

Nakusp Office 250-265-4111  
Silverton Office 250-358-2472

Nelson Office 250-352-8155  
New Denver Office 250-358-2316  
BC Toll Free 1-800-268-7325

Kaslo Office 250-353-9614  
Salmo Office 250-357-9433

## FINAL INSPECTION NOTICE

**Address:** 338 C AVE, KASLO  
**Permit Type:** SINGLE FAMILY DWELLING

**Permit #:** BP024780  
**Inspection Date:** Sep 24, 2019

**Description:** To construct single family dwelling (Occ. Class. C).

**Inspection Status:** COMPLETED

Item	Status	Notes
MIN DISTANCE TO CLADDING	ACCEPTED	

**Building Official:** MANDA MCINTYRE

**Initials:** 

- The owner has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and/or other applicable enactments respecting safety.

# ZONING

## ZONING REGULATIONS

### R-1 - SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

#### Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

#### Lots created by Subdivision

- a. Single Family Dwelling:
  - i) Site area (minimum) - 464 square metres (4,994.5 square feet)
  - ii) Street Frontage (minimum) - 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
  - i) Site Area (minimum) - 765 square metres (8,234 square feet)
  - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

#### Height

- a. Building height (maximum) - 10m

#### Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

#### Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	1.2	4 min
<b>Shopping</b>	Front Street, Kaslo	550m	2 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 31 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	68.7	1 hr
	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	1.3	4 min
	North Kootenay Lake Community Services	450m	2 min
	Kootenay Boundary Regional Hospital, Trail	139	1 hr 54 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	66.6	57 min
	Silverton Dental Clinic, Silverton	51.6	45 min
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	Kaslo Library	400m	2 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.

# RESOURCES

**Kul Nijjar, Your Kootenay Property Matchmaker:** <http://kootenaybc.com>

**Village of Kaslo:** <http://www.kaslo.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside of the Village of Kaslo limits

**Chamber of Commerce:** <http://www.kaslochamber.com/>

**Kaslo and Area Guide:** <http://visitkaslo.com/>

**Regional District of Central Kootenay:** <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc.

**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>