

LOT 23 SALISBURY LANE,  
JONHSONS LANDING BC  
\$335,000



REAL ESTATE  FAIR REALTY



# DETAILS

Nestled at the head of Kootenay Lake in Argenta, BC, this waterfront lot offers a rare opportunity to own a piece of paradise in the heart of the Kootenays. Located within the Bulmer's Pointe strata development, this property has privacy and tranquillity, perfect for those seeking a peaceful retreat away from the hustle and bustle of city life. The lot features a well-maintained trail that winds down to the lakeshore, inviting you to enjoy the breathtaking views of the surrounding mountains and the sparkling waters of Kootenay Lake. Whether you're planning to build your dream home or use the space as a seasonal getaway, the picturesque setting provides an ideal backdrop for creating lasting memories with family and friends. A small building on the property currently serves as storage, offering the potential for conversion into a cozy cabin or lakeside retreat. The lot is ready for immediate use and development with essential services already on site, including water, electricity, and septic. Located approximately 40 minutes north of Kaslo, BC, embrace the outdoor lifestyle with endless opportunities for boating, fishing, hiking, and wildlife viewing right at your doorstep.

**MLS:** 2478200    **Size:** 2.42 acres  
**Services:** All services available at lot line.



# 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.

## SALISBURY LANE JOHNSONS LANDING

Area-Jurisdiction-Roll: 21-786-05836.430



**Total value**                    **\$272,000**

2024 assessment as of July 1, 2023

Land                                    \$272,000

Buildings                            \$0

Previous year value                \$238,000

Land                                    \$238,000

Buildings                            \$0

### Property information

Year built

Description                        2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size                            2.42 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

STRATA LOT 23, PLAN NES3603, DISTRICT LOT 7827, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 027-793-087

### Sales history (last 3 full calendar years)

Jun 4, 2021                            \$183,750

### Manufactured home

Width

Length

Total area

# TITLE

**TITLE SEARCH PRINT**

2024-06-17, 04:43:12

File Reference:

Requestor: Kul Nijar

Declared Value \$175000

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

**Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NELSON  
**Land Title Office** NELSON**Title Number** CA9067431  
**From Title Number** LB270109**Application Received** 2021-06-03**Application Entered** 2021-06-17**Registered Owner in Fee Simple**  
**Registered Owner/Mailing Address:****Taxation Authority** Nelson Trail Assessment Area**Description of Land**  
**Parcel Identifier:** 027-793-087  
**Legal Description:**STRATA LOT 23 DISTRICT LOT 7&27 KOOTENAY DISTRICT STRATA PLAN NES3603  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations**  
SECTION 102 FOREST ACT SEE DF W15482 FILED 06/08/1987  
FOREST (NOTICES) REG.RE: CLAUSES (E) AND (F) SEC. 23(1) LAND TITLE ACT SEE D.F. S19151  
FILED 28/07/1983 HIGHWAYS (NOTICES) REGULATIONSHERETO IS ANNEXED EASEMENT LB270135 OVER PART OF STRATA LOT 21  
STRATA PLAN NES3603 SHOWN ON PLAN NEP88254HERETO IS ANNEXED EASEMENT LB270136 OVER PART OF STRATA LOT 22  
STRATA PLAN NES3603 SHOWN AS AREAS "A" AND "B" ON PLAN NEP88254

# TITLE

## TITLE SEARCH PRINT

2024-06-17, 04:43:12

File Reference:

Requestor: Kul Nijjar

Declared Value \$175000

### Charges, Liens and Interests

|                             |   |
|-----------------------------|---|
| Nature:                     | COVENANT  |
| Registration Number:        | LB129500  |
| Registration Date and Time: | 2007-10-30 09:01  |
| Registered Owner:           | REGIONAL DISTRICT OF CENTRAL KOOTENAY   |
| Remarks:                    | INTER ALIA  |
|                             |   |
| Nature:                     | STATUTORY RIGHT OF WAY  |
| Registration Number:        | LB155642  |
| Registration Date and Time: | 2008-01-11 12:01  |
| Registered Owner:           | TELUS COMMUNICATIONS INC.<br>INCORPORATION NO. A55547                           |
| Remarks:                    | INTER ALIA  |
|                             |   |
| Nature:                     | STATUTORY RIGHT OF WAY  |
| Registration Number:        | LB155643  |
| Registration Date and Time: | 2008-01-11 12:01  |
| Registered Owner:           | BRITISH COLUMBIA HYDRO AND POWER AUTHORITY                                      |
| Remarks:                    | INTER ALIA  |
|                             |   |
| Nature:                     | COVENANT  |
| Registration Number:        | LB206290  |
| Registration Date and Time: | 2008-06-04 11:26  |
| Registered Owner:           | REGIONAL DISTRICT OF CENTRAL KOOTENAY   |
| Remarks:                    | INTER ALIA  |
|                             |   |
| Nature:                     | COVENANT  |
| Registration Number:        | LB270079  |
| Registration Date and Time: | 2009-01-06 14:58  |
| Registered Owner:           | THE CROWN IN RIGHT OF BRITISH COLUMBIA<br>REGIONAL DISTRICT OF CENTRAL KOOTENAY |
| Remarks:                    | INTER ALIA  |
|                             |   |
| Nature:                     | STATUTORY RIGHT OF WAY  |
| Registration Number:        | LB270085  |
| Registration Date and Time: | 2009-01-06 14:58  |
| Registered Owner:           | THE OWNERS, STRATA PLAN NES3603   |
| Transfer Number:            | LB280456  |
| Remarks:                    | INTER ALIA  |
|                             |   |
| Nature:                     | EASEMENT  |
| Registration Number:        | LB270126  |
| Registration Date and Time: | 2009-01-06 14:59  |
| Remarks:                    | INTER ALIA<br>APPURTENANT TO THE COMMON PROPERTY OF<br>STRATA PLAN NES3603      |

# TITLE

## TITLE SEARCH PRINT

2024-06-17, 04:43:12

File Reference:

Requestor: Kul Nijjar

Declared Value \$175000

Nature: COVENANT  
Registration Number: LB275545  
Registration Date and Time: 2009-01-06 14:59  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Remarks: INTER ALIA  
PART ON PLAN NEP88251

Nature: EASEMENT  
Registration Number: LB270137  
Registration Date and Time: 2009-01-06 15:00  
Remarks: PART ON PLAN NEP88254  
APPURTENANT TO STRATA LOTS 24 AND 25  
STRATA PLAN NES3603

Nature: COVENANT  
Registration Number: LB270139  
Registration Date and Time: 2009-01-06 15:00  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME  
Registration Number: LB276583  
Registration Date and Time: 2009-02-02 12:23  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA9067432  
Registration Date and Time: 2021-06-03 13:05  
Registered Owner: KOOTENAY SAVINGS CREDIT UNION

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

PAGE 1 of 6 PAGES



Date of disclosure: June 20 2024

The following is a statement made by the Seller concerning the property or strata unit located at:

**ADDRESS/STRATA UNIT #:**      **LOT 23 SALISBURY LANE**                      **ARGENTA**                      **BC V0G 1A0 (the "Unit")**

|   |  |  |   |    |             |                |
|---|--|--|---|----|-------------|----------------|
| <b>THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:</b>   |  |  |   |    |             |                |
| _____ Principal Residence    _____ Residence(s)    _____ Barn(s)    _____ Shed(s)   |  |  |   |    |             |                |
| <input checked="" type="checkbox"/> Other Building(s) Please describe <b>STORAGE</b>  |  |  |   |    |             |                |
| THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know."<br>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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property. |  |  | THE SELLER SHOULD INITIAL<br>THE APPROPRIATE REPLIES. |    |             |                |
|   |  |  | YES   | NO | DO NOT KNOW | DOES NOT APPLY |

**1. LAND**

|   |  |   |  |  |
|---|--|---|--|--|
| A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?                         |  | X |  |  |
| B. Are you aware of any existing tenancies, written or oral?  |  | X |  |  |
| C. Are you aware of any current or pending local improvement levies/charges?  |  | X |  |  |
| D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body? |  | X |  |  |

**2. SERVICES**

|  |  |  |  |  |
|--|--|--|--|--|
| A. Please indicate the water system(s) the Development uses:<br><input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility)<br><input type="checkbox"/> I have a private groundwater system (e.g., well)<br><input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake)<br><input type="checkbox"/> Not connected<br>Other _____ |  | X - Strata Owned Bulmers Pointe Water Treatment Facility on site |  |  |
| B. If you indicated in 2.A. that the Development 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 Development already?   |  | X - property was connected to water last year                    |  |  |
| (ii) Have you applied for a water licence and are awaiting response?   |  |  |  |  |

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BUYER'S INITIALS

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SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

June 20 2024

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:**      **LOT 23 SALISBURY LANE**                      **ARGENTA**                      **BC VOG 1A0**

| 2. SERVICES (continued)  | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----|----|-------------|----------------|
| C. Are you aware of any problems with the water system?          |     | X  |             |                |
| D. Are you aware of any problems with the sanitary sewer system? |     | X  |             |                |

**3. BUILDING Respecting the Unit and Common Property**

|  |                                    |                                   |  |   |
|--|------------------------------------|-----------------------------------|--|---|
| A. Has a final building inspection been approved or a final occupancy permit been obtained?  |                                    |                                   |  | X |
| B. Has the fireplace insert, or wood stove installation been approved:<br>(i) <input type="checkbox"/> by local authorities?<br>(ii) <input type="checkbox"/> by a WETT certified inspector? |                                    |                                   |  | X |
| C. (i) Is this Unit occupied, or has this Unit been previously occupied?   |                                    |                                   |  | X |
| (ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?  |                                    |                                   |  | X |
| D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?   |                                    |                                   |  | X |
| E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?  |                                    | X - everything properly permitted |  |   |
| F. Are you aware of any structural problems with any of the buildings in the Development?  |                                    | X                                 |  |   |
| G. Are you aware of any problems with the heating and/or central air conditioning system?  |                                    |                                   |  | X |
| H. Are you aware of any damage due to wind, fire or water?   |                                    | X                                 |  |   |
| I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?  |                                    | X                                 |  |   |
| J. Are you aware of any leakage or unrepaired damage?  |                                    | X                                 |  |   |
| K. Are you aware of any problems with the electrical or gas system?  |                                    | X                                 |  |   |
| L. Are you aware of any problems with the plumbing system?   |                                    | X                                 |  |   |
| M. Are you aware of any pet restrictions?  | X- leash courtesy where applicable |                                   |  |   |
| N. Are you aware of any rental restrictions?   |                                    | X                                 |  |   |
| O. Are you aware of any age restrictions?  |                                    | X                                 |  |   |
| P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS   |                                    | X                                 |  |   |

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1003 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

June 20 2024

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:**      **LOT 23 SALISBURY LANE**                      **ARGENTA**                      **BC VOG 1A0**

| <b>3. BUILDING Respecting the Unit and Common Property</b> (continued)  | <b>YES</b> | <b>NO</b> | <b>DO NOT KNOW</b> | <b>DOES NOT APPLY</b> |
|---|------------|-----------|--------------------|-----------------------|
| HH. To the best of your knowledge, has the Unit been tested for radon?<br>(i) If yes, was the most recent test:<br><input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days)<br>Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L<br>on _____ date of test (DD/MM/YYYY)            |            |           | X                  |                       |
| II. Is there a radon mitigation system in the Unit?<br><br>(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?  |            |           | X                  |                       |
| JJ. To the best of your knowledge, has the Common Property been tested for radon?<br>(i) If yes, was the most recent test:<br><input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days)<br>Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L<br>on _____ date of test (DD/MM/YYYY) |            |           | X                  |                       |
| KK. Is there a radon mitigation system for the Common Property?<br><br>(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?  |            |           | X                  |                       |

**4. GENERAL**

|  |  |   |  |  |
|--|--|---|--|--|
| A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?  |  | X |  |  |
| B. Are you aware of any latent defect in respect of the Development?<br><i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i> |  | X |  |  |
| C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?  |  | X |  |  |
| D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?  |  | X |  |  |

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BUYER'S INITIALS

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SELLER'S INITIALS

BC1003 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

June 20 2024

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS: LOT 23 SALISBURY LANE ARGENTA BC V0G 1A0

## 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 Development and, if desired, to have the Development inspected by a licensed inspection service of the Buyer's choice.**

**The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.**

\_\_\_\_\_  
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 strata Unit or the Development.

\*PREC represents Personal Real Estate Corporation

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# EXPENSES

## Property Taxes:

2024  
\$1022.63



## Strata Fee:

2024  
\$228.74 / month



## Hydro (BCHydro):

2024  
seasonal / minimal use



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



# LTSA MAP



June 18, 2024

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

|  |  |   |
|--|--|---|
|  Interest          |  Building Strata  |  Return To Crown   |
| <b>Parcels By Class</b>  |  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

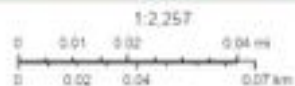
### Area of Interest (AOI) Information

Area : 2.44 acres

Jun 18 2024 13:36:33 Eastern Daylight Time



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



Source: Geo-View, Earthstar Geographics, and the Geo User Community  
This Community Map is provided for general use. No warranty is made  
by the Regional District of Central Kootenay. The Regional District of  
Central Kootenay is not responsible for any errors or omissions.



# RDCK REPORT

## Cadastre - Property Lines

| # | Folio         | PID         | Site Address                           | Actual Use               | Plan Number |
|---|---------------|-------------|--|--------------------------|-------------|
| 1 | 786.05838.430 | 027-793-087 | 1429 SALISBURY LANE, JOHNSON'S LANDING | 2 Acres Or More (Vacant) | NES3603     |

| # | LTO Number | Lot | Block | District Lot | Land District |
|---|------------|-----|-------|--------------|---------------|
| 1 | CA9067431  | 23  | -     | 7827         | KOOTENAY      |

| # | Legal Long  | Lot Size | Lot Description | Area(acres) |
|---|---|----------|-----------------|-------------|
| 1 | LOT 23 PLAN NES3603 DISTRICT LOT 7827 KOOTENAY LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V. | 2.42     | ACRES           | 2.44        |

## Addressing

| # | Full Address        | Unit | Number | Street Name | Street Type | Community | Count |
|---|---------------------|------|--------|-------------|-------------|-----------|-------|
| 1 | 1429 SALISBURY LANE | -    | 1429   | SALISBURY   | LANE        | Argenta   | 1     |

## Electoral Areas

| # | Area Name        | Director     | Area(acres) |
|---|------------------|--------------|-------------|
| 1 | Electoral Area D | Aimee Watson | 2.44        |

## Official Community Plan

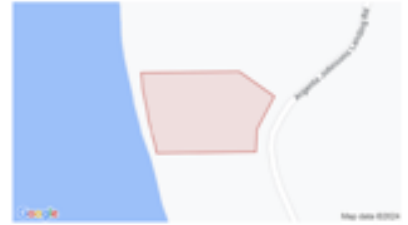
| # | Bylaw | Class | Class Description   | Legend              | Area(acres) |
|---|-------|-------|---------------------|---------------------|-------------|
| 1 | 2435  | RC    | Country Residential | Country Residential | 2.44        |

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

# SUMMARY

## SALISBURY LN Rural BC

|                   |   |
|-------------------|---|
| PID               | 027-793-087   |
| Registered Owner  | EM*, C*   |
| Legal Description | STRATA LOT 23 DISTRICT LOT 7827 KOOTENAY DISTRICT STRATA PLAN NES3603 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Plan              | NES3603   |
| Zoning            |   |
| Community Plan(s) | OCP: RC - Country Residential, not in ALR   |



|               |          |              |                          |
|---------------|----------|--------------|--------------------------|
| Year Built    | -        | Structure    | 2 ACRES OR MORE (VACANT) |
| Lot Size      | -        | Bedrooms     | 0                        |
| Bathrooms     | 0        | Dimensions   | -                        |
| Max Elev.     | 619.47 m | Min Elev.    | 540.27 m                 |
| Floor Area    | -        | Walk Score   | -                        |
| Transit Score | -        | Annual Taxes | \$1,022.63               |

### ASSESSMENT

|          | 2023      | %       | 2024      |
|----------|-----------|---------|-----------|
| Building | \$0       | -       | \$0       |
| Land     | \$238,000 | + 14.29 | \$272,000 |
| Total    | \$238,000 | + 14.29 | \$272,000 |

### APPRECIATION

|               | Date       | (\$)      | % Growth |
|---------------|------------|-----------|----------|
| Assessment    | 2024       | \$272,000 | + 55.43  |
| Sales History | 02/06/2021 | \$175,000 | -        |

### DEVELOPMENT APPLICATIONS

-

### SCHOOL CATCHMENT

|                 | Elementary | Secondary    |
|-----------------|------------|--------------|
| Catchment       | Jewett     | JV 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



Stream and Shoreline



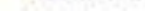
Stand Pipe



Other



Municipal Owned



RCDK Owned

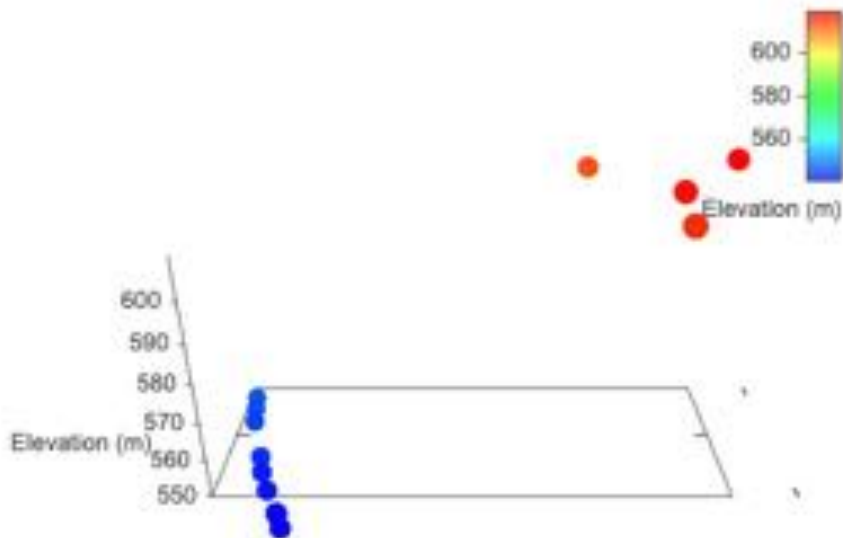


Address Plots

# ELEVATION



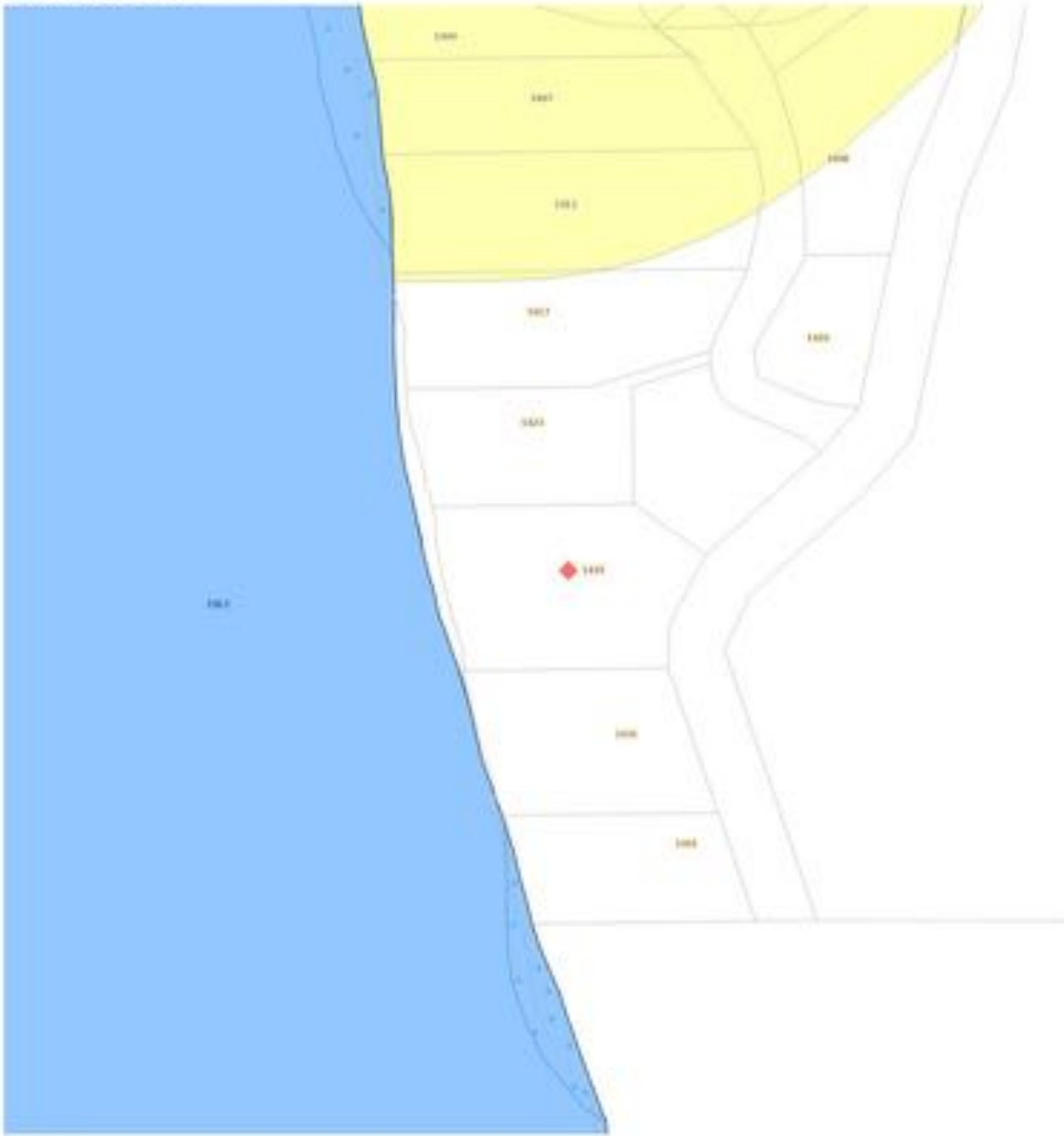
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 619.47 m | Min Elevation: 540.27 m | Difference: 79.19 m

# FLOOD MAP

## Flood and Hazard



## Legend

- Flood Construction Levels - 1990
- Lakes and Rivers
- Non Standard Flooding Breach Area
- Cadastral - Property Lines
- Socin Valley Geotagged - Address Points
- Streams and Shorelines

# ZONING

Land Use

## Subject Property Designation Summary

| Datasource              | Subject Property Designation |
|-------------------------|------------------------------|
| Zoning                  | Not Applicable               |
| Official Community Plan | RC - Country Residential     |

## Official Community Plan



## Subject Property Designations:

RC - Country Residential

## Layer Legend:

● RC - Country Residential

● RA - Resource Area

# COMMUNITY INFORMATION

| Type                        | Centre                                     | Distance (km) | Driving Time |
|-----------------------------|--|---------------|--------------|
| School                      | J.V. Humphries, Kaslo                      | 52.9          | 1 hr 10 min  |
|                             | Jewett Elementary (K-3), Meadow Creek      | 22.9          | 24 min       |
| Shopping                    | Front Street, Kaslo                        | 53.3          | 1 hr 12 min  |
|                             | Meadow Creek General Store & Gas           | 22.1          | 23 min       |
| Airport                     | West Kootenay Regional Airport, Castlegar  | 162           | 2 hr 41 min  |
|                             | Trail Regional Airport                     | 200           | 3 hr 13 min  |
| Major Cities                | Kaslo, BC                                  | 53.1          | 1 hr 11 min  |
|                             | Nelson, BC                                 | 122           | 2 hr 12 min  |
|                             | Spokane, WA                                | 360           | 5 hr 21 min  |
|                             | Cranbrook, BC                              | 278           | 4 hr 42 min  |
|                             | Calgary, AB                                | 587           | 8 hr         |
|                             | Vancouver, BC                              | 739           | 9 hr 36 min  |
| Hospital/<br>Medical Centre | Victorian Community Health Centre, Kaslo   | 51.6          | 1 hr 6 min   |
|                             | North Kootenay Lake Community Services     | 51.8          | 1 hr 6 min   |
|                             | Kootenay Boundary Regional Hospital, Trail | 191           | 3 hr         |
|                             | Kootenay Lake Hospital, Nelson             | 120           | 2 hr 4 min   |
| Dentist                     | Kootenay Lake Dental Clinic, Nelson        | 120           | 2 hr 4 min   |
|                             | Nelson Ave Dental Clinic, Nelson           | 118           | 2 hr         |
|                             | Silverton Dental Clinic, Silverton         | 102           | 2 hr 4 min   |
| Postal Services             | Canada Post, Argenta                       | 12.7          | 25 min       |
| Library                     | Argenta Library                            | 12.7          | 25 min       |

## Johnsons Landing

Johnsons Landing is an unincorporated community, former post office and former steamboat landing on the east shore of Kootenay Lake in British Columbia, Canada. The community was founded by Swedish immigrant Algot Johnson (died 1963) when he built the area's first home in 1906

## 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 High Temperature (c): 25

Average Low 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**

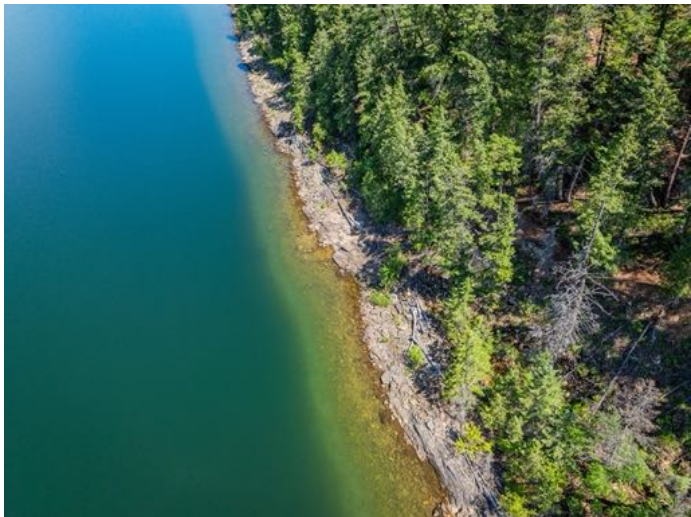
Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants 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>