

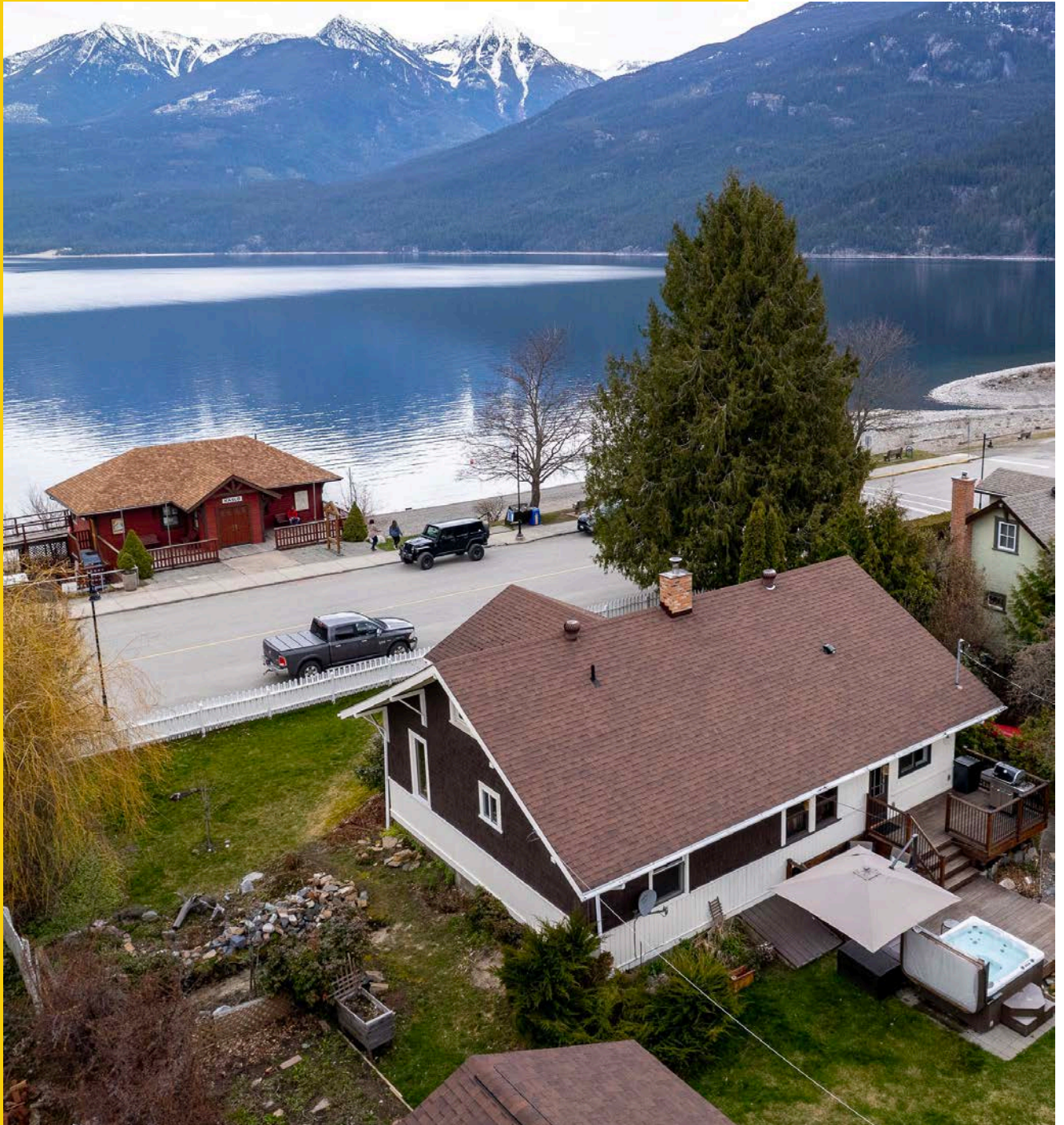
LM

311 FRONT ST
KASLO BC
\$919,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Welcome to your picture-perfect lakeside retreat in Kaslo, British Columbia! This charming heritage home, nestled in the heart of a small town with big mountains, offers the perfect blend of historic charm and modern convenience.

Situated just across from The Kootenay Lake beaches and parks, this 3-bedroom, 2-bathroom home provides an idyllic setting for both relaxation and adventure. Enjoy easy access to a recreational activities, from leisurely strolls along the lake shore to exhilarating hikes, boating adventures, biking trails, and skiing in the nearby mountains. Stepping inside, you'll discover a beautifully updated interior featuring a modern kitchen and bathrooms, seamlessly blending contemporary comfort with timeless elegance.

The layout offers plenty of room to unwind and entertain, with potential for further customization or expansion in the basement and unfinished attic space – perfect for creating additional living areas, workspaces, or storage solutions to suit your needs.

Outside, the landscaped yard beckons with its lush greenery, garden shed, and sundecks complete with a relaxing hot tub – the ideal spot to soak up the serene surroundings and mountain vistas. Plus, with a new shop on the property that can be easily converted into a laneway home for a mortgage helper or guest space, the possibilities are endless. Located in the heart of Kaslo, you'll enjoy convenient access to essential amenities. Don't miss your chance to own this exquisite craftsman home in one of BC's most picturesque destination.

MLS: 2476442 **Size:** 0.25

Services municipal water & sewer, hydro and fibre internet



jm
kootenay

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.

311 FRONT ST KASLO

Area-Jurisdiction-Roll: 21-533-00045.000



Total value **\$634,000**

2024 assessment as of July 1, 2023

Land \$254,000

Buildings \$380,000

Previous year value \$590,000

Land \$228,000

Buildings \$362,000

Property information

Year built	1914
Description	1.5 STY SFD - Before 1930 - Standard
Bedrooms	3
Baths	2
Carports	
Garages	C
Land size	11000 Sq Ft
First floor area	1,378
Second floor area	320
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

PARCEL I, BLOCK 8, PLAN NEP393, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 4 TO 7, SEE CA8918316)

PID: 031-361-382

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 SEARCH PRINT

2024-04-23, 14:46:55

File Reference:

Requestor: Luke Mori

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under SECTION 137 LAND TITLE ACT

Land Title District NELSON
Land Title Office NELSON

Title Number CA8918316
From Title Number CA3725646
CA3725647
CA3725648
CA3725649

Application Received 2021-04-14

Application Entered

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area
Kaslo, Village of

Description of Land
Parcel Identifier: 031-361-382
Legal Description:
PARCEL I (BEING A CONSOLIDATION OF LOTS 4 TO 7, SEE CA8918316) BLOCK 8
DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: April 02 2024

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

ADDRESS: 311 Front St Kaslo BC V0G1M0 (the "Premises")

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?		DB		
B. Are you aware of any existing tenancies, written or oral?		DB		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DB		
D. Is there a survey certificate available?		DB		
E. Are you aware of any current or pending local improvement levies/charges?		DB		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		DB		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <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 Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?				DB
(ii) Have you applied for a water licence and are awaiting response?				DB
C. Are you aware of any problems with the water system?		DB		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		DB		

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BUYER'S INITIALS

DB	DB	
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SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

April 02 2024

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 311

Front St

Kaslo

BC

VOG1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				NB
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		NB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				NB
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				NB

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	NB			
B. To the best of your knowledge, is the ceiling insulated?	NB			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?	NB	NO		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				NB
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	NB			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		NB		
G. Are you aware of any structural problems with any of the buildings?		NB		
H. Are you aware of any additions or alterations made in the last 60 days?		NB		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		NB		
J. Are you aware of any problems with the heating and/or central air conditioning system?		NB		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		NB		
L. Are you aware of any damage due to wind, fire or water?		NB		

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BUYER'S INITIALS

NB NB		
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SELLER'S INITIALS

BC1002 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

April 02 2024

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 311

Front St

Kaslo

BC

VOG1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>Approx 12</u> years) <u>Shingles only / garage</u> ^{2yr on}		DB		
N. Are you aware of any problems with the electrical or gas system?		DB		
O. Are you aware of any problems with the plumbing system?		DB		
P. Are you aware of any problems with the swimming pool and/or hot tub?		DB		
Q. Do the Premises contain unauthorized accommodation?		DB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		DB		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		DB		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		DB		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		DB		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input checked="" type="checkbox"/> long term (more than 90 days) Level: <u>?</u> <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L - <u>no evidence of radon.</u> on <u>approx 2016</u> date of test (DD/MM/YY)	DB			
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		DB		

4. GENERAL

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

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BUYER'S INITIALS

DB	DB	
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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

April 02 2024

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 311

Front St

Kaslo

BC

V0G1M0

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

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

Re: #30 The vinyl flooring in the kitchen tested positive, and this was remediated during the kitchen renovation.

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.

SELLER (S)

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 2024.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:

2023
\$3784.91



Municipal Water & Sewer:

2023
\$735 approx. / year



Hydro (FortisBC):

2023
\$280 approx. / month



Insurance (Westland):

2023
\$1450 / year



Kaslo Info Net Internet:

2023
\$150 / month



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

IMPROVEMENTS/RENOS

All electrical upgraded-permitted:

- Most in 2019-20, balance 2021
- Garage sub panel
- Shop sub panel

All plumbing upgraded to PEX.

- including replacement of lines to the street and yard bibs.

All smoke detection upgraded.

Blaze King stove 2014 New flue

- all WETT Certified

- Hot tub and deck 2018 (\$30K)

- 6-person Beachcomber tub IPE (Brazilian walnut) deck

New roof ~ 2011

New garage roof - 2022

Shop built in 2020 (\$50K)

- All permitted work

- Water run to exterior wall meets majority of requirements for conversion to a home

New kitchen and appliances: 2019/2020

Upgraded windows and flooring (\$55K)

Renovated bathrooms Ensuite 2017 (\$9K)

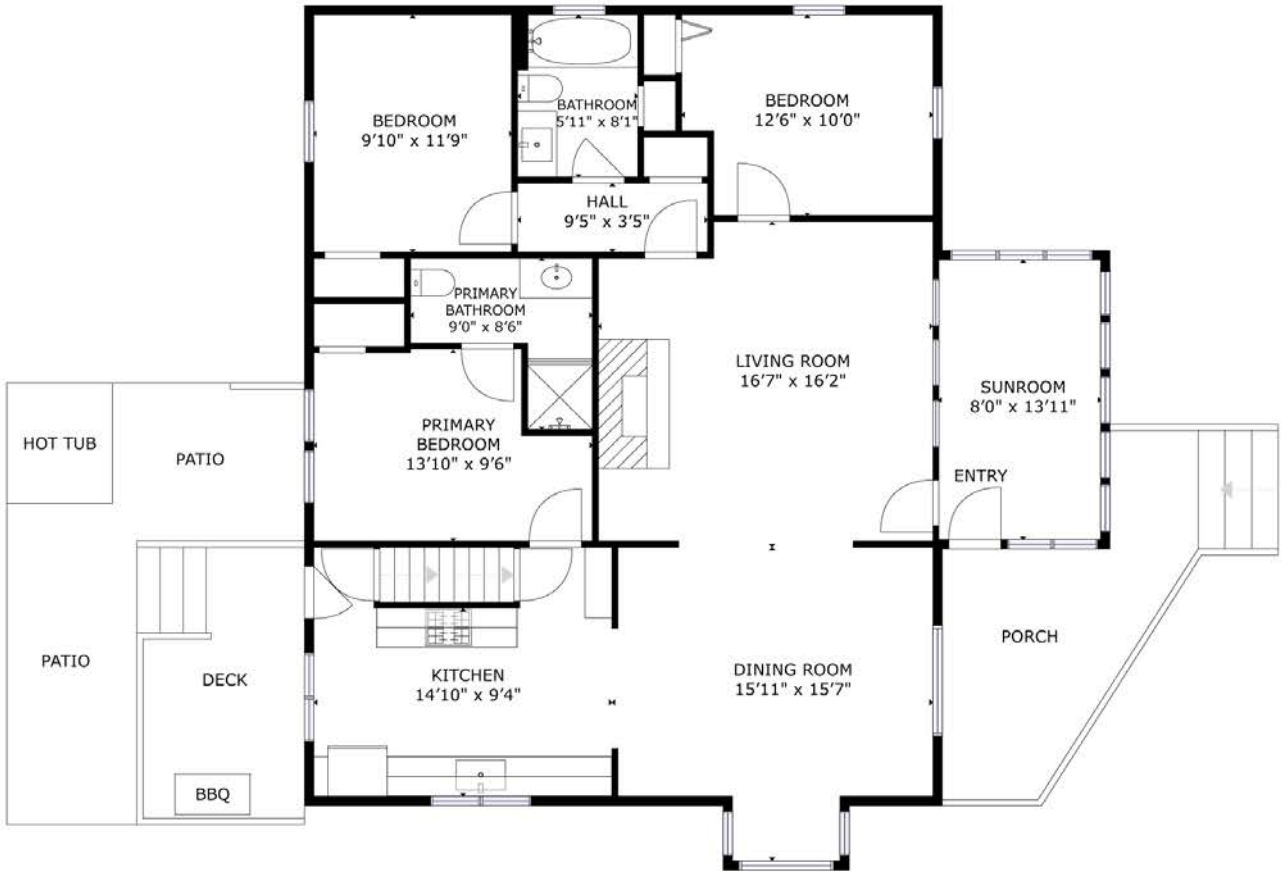
Main bath 2023 (\$20K)

New blinds throughout (\$6K) 2019-2020

Hardwood floors refinished 2019

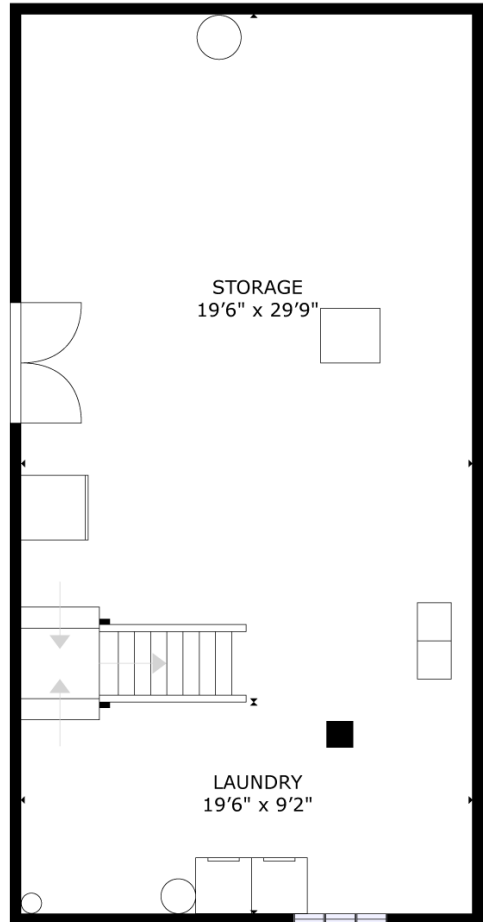
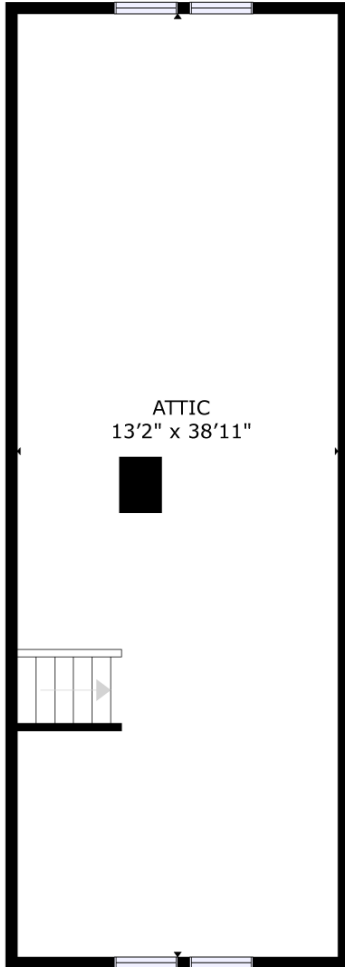
Attic spray insulation 2021

MAIN FLOORPLAN



GROSS INTERNAL AREA
BASEMENT 1: 753 sq.ft, FLOOR 1: 1323 sq.ft
TOTAL: 2076 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOORPLANS



GROSS INTERNAL AREA
BASEMENT 1: 753 sq.ft, FLOOR 1: 1323 sq.ft
TOTAL: 2076 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROSS INTERNAL AREA
BASEMENT 1: 753 sq.ft, FLOOR 1: 1323 sq.ft
TOTAL: 2076 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LTSA MAP



April 2, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

- | | | |
|-------------------------|------------------|-------------------|
| Interest | Building Strata | Return To Crown |
| Parcels By Class | Bare Land Strata | Crown Subdivision |
| Air Space | Common Ownership | Part of Primary |
| Subdivision | Park | Primary |
| Absolute Fee Book | Road | |

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

SUMMARY

311 FRONT ST Kaslo BC

PID	031-361-382
Registered Owner	BR*, D*
Legal Description	PARCEL 1 (BEING A CONSOLIDATION OF LOTS 4 TO 7, SEE CA8918316) BLOCK 8 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393
Plan	NEP393
Zoning	C2 - Central Business District Zone
Community Plan(s)	OCF: CC - Core Commercial, not in ALR



Year Built	1914	Structure	SINGLE FAMILY DWELLING
Lot Size	10986.39 ft²	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	548.00 m	Min Elev.	546.00 m
Floor Area	1698 Ft²	Walk Score	60 / Somewhat Walkable
Transit Score	-	Annual Taxes	-

ASSESSMENT

	2023	%	2024
Building	\$362,000	↑ 4.97	\$380,000
Land	\$228,000	↑ 11.40	\$254,000
Total	\$590,000	↑ 7.46	\$634,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$634,000	↑ 109.24
Sales History	15/05/2014	\$303,000	-

DEVELOPMENT APPLICATIONS

-

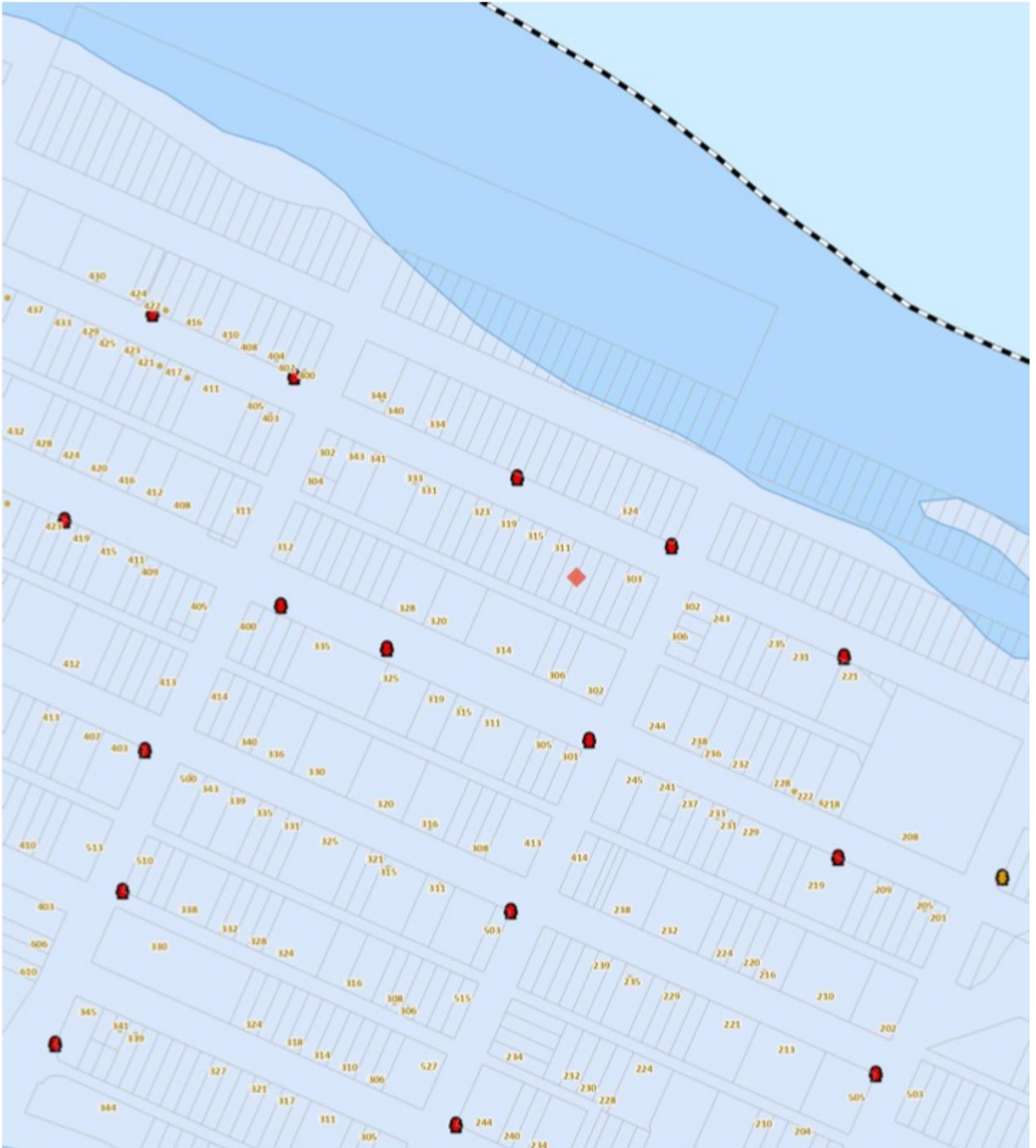
SCHOOL CATCHMENT

	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

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

UTILITIES MAP

Utilities



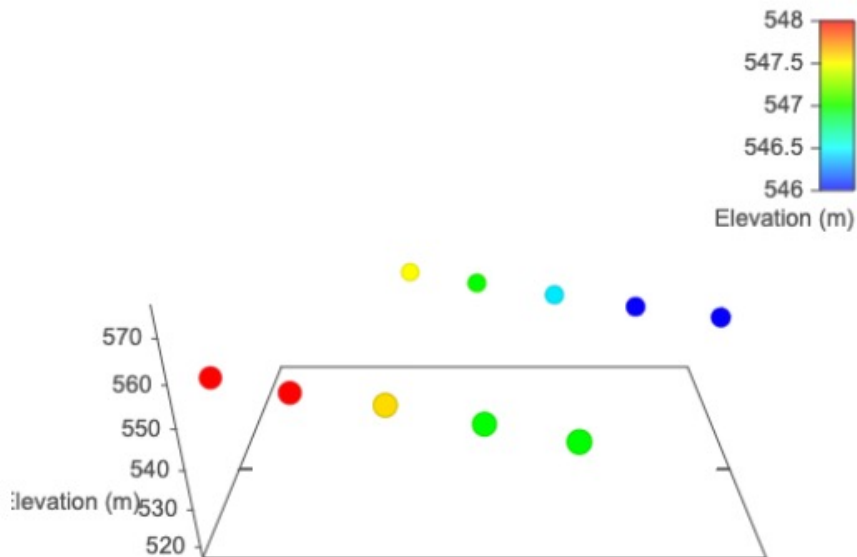
Legend

- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK OWNED
- Address Points

ELEVATION



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



Max Elevation: 548.00 m | Min Elevation: 546.00 m | Difference: 2.00 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slocan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- Address Points

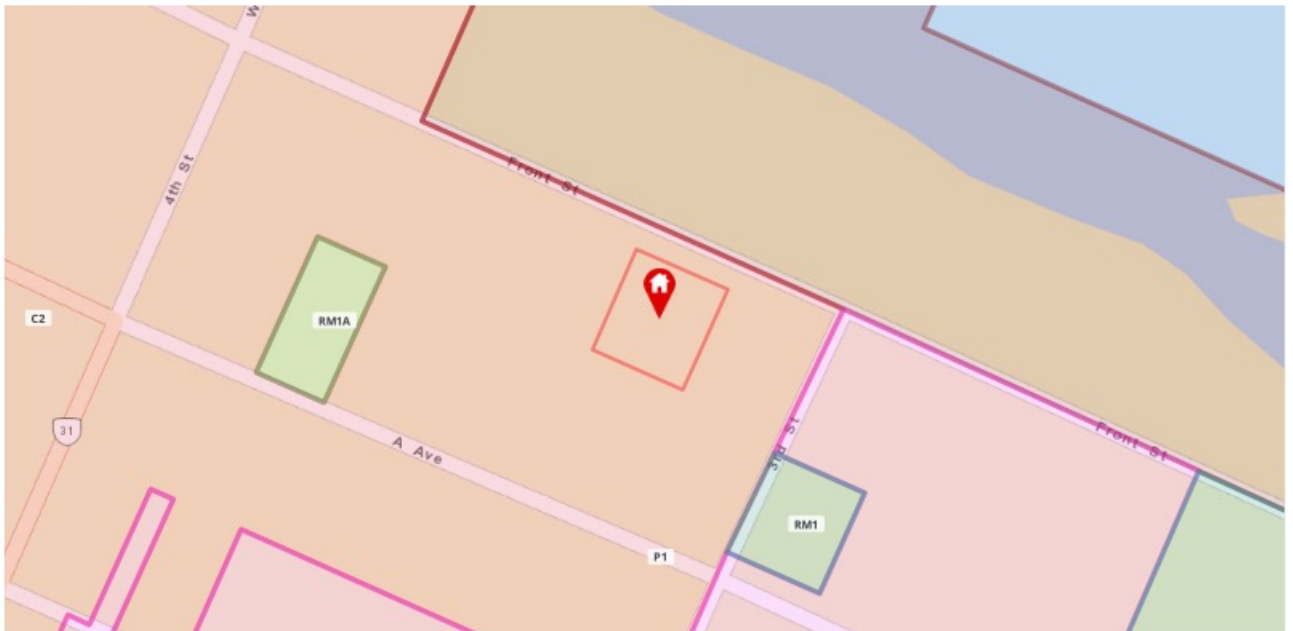
ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C2 Description: Central Business District Zone
Official Community Plan	CC - Core Commercial
Floodplain Data	Status: Not in Floodplain

Zoning



Subject Property Designations:

Code: [C2](#)

Description: Central Business District Zone

Layer Legend:

Code	Description
■ C2	Central Business District Zone
■ P1	Park and Open Space Zone
■ R1	Single Family and Two Family Residential Zone
■ RM1	Multiple Residential Zone
■ RM1A	Multiple Residential A Zone

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>

Luke Mori: <http://lukemori.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>