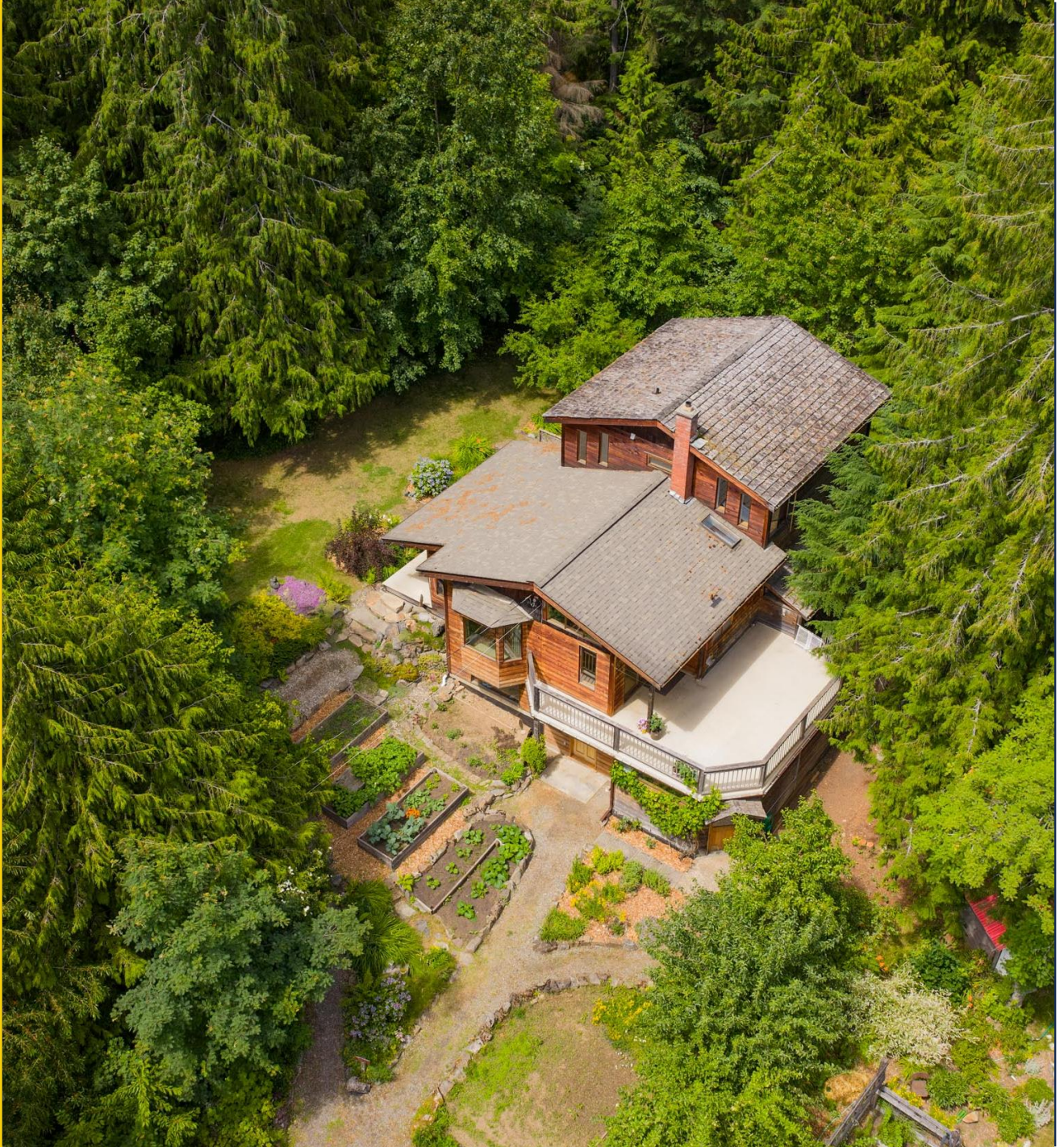


1116 C Ave Kaslo BC
\$890,000



REAL ESTATE  FAIR REALTY



DETAILS

Privately located in Upper Kaslo, this 5-bedroom, 3-bathroom home offers warmth, space, and flexibility. Timber frame details, vaulted ceilings, and mountain views give it character, while the well-designed layout includes a bright living room with fireplace, a large kitchen with walk-in pantry, and a dining area that opens onto a sunny 24' x 13' deck. A separate-entry suite with kitchenette adds rental or guest potential. Upstairs, the primary bedroom features a private balcony, plus there's another bedroom, bathroom, and a bright den or office. The lower level includes a family room, bedroom, bathroom, laundry, cold storage, and more. Sitting on two parcels totalling 0.57 acres, the yard is beautifully landscaped with fruit trees, perennials, raised beds, a firepit, wood shed, powered workshop, chicken coop, and circular driveway with ample parking. Just minutes from downtown Kaslo, this is a private and peaceful place to call home.

MLS: 10355962 **Size:** 0.57 Acres

Services: municipal water, septic tank & field, and hydro, internet



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.

1116 C AVE KASLO

Area-Jurisdiction-Roll: 21-786-01557.000



Total value **\$721,000**

2025 assessment as of July 1, 2024

Land	\$153,000
Buildings	\$568,000

Previous year value	\$672,000
Land	\$133,000
Buildings	\$539,000

Property information

Year built	1978
Description	2 STY house - Standard
Bedrooms	5
Baths	4
Carports	
Garages	
Land size	18750 Sq Ft
First floor area	1,218
Second floor area	528
Basement finish area	850
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

PARCEL A, BLOCK 8, PLAN NEP553, DISTRICT LOT 403,
KOOTENAY LAND DISTRICT, (KW15419)
PID: 025-854-445

Sales history (last 3 full calendar years)

Jun 8, 2022 [5]

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

[1] Farm land - value set by BC Regulation 471/95

[2] Assessment Act, Section 20 - Major industry building - value set by legislated Major Industrial Properties Manual and BC Regulation 90/2000

[3] Managed forest land and cut timber - values set by BC Regulation 90/2000

[4] Land and/or building values set by legislated cost manual or regulation

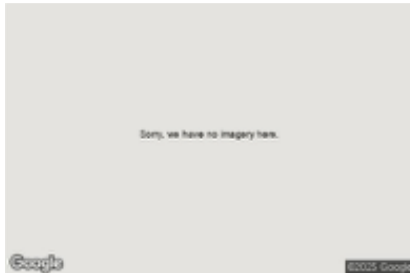
TAX ASSESSMENT



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.

C AVE KASLO

Area-Jurisdiction-Roll: 21-786-01561.000



Total value **\$90,300**

2025 assessment as of July 1, 2024

Land	\$90,300
Buildings	\$0

Previous year value	\$78,700
Land	\$78,700
Buildings	\$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 6250 Sq Ft

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

LOT 13, BLOCK 8, PLAN NEPS53, DISTRICT LOT 403,
KOOTENAY LAND DISTRICT

PID: 008-631-000

Sales history (last 3 full calendar years)

Apr 14, 2022	[5]
--------------	-----

Manufactured home

Width

Length

Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

[1] Farm land - value set by BC Regulation 41/95

[2] Assessment Act, Section 20 - Major industry building - value set by legislated Major Industrial Properties Manual and BC Regulation 53/2016

[3] Managed forest land and cut timber - values set by BC Regulation 90/2000

[4] Land and/or building values set by legislated cost manual or regulation

TITLE

TITLE SEARCH PRINT

2025-07-14, 09:52:17

File Reference:

Requestor: Kul Nijjar

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

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

CA9988483
CA4493306

Application Received

2022-06-08

Application Entered

2022-06-10

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

025-854-445

Legal Description:

PARCEL A (KW15419) BLOCK 8 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9988484

Registration Date and Time:

2022-06-08 09:23

Registered Owner:

THE BANK OF NOVA SCOTIA

Remarks:

INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE

TITLE SEARCH PRINT

2025-07-14, 09:54:09

File Reference:

Requestor: Kul Nijjar

Declared Value \$701000

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

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

CA9988482
CA4493307

Application Received

2022-06-08

Application Entered

2022-06-10

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier: 008-631-000
Legal Description:
LOT 13 BLOCK 8 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553

Legal Notations

NONE

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: V21831
Registration Date and Time: 1986-09-24 13:40
Registered Owner: WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED

Nature: MORTGAGE
Registration Number: CA9988484
Registration Date and Time: 2022-06-08 09:23
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of ____ PAGES

Date of disclosure: July 14 2025



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

ADDRESS: 1116 C Ave Kaslo BC V0G 1M0 (the "Premises")

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

2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government or private utility). <input type="checkbox"/> I have a private groundwater system (e.g., a 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?		X		
(ii) Have you applied for a water licence and are awaiting a response?		X		
C. Are you aware of any problems with the water system?		X		

--	--	--

BUYER'S INITIALS

BC1002 REV. JUL 2025

AK	JH	
----	----	--

SELLER'S INITIALS

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

July 14 2025

PAGE 2 of ____ PAGES

DATE OF DISCLOSURE

ADDRESS: 1116 C Ave

Kaslo

BC V0G 1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?			X	
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?			X	
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" 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?		X		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			X	

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	X			
B. To the best of your knowledge, is the ceiling insulated?	X			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		X		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?		X		
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?	X			
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		X		
G. Are you aware of any structural problems with any of the buildings?		X		
H. Are you aware of any additions or alterations made in the last 60 days?		X		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		X		
J. Are you aware of any problems with the heating and / or central air conditioning system?		X		

--	--	--

BUYER'S INITIALS

NK	JH	
----	----	--

SELLER'S INITIALS

BC1602 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

July 14 2025

PAGE 3 of ____ PAGES

DATE OF DISCLOSURE

ADDRESS: 1116 C Ave

Kaslo

BC V02 1M0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		X		
L. Are you aware of any damage due to wind, fire or water?		X		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and / or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		X		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)		X		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		X		
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)		X		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ (date of test (DD/MM/YYYY))			X	
W. Is there a radon mitigation system on the Premises?			X	
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?		X		

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?		X		
---	--	---	--	--

--	--	--

BUYER'S INITIALS

NK	JH	
----	----	--

SELLER'S INITIALS

BC1002 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

July 14 2025

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 1116 C Ave

Kaslo

BC V09 1M0

4. GENERAL (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to 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:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>		X		
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)?		X		
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)?		X		

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. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

--	--	--

BUYER'S INITIALS

NK	JH	
----	----	--

SELLER'S INITIALS

BC1902 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

EXPENSES

Property Taxes:

2025

\$4458.73



Municipal Water:

2025

\$600 approx. / year



Hydro (FortisBC):

2025

\$430 approx. / month

Insurance (Western Financial)

2025

\$2548/annual



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

UPGRADES

- Upgrades New Bosch 300-series silent Dishwasher (2025)
- New toilet in top floor bathroom (2025)
- Tongue and Groove ceiling with multiple light fixtures in Workshop (2024)
- Hood vent in Workshop (2024)
- New Mini-fridge, coffee maker, toaster (appliances) in suite (2024)
Added suite to Airbnb and ran two seasons (all linens and amenities included in sale to make suite fully ready to re-list on Airbnb as is. Can provide financials of previous 2 seasons. New deep basin sink in Workshop (2023)
- New glass installed in Workshop in lieu of wood lattice and plastic.
- New fir tongue and groove ceiling installed in workshop. Installed pony wall in workshop to create retail space. (I had to cut holes in it to remove the counter so it would need some cosmetic repair)
- Hand Railing on Suite Stairwell (2022)
- 75-Gallon Hot Water Tank (2022)

SUBDIVISION PLAN

Plan #: NEP553 App #: N/A Ctrl #: (Altered)

RCVD: 1998-02-05 RQST: 2025-07-14 09.53.05

McDONALD'S ADDITION
TO

KASLO CITY.

KOOTENAY DISTRICT, B.C.

Being Subdivision of part of Lot 403. G.1.

Scale - 1 inch = 200 feet

JARDINES PRÉ-ÉDITION

Loss wife, Bill
now known as
Pat. At Van 553.

LOTS 1, 2 + 3
BLK 8 NW
PARCEL A (KW15419)

LOTS 1+2 BLK 11 CANCELLED
PURSUANT TO SEC 131 NOW
PARCEL "A" (SEE P15628)
LOTS 5+6 BLK 11 CANCELLED
PURSUANT TO SEC 131
NOW PARCEL "B" (SEE P15628)
LOTS 11-16 BLK 11
CANCELLED PURSUANT TO
SEC. 131 NOW PARCEL "C"
(SEE W9973)

LOTS 1,2,3,4,5 BLOCK 12 PLAN 553
 CANCELLED UNDER PCA
 NOW PARCEL Z (SEE K4005)

LOTS 6,7,8,9,10 BLOCK 12 PLAN 553
CANCELLED UNDER PCA NOW
MAY BE "V" (SEE K-11001)

LOTS 16 TO 20 BLOCK 7 NOW
PARCEL A (KW98468).

LOTS 11, 12, 13, 14, 15 BLOCK 12
PLAN 553 CANCELLED UNDER
PCA NOW PARCEL X (SEE K4007)

LOTS 16, 17, 18, 19, 20 BLOCK 12
PLAN 553 CANCELLED UNDER
PCA NOW PARCEL W (SEE K400)

LOTS 1, 2 + 3 BLOCK 10 PLAN 553
NOW PCL B (KW17169)
SEC 137 LTA
LOTS 19, 20, 21 + 22 BLK 10
PLAN 553
NOW PCL C (KW17170)
SEC 137 LTA

LOTS 12, 13 + 14 BLK 9 PL 52
NOW PCL 'C' (KW45278)
SEC 137 LTA
LOTS 15 + 16 BLK 9 PL 553
NOW PCL 'D' (KW45279)
SEC 137 LTA
LOTS 17 + 18 BLK 9 PL 55
NOW PCL 'E' (KW45280)
SEC 137 LTA
LOTS 45.6 BLOCK 8 NOW
PARCEL B (KW/141074)

5

L. 209

I, Charles E. Perry a Surveyor duly authorized to make
 Savings of Provincial Lands, certify that the Plan is a
 correct representation of the Survey which has been
 made by me upon the ground, and is prepared under
 the Provision of the Land Registry Act

23 Janry. 911
C. C. Perry. J. L. S.

LTSA MAP

ParcelMap BC Print Report



July 10, 2025

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

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

Cadastral data from ParcelMap BC
Copyright 2025 LTSA



RDCK Property Report

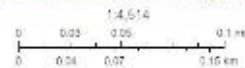
Area of Interest (AOI) Information

Area : 0.56 acres

Jul 10 2025 7:47:10 Pacific Daylight Time



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

[illegible]

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01557.000	025-854-445	1116 C AVE, RURAL KASLO	Triplex	NEP553
2	786.01561.000	008-631-000	C AVE, RURAL KASLO	Vacant Residential Less Than 2 Acres	NEP553

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9988483	-	8	403	KOOTENAY
2	CA9988482	13	8	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	BLOCK 8 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT PARCEL A, (KW15419).	18750	SQUARE FEET	0.42
2	LOT 13 BLOCK 8 PLAN NEP553 DISTRICT LOT 403 KOOTENAY LAND DISTRICT	6250	SQUARE FEET	0.14

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1116 C AVE	-	1116	C	AVE	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.56

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.56

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	MCDONALD CREEK	2799	RDCK OWNED	0.56

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RS	Suburban Residential	Suburban Residential	0.56

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

SUMMARY

Summary Sheet

1116 C AV Rural BC

PID	025-854-445
Registered Owner	KE*, N*
Legal Description	PARCEL A (KW15419) BLOCK 8 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN 553
Plan	NEP553
Zoning	
Community Plan(s)	DCP: RS - Suburban Residential, not in ALR



Year Built	1978	Structure	TRIPLEX
Lot Size	18356.70 ft²	Bedrooms	5
Bathrooms	4	Dimensions	-
Max Elev.	657.60 m	Min Elev.	649.09 m
Floor Area	2596 Ft²	Walk Score	15 / Car-Dependent
Transit Score	-	Annual Taxes	\$3,675.79

ASSESSMENT

	2024	%	2025
Building	\$539,000	↑ 5.38	\$568,000
Land	\$133,000	↑ 15.04	\$153,000
Total	\$672,000	↑ 7.29	\$721,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$721,000	↑ 106.00
Sales History	26/06/2015	\$350,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2463946KO	Sold 22/06/2022	15	\$675,000 / \$701,000	Coldwell Banker Rosling Real Estate (Nelson)
2404694KO	Sold 26/06/2015	40	\$358,000 / \$350,000	Fair Realty (Nelson)

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

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

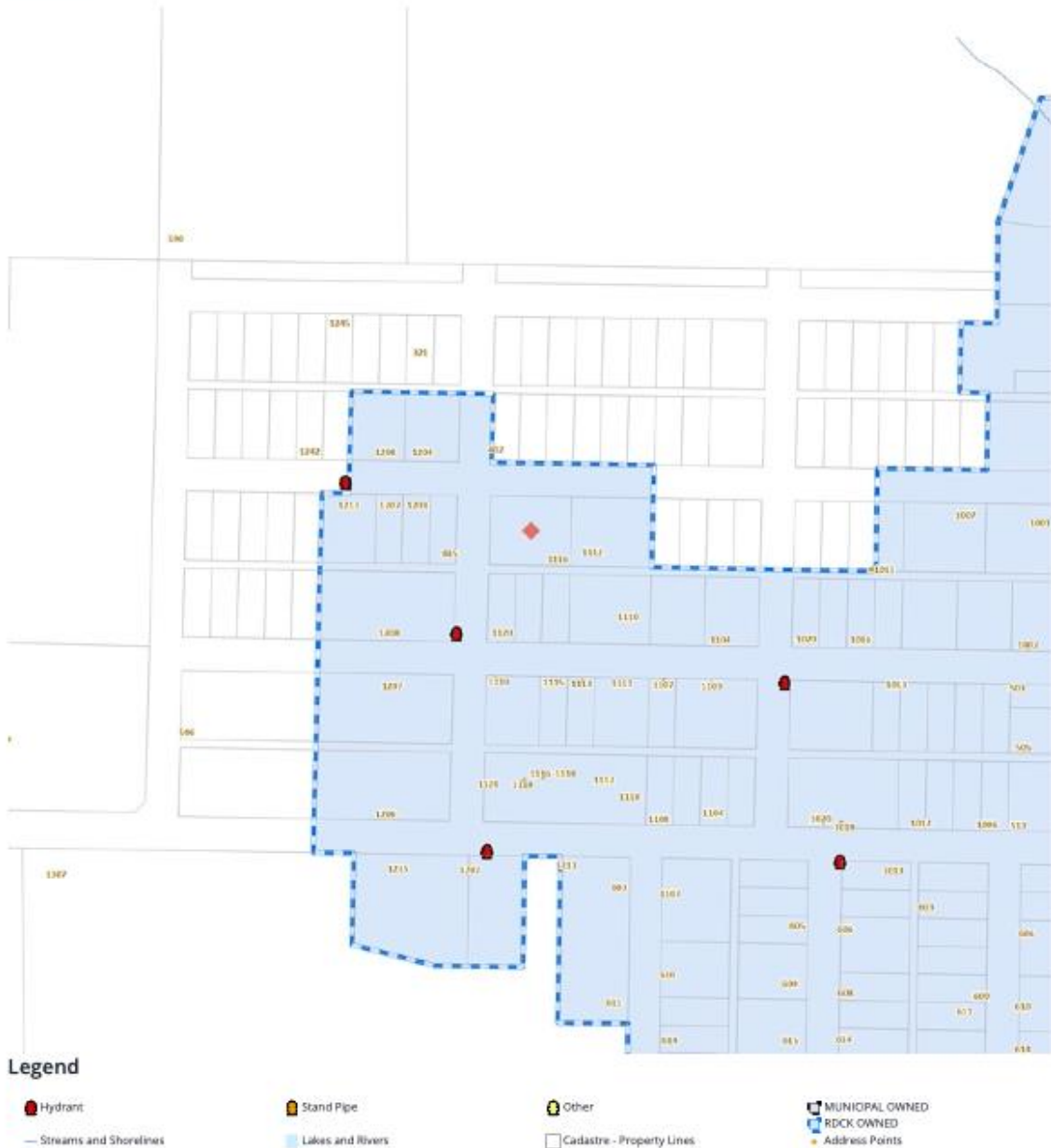
The enclosed information, while deemed to be correct, is not guaranteed.

Generated by AUTOPROP

UTILITIES MAP

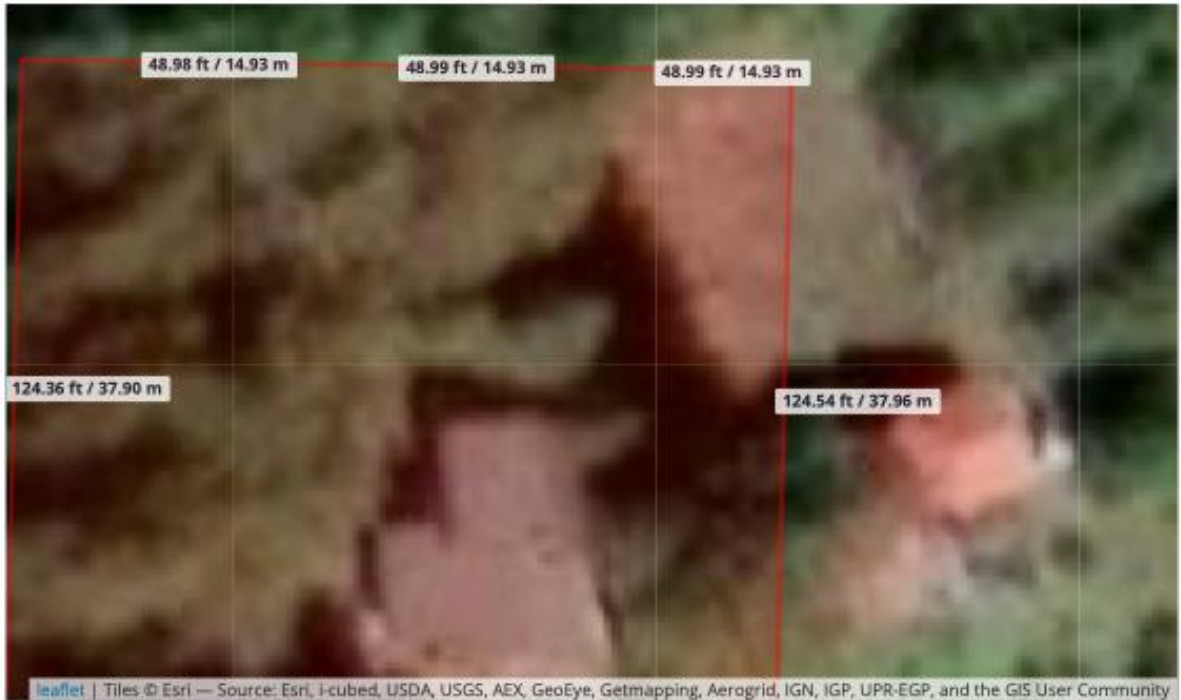
Regional District of Central Kootenay GIS

Utilities

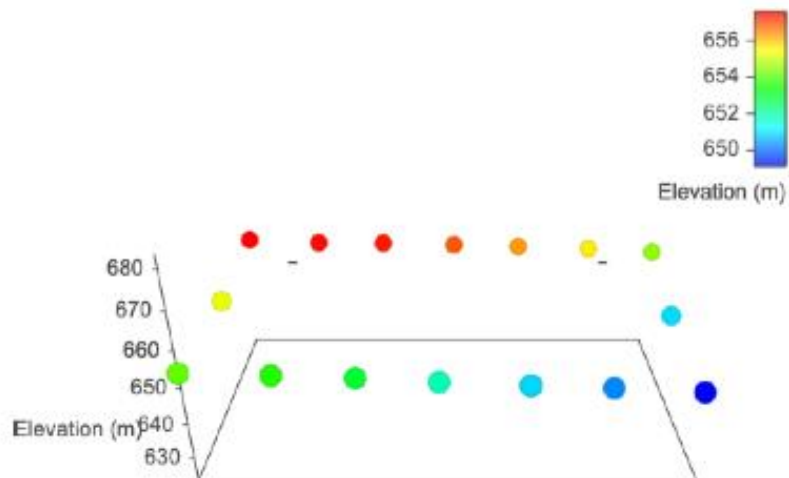


ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 657.60 m | Min Elevation: 649.09 m | Difference: 8.51 m

ZONING

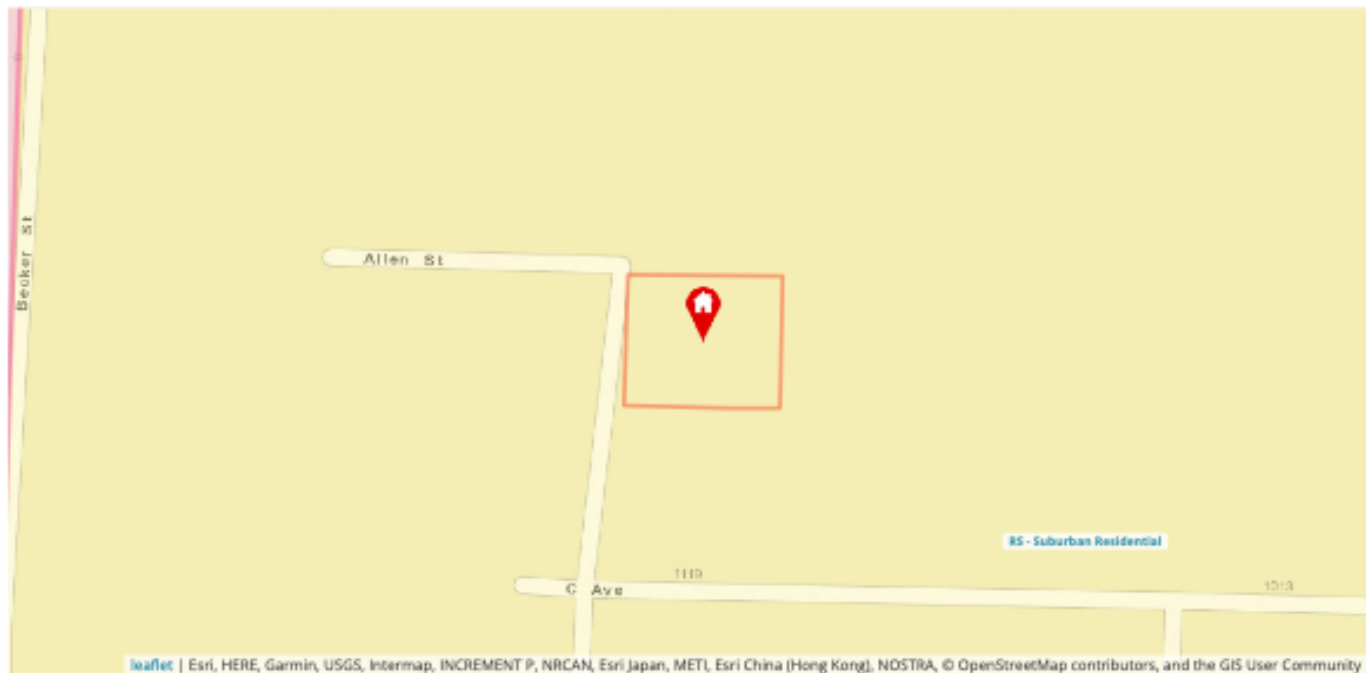
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RS - Suburban Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Land Use

Official Community Plan



Subject Property Designations:

RS - Suburban Residential

Layer Legend:

- RS - Suburban Residential
- RC - Country Residential

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	230m	1 min
Shopping	Front Street, Kaslo	1	4 min
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
Major Cities	Kelowna, BC	335	4 hr 37 min
	Nelson, BC	69.5	1 hr 4 min
	Spokane, WA	307	4 hr 2 min
	Cranbrook, BC	227	3 hr 30 min
	Calgary, AB	604	7 hr 12 min
	Vancouver, BC	727	8 hr 26 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	600m	4 min
	North Kootenay Lake Community Services	1	3 min
	Kootenay Boundary Regional Hospital, Trail	140	1 hr 58 min
	Kootenay Lake Hospital, Nelson	69.1	1 hr 3min
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr 2 min
	Nelson Ave Dental Clinic, Nelson	67.4	59 min
	Silverton Dental Clinic, Silverton	51.4	48 min
Postal Services	Canada Post, Kaslo	650m	2 min
Library	Kaslo Library	950m	3 min

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather

Average Yearly Rainfall (mm): 698

Average Yearly Snowfall (cm): 188

Average Highest Temperature (c): 25

Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9-hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events-three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

PICTURES



RESOURCES

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

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

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

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

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

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

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

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection. Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

Canada Post: <https://www.canadapost.ca>