

**Lot 37 Nichols Dr,
(Schroeder Creek)**

KASLO BC

\$350,000

**Kootenay
BC**



REAL ESTATE  **FAIR REALTY**



DETAILS

This accessible lot in the serene Schroeder Creek community of British Columbia offers a rare opportunity to build your ideal home or seasonal retreat.

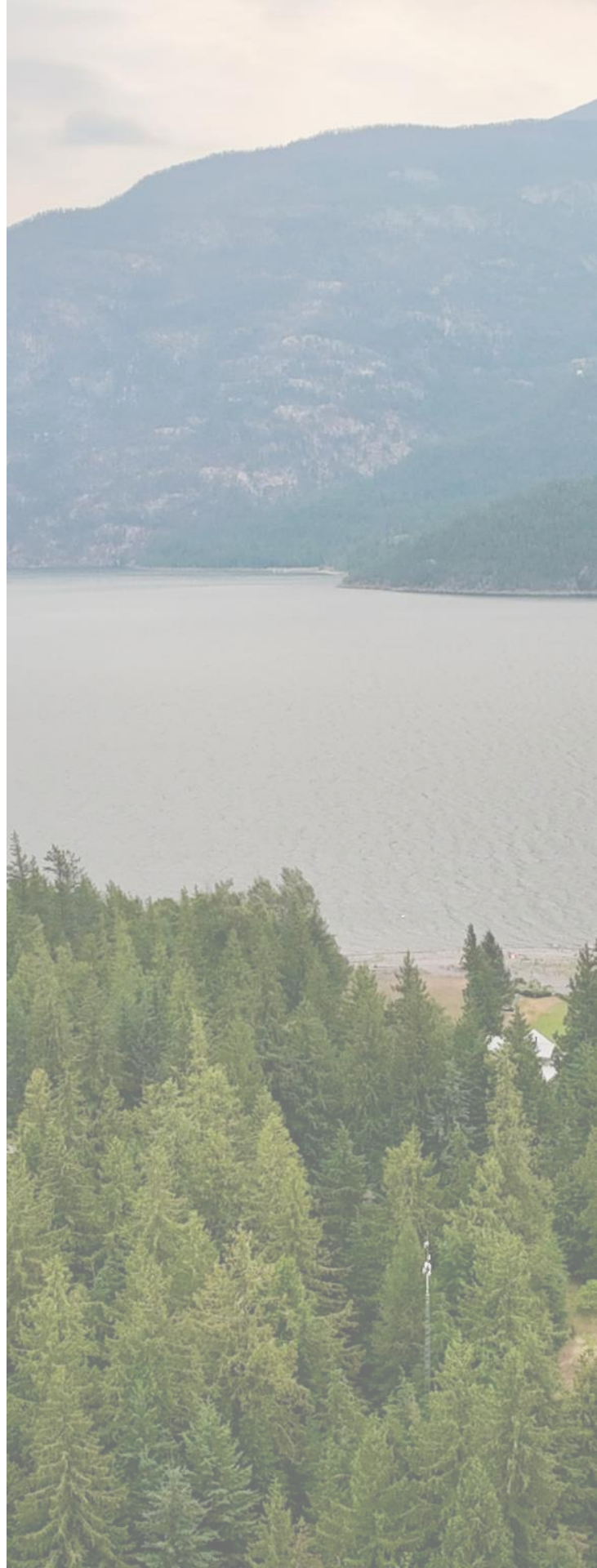
Located just 15 minutes from Kaslo, you'll enjoy convenient access to local shops, essential services, and vibrant cultural attractions.

Spanning just over half an acre, the lot is already serviced with power and water, providing a ready foundation for your vision. Positioned a short walk from the picturesque Kootenay Lake, the property invites you to embrace a lifestyle rich with recreational opportunities.

Enjoy leisurely beach outings, explore scenic hiking trails, and immerse yourself in the natural beauty of the area.

This lot presents an exceptional chance to create a personalized haven in a tranquil, community-focused setting

MLS: 2478760 **Size:** 0.57 acres
Services: community water, hydro, septic permit required



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.

NICHOLS DR SCHROEDER CREEK

Area-Jurisdiction-Roll: Z1-786-01110.870



Total value **\$245,000**

2024 assessment as of July 1, 2023

Land \$245,000

Buildings \$0

Previous year value \$201,000

Land \$201,000

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size .57 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

LOT 37, PLAN NRP14098, DISTRICT LOT 188, KOOTENAY LAND DISTRICT

PID: 005-571-782

Sales history (last 3 full calendar years)

Aug 25, 2021 \$255,000

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

TITLE

TITLE SEARCH PRINT

2024-07-29, 10:19:21

File Reference:

Requestor: Kul Nijjar

Declared Value \$255000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**
Land Title OfficeNELSON
NELSON**Title Number**
From Title NumberCA9441829
WX2069656**Application Received**

2021-10-19

Application Entered

2021-10-30

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

005-571-782

Legal Description:

LOT 37 DISTRICT LOT 188 KOOTENAY DISTRICT PLAN 14098

Legal Notations

NONE

Charges, Liens and Interests

Nature:

RESTRICTIVE COVENANT

Registration Number:

P1297

Registration Date and Time:

1980-01-21 14:49

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA

Remarks:

INTER ALIA
SECTION 215 LTA

TITLE

TITLE SEARCH PRINT

2024-07-29, 10:19:21

File Reference:

Requestor: Kul Nijjar

Declared Value \$255000

Nature: STATUTORY BUILDING SCHEME
Registration Number: Q33130
Registration Date and Time: 1981-12-08 08:45
Remarks: INTER ALIA
DECLARED BY VIRGIL WILLIS HOOPES AND LOIS
DARLENE HOOPES

Nature: MORTGAGE
Registration Number: CB179582
Registration Date and Time: 2022-08-25 12:24
Registered Owner: KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. FI36

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PROPERTY DISCLOSURE STATEMENT

July 22 2024

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 37 Nichols Dr

Kaslo

BC V0G1M0

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

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		No		
B. Are you aware of any latent defect in respect of the Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		No		

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BUYER'S INITIALS

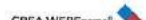
No	No	
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SELLER'S INITIALS

BC1008 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

July 22 2024

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 37 Nichols Dr 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 Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		no		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?		no		

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.

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. _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

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

*PREC represents Personal Real Estate Corporation

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BC100B REV. NOV 2023

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EXPENSES

Property Taxes:

2023

\$922.68



Community Water:

2023

\$550 approx. / year



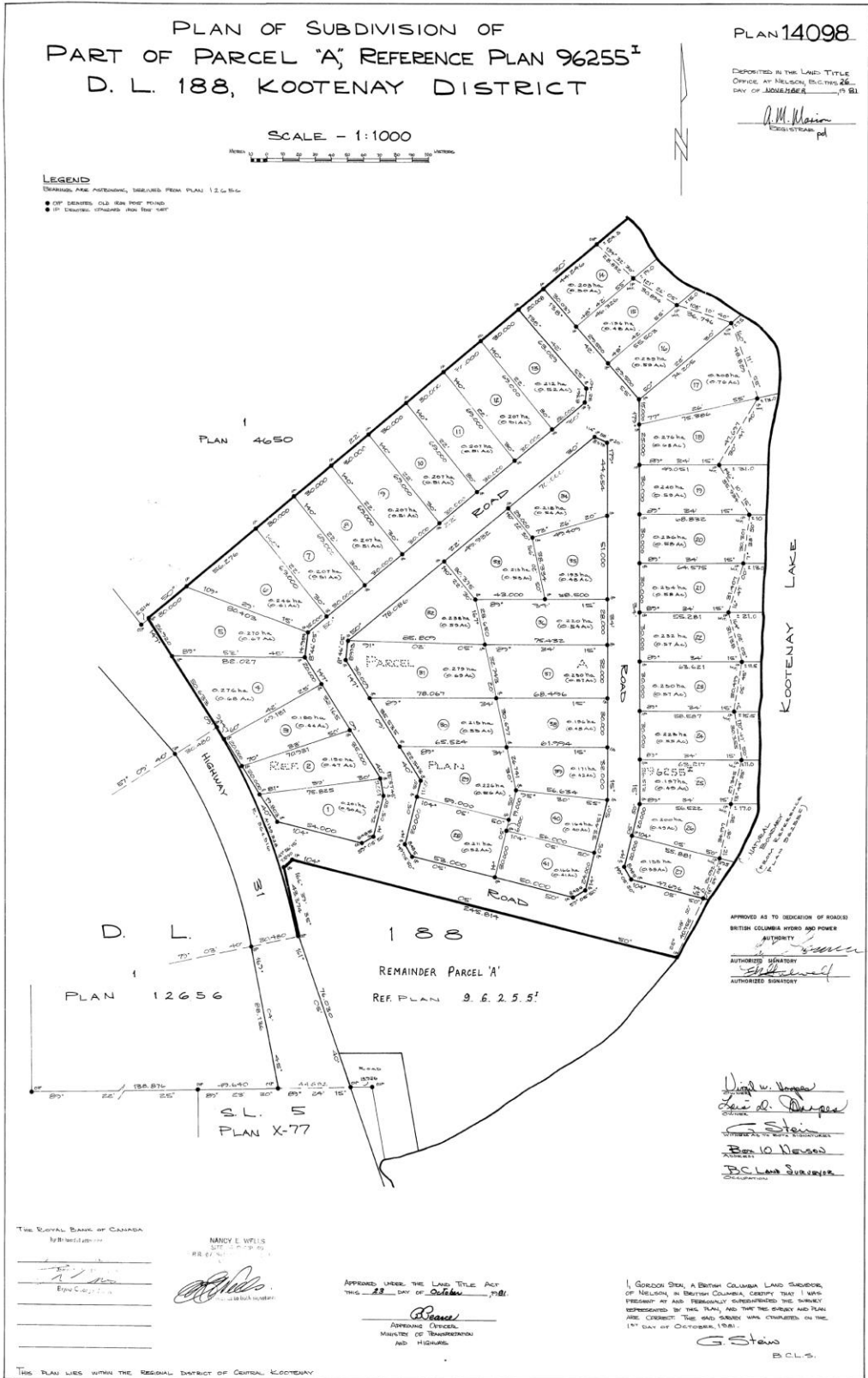
*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

SUBDIVISION PLAN

Status: Filed

Plan #: NEP14098 App #: N/A Crl #:

RCVD: 1998-02-05 RGST: 2024-07-29 10:22:26



RDCK MAP

7/29/24, 7:00 PM

about:blank



RDCK Property Report

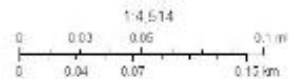
Area of Interest (AOI) Information

Area : 0.59 acres

Jul 29 2024 18:59:53 Pacific Daylight Time



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



Map Community Map, Cartographes, Plan Central, Plan, Berthel, Cartes, Cartographes, Geotechnologie, Inc. MULTIMEDIA, U.S.G. DATA, US Census Bureau, USGS, IFCAN, Planes Cartes, Map

RDCK REPORT

7/29/24, 7:00 PM

about:blank

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01110.870	005-571-782	NICHOLS DR, SCHROEDER CREEK	Vacant Residential Less Than 2 Acres	NEP14098

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9441829	37	-	188	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 37, PLAN NEP14098, DISTRICT LOT 188, KOOTENAY LAND DISTRICT	.57	ACRES	0.59

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.59

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	0.59

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Schroeder Creek	Schroeder Creek	AD	1	0.30
2	Schroeder Creek	Schroeder Creek	AD	2	0.28

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

LTSA MAP

ParcelMap BC Print Report



July 31, 2024

 Interest

WARNING: MAP IS NOT PRINTED TO SCALE

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

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

SUMMARY

Summary Sheet

NICHOLS DR Rural BC

PID	005-571-782
Registered Owner	OS*, T*
Legal Description	LOT 37 DISTRICT LOT 188 KOOTENAY DISTRICT PLAN 14098
Plan	NEP14098
Zoning	
Community Plan(s)	OCP: RC - Country Residential, not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	25552.23 ft²	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	554.09 m	Min Elev.	549.98 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	\$922.68

ASSESSMENT

	2023	%	2024
Building	\$0	-	\$0
Land	\$201,000	↑ 21.89	\$245,000
Total	\$201,000	↑ 21.89	\$245,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$245,000	↓ -3.92
Sales History	18/10/2021	\$255,000	↑ 628.57
	19/10/1992	\$35,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	J V Humphries	J V Humphries
School District	SD 8	SD 8
Grades	K - 12	K - 12

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

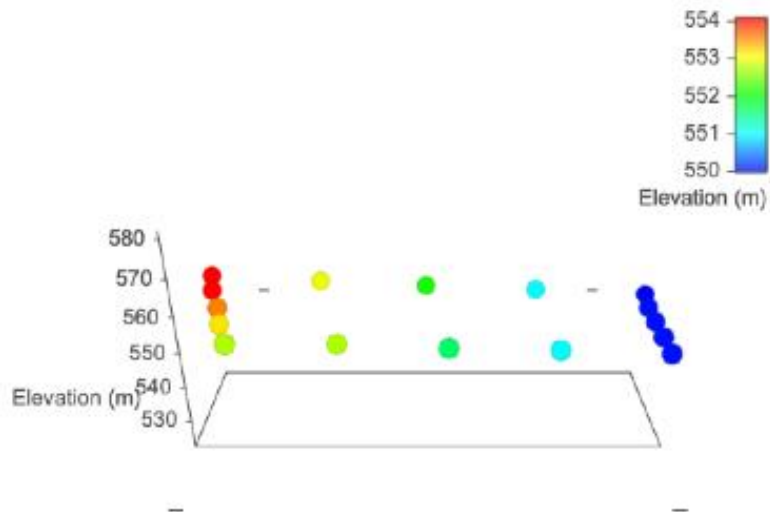
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastrre - Property Lines
- RDCK OWNED
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 554.09 m | Min Elevation: 549.98 m | Difference: 4.12 m

FLOOD MAP

Land Use

Floodplain Data



Subject Property Designations:

[High Hazard Area db-467](#)

Title: BC Flood Hazard Map 2004

Name: Schroeder Creek

Receiving: Kootenay Lake

Hazard: 2

Comments: Refer to WLAP file 55.5018055 for more information

[High Hazard Area db-464](#)

Title: BC Flood Hazard Map 2004

Name: Schroeder Creek

Receiving: Kootenay Lake

Hazard: 1

Comments: Refer to WLAP file 55.5018055 for more information

ZONING

Sub Areas



Subject Property Designations:

Not Applicable

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RC - Country Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	High Hazard Area db-467 Title: BC Flood Hazard Map 2004 Name: Schroeder Creek Receiving: Kootenay Lake Hazard: 2 Comments: Refer to WLAP file 55.5018055 for more information, High Hazard Area db-464 Title: BC Flood Hazard Map 2004 Name: Schroeder Creek Receiving: Kootenay Lake Hazard: 1 Comments: Refer to WLAP file 55.5018055 for more information

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 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.

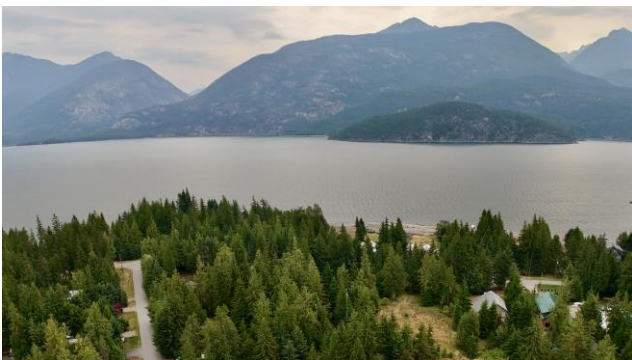
Economy

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

Emily Early, 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>