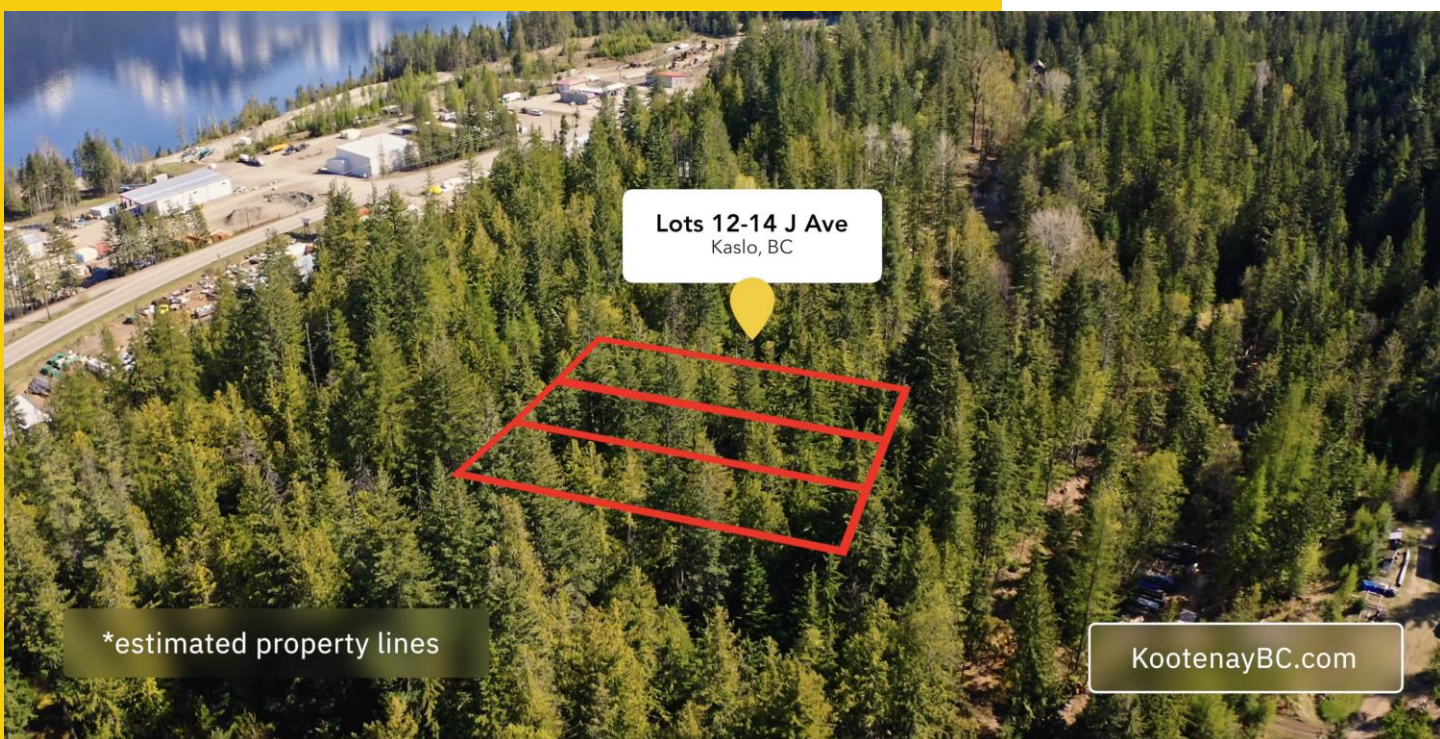


**LOTS 11 & 12 Balfour Crescent
& Lots 12-14 J Ave
KASLO BC
\$235,000 Total**



DETAILS

Kaslo, BC — 3 Land Opportunities | Balfour Crescent Area

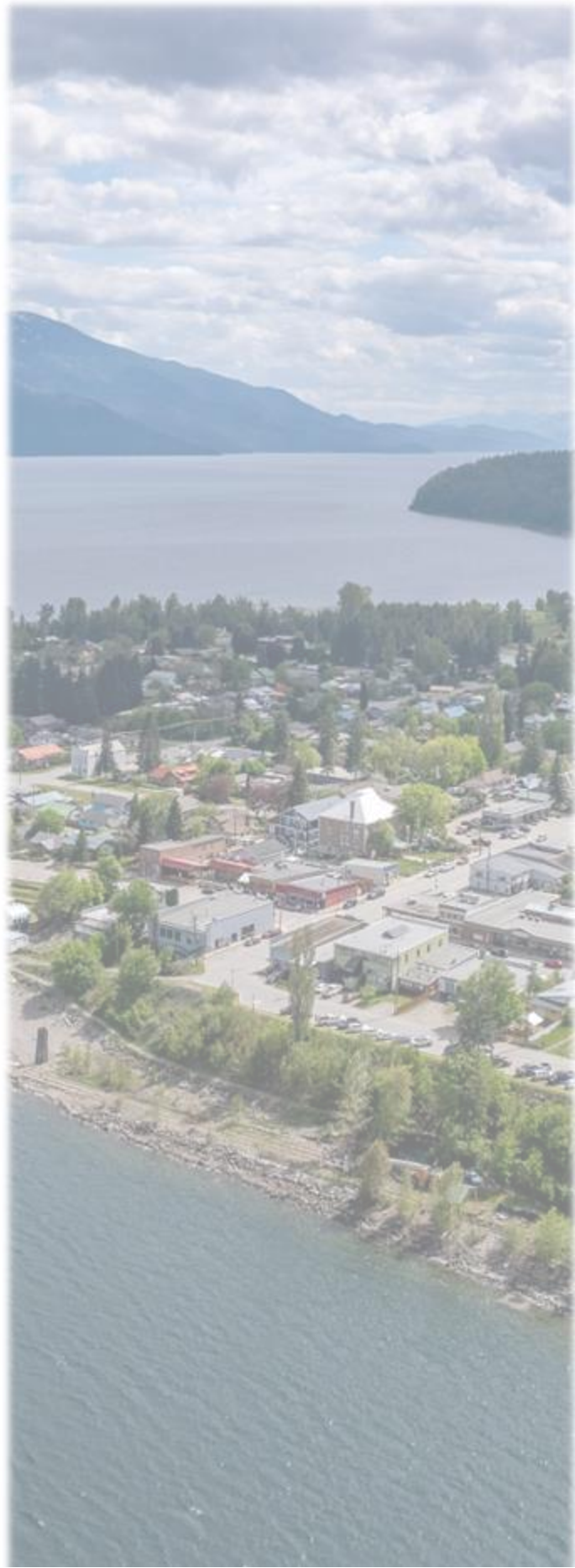
Looking for your place in the Kootenays? In this video, we're featuring three different land listings in the Balfour Crescent area of Kaslo, BC — a small mountain town offering stunning scenery, outdoor adventure, and a slower-paced lifestyle. All 3 listings can be purchased separately or together.

Lot 11 Balfour Crescent — \$115K Ready to Build This lot offers municipal water and power at the lot line, with no building timeline required. Close to hiking and biking trails, Kootenay Lake, and the Kaslo River, it's a perfect location for future development. A septic permit will be needed for building. Enjoy small-town living surrounded by big mountains!

Lot 12 Balfour Crescent — Another Great Building Lot Next door to the first, this lot also has municipal water and power available, and no timeline to start building. Whether you're ready to build soon or looking for a long-term investment, this is a great opportunity to create a home base close to nature and recreation. Septic permit required.

Lots 12-14 J Ave — Off-Grid Adventure Awaits Three side-by-side lots (each 25' x 110') sold together, perfect for an off-grid cabin site, camping, or a recreational retreat. These lots are walk-in access only, with no municipal services available — offering a peaceful and remote setting just minutes from trails, the river, and Kootenay Lake.

If you're dreaming of a lifestyle surrounded by mountains, water, and endless adventure — one of these properties might be the perfect fit.



EXPENSES

Property Taxes:



2024

Lot 11 Balfour Crescent \$627/yr

Lot 12 Balfour Crescent \$420/yr

Lots 12-14 J Ave - \$173/yr for all 3 lots

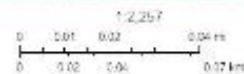
*Buyers must do their own due diligence of services/utilities availability and the connection/installation costs involved.

Area of Interest (AOI) Information

Apr 21 2025 11:25:24 Pacific Daylight Time



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



Source: San, Mexico, Central Geographic, and the GIS User Community.
San Community Map Contributors, San Carlos, San, Mexico, Germany,
A&C Cartography, Inc., ©2016-2020, #77, 18, Google
USAID UGIA-19-035, #09 USF02

RDCK Map Lot 11 Balfour Cresc



RDCK Property Report

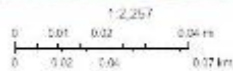
Area of Interest (AOI) Information

Area : 0.21 acres

Apr 21 2025 11:33:23 Pacific Daylight Time



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



Source: San Jose, California GeoServer, and the GIS User Community.
San Jose, California GeoServer, and the GIS User Community.
San Jose, California GeoServer, and the GIS User Community.
San Jose, California GeoServer, and the GIS User Community.
San Jose, California GeoServer, and the GIS User Community.

RDCK Map Lot 12 Balfour Cresc



RDCK Property Report

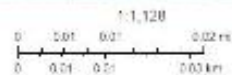
Area of Interest (AOI) Information

Area : 0.25 acres

Apr 21 2025 11:26:42 Pacific Daylight Time



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



Source: San Jose, California Geographical and the GIS User Community.
San Jose, California Geographical and the GIS User Community.
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San Jose, California Geographical and the GIS User Community.
San Jose, California Geographical and the GIS User Community.

SUMMARY Balfour Cresc

Summary Sheet

BALFOUR CR Kaslo BC

PID	012-481-742
Registered Owner	BA*, N*
Legal Description	LOT 11 DISTRICT LOT 209A KOOTENAY DISTRICT PLAN 10097
Plan	NEP10097
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RR - Rural Residential, not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	9040.93 ft²	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	637.41 m	Min Elev.	635.18 m
Floor Area	-	Walk Score	12 / Car-Dependent
Transit Score	-	Annual Taxes	\$1,122.00

ASSESSMENT

	2024	%	2025
Building	\$0	-	\$0
Land	\$87,700	↑ 1.71	\$89,200
Total	\$87,700	↑ 1.71	\$89,200

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$89,200	↑ 1.71

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10346766	Preactive 09/05/2025		\$115,000 /	Fair Realty (Kaslo)

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

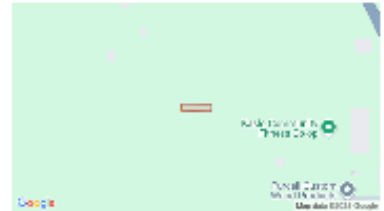
The enclosed information, while deemed to be correct, is not guaranteed.

SUMMARY J Ave

Summary Sheet

Rural BC

PID	016-244-338
Registered Owner	BA*, S*
Legal Description	LOT 12 BLOCK 6 DISTRICT LOT 437 KOOTENAY DISTRICT PLAN 516
Plan	NEP516
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	2815.18 ft²	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	638.00 m	Min Elev.	638.00 m
Floor Area	-	Walk Score	4 / Car-Dependent
Transit Score	64 / Good Transit	Annual Taxes	\$57.84

ASSESSMENT

	2024	%	2025
Building	\$0	-	\$0
Land	\$9,600	↓ -6.25	\$9,000
Total	\$9,600	↓ -6.25	\$9,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$9,000	↑ 8,900.00
Sales History	11/06/1999	\$100	0
	21/10/1992	\$100	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10346779	Preactive 09/05/2025		\$30,000 /	Fair Realty (Kaslo)
2439235KQ	Expired 31/12/2019	155	\$30,000 / \$0	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.

UTILITIES MAP Balfour Cresc

Regional District of Central Kootenay GIS

Utilities



Legend



Streams and Shorelines



Lakes and Rivers



Cadastre - Property Lines



RDCK OWNED

Address Points

ZONING – Balfour Cresc

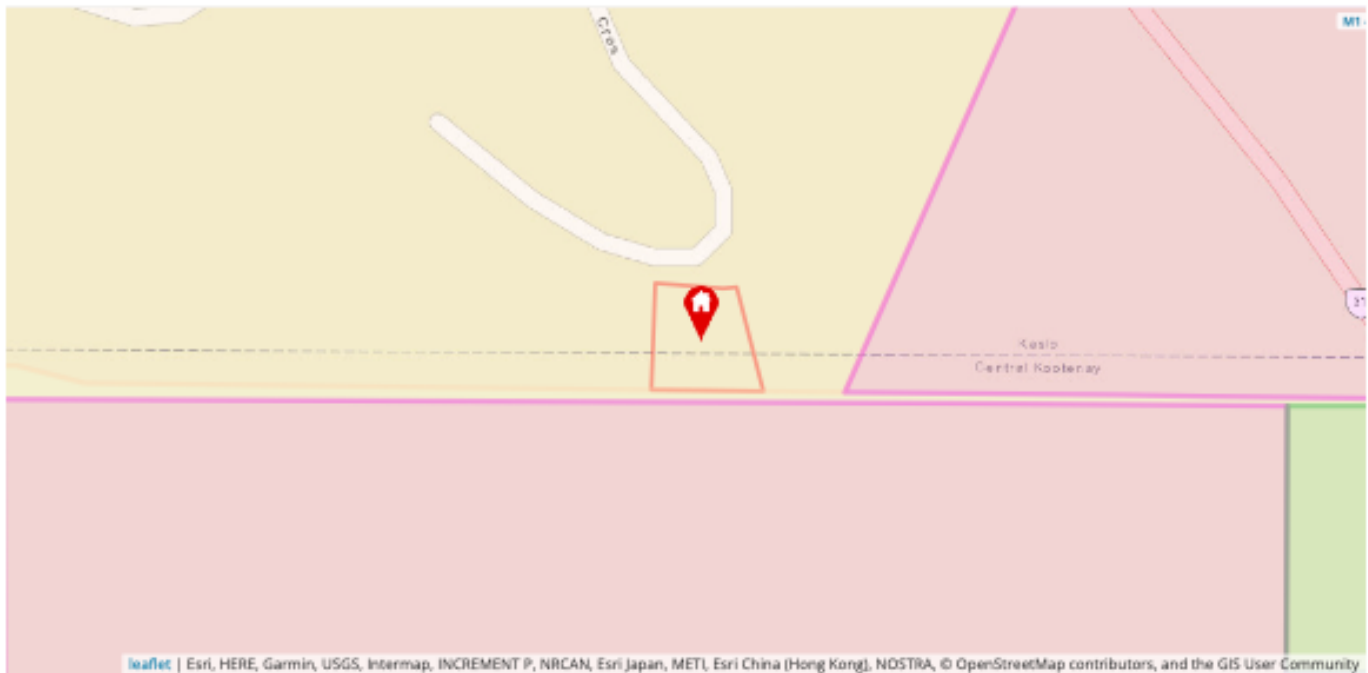
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone
Official Community Plan	RR - Rural Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Land Use

Official Community Plan



Subject Property Designations:

[RR - Rural Residential](#)

Layer Legend:

- [RR - Rural Residential](#)
- [RC - Country Residential](#)
- [M1 - Industrial](#)
- [GC - General Commercial](#)
- [M - Industrial](#)

ZONING – J Ave

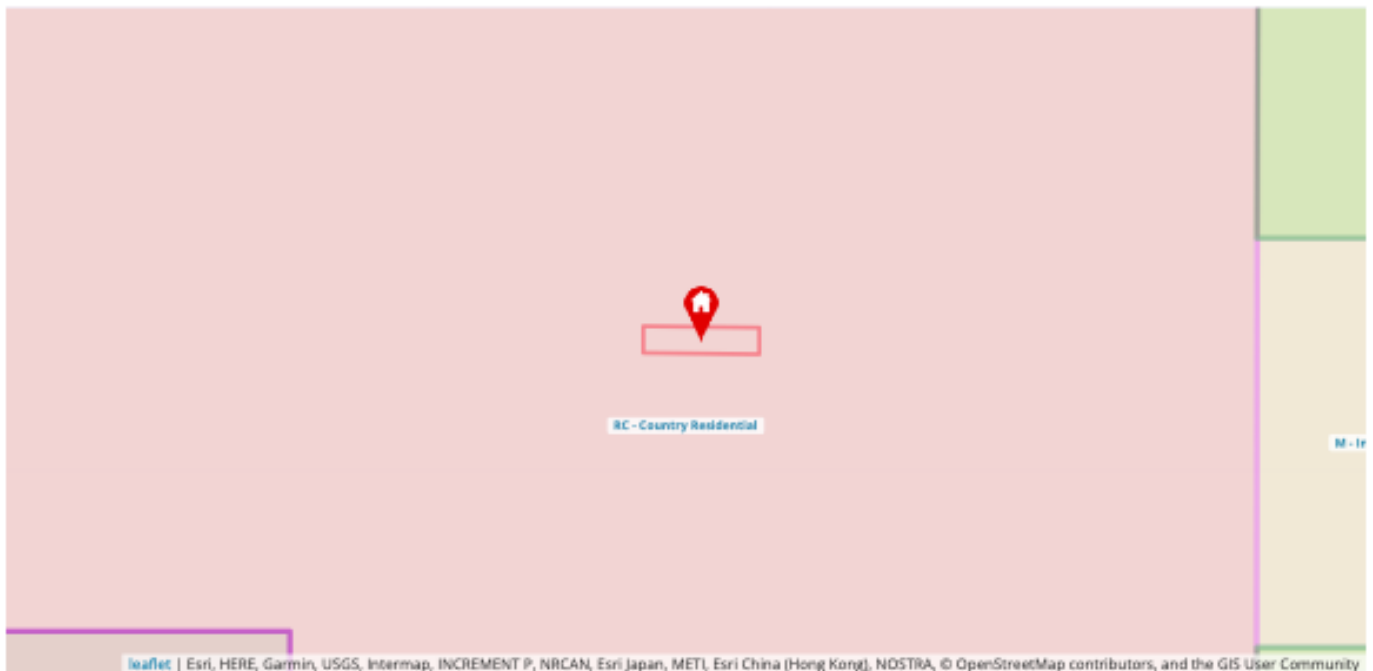
Land Use

Subject Property Designation Summary

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

Land Use

Official Community Plan



Subject Property Designations:

RC - Country Residential

Layer Legend:

- RC - Country Residential
- RA - Resource Area
- M - Industrial
- GC - General Commercial

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.

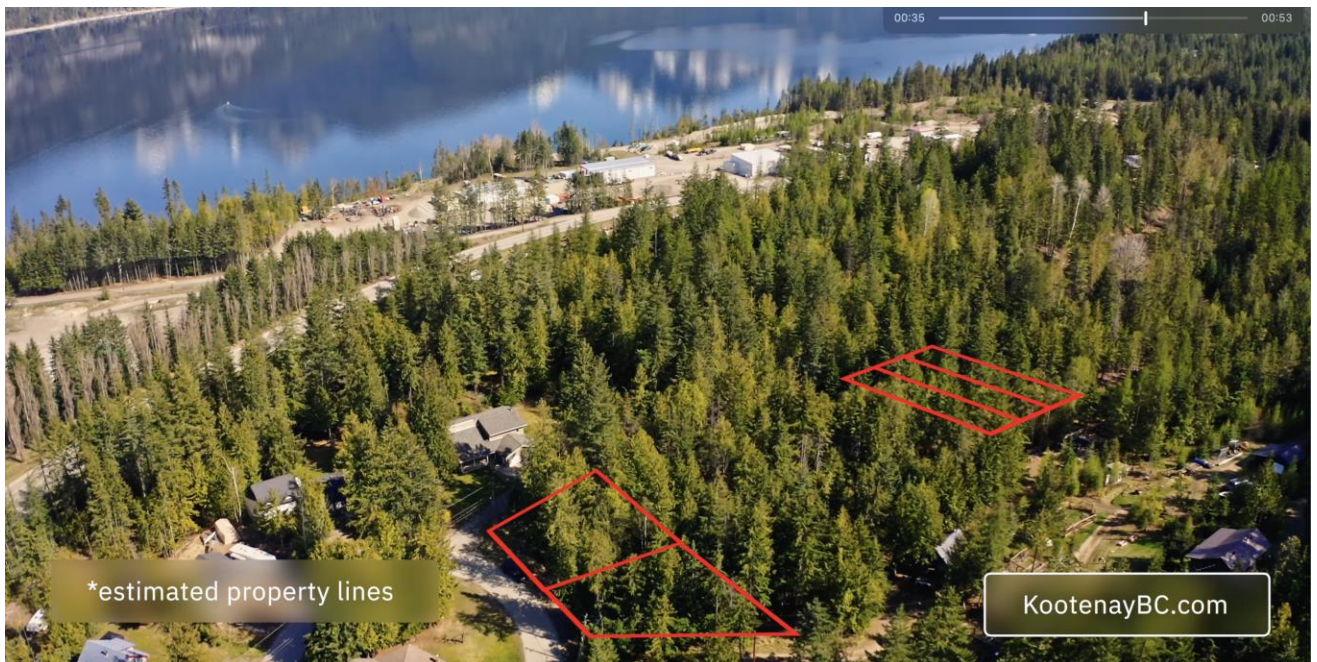
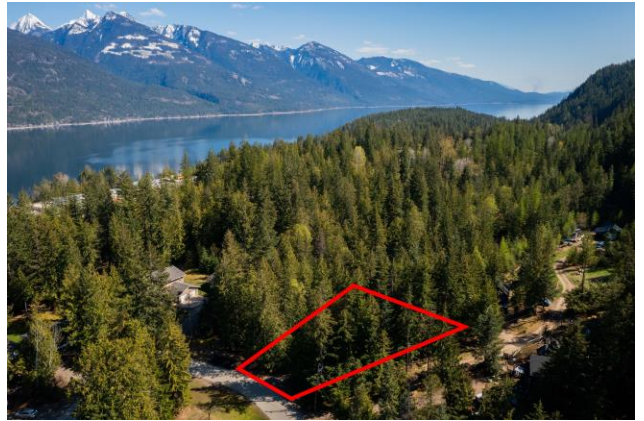
Economy

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>