

Kootenay BC



PROPERTY MATCHMAKERS 

4280 HWY 31
AINSWORTH
HOT SPRINGS,
BC

\$615,000



DETAILS

Wonderful mountain home in Woodbury Village subdivision located in Ainsworth Hot Springs BC. Ainsworth, the home of the healing mineral waters is about 45 mins north of Nelson BC and about 10 mins south of Kaslo. Views of Kootenay Lake and the Purcell & Selkirk Mountain ranges, master bedroom with master bath on the second floor. Main floor offers open living/dining & Kitchen area, den/guest bedroom, full bath. The walk out basement is left to finish how you want to. Plumbed bathroom, a bedroom, utility room, sauna and an open large space for gatherings or being cozy by the wood stove in the cooler months. The outside areas has a garage/workshop, woodshed, other storage buildings, a fire pit area. You can walk down to the lower road and it's a short walk to the community beach area. The property has seen some upgrades. Have a look at the info package for information on expenses, floor plans, upgrades , community & zoning and so much more!

Size: 0.89 acres

Services: community water, septic, hydro, high speed internet, telephone and satellite tv available

TITLE

TITLE SEARCH PRINT

2021-05-17, 06:43:01

File Reference:

Requestor: Kul Nijjar

Declared Value \$334000

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

Land Title District

NELSON

Land Title Office

NELSON

Title Number

CA4633338

From Title Number

LB352118

Application Received

2015-08-27

Application Entered

2015-10-02

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

009-809-384

Legal Description:

LOT 18 DISTRICT LOT 6283 KOOTENAY DISTRICT PLAN 14423

Legal Notations

HERETO IS ANNEXED EASEMENT XE26902 OVER LOT 44, DISTRICT LOTS
6283 AND 6284, KOOTENAY DISTRICT, PLAN 14423

Charges, Liens and Interests

Nature:

RESTRICTIVE COVENANT

Registration Number:

P2042

Registration Date and Time:

1980-01-31 13:36

Registered Owner:

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

Remarks:

INTER ALIA
SECTION 215 LTA

TITLE

TITLE SEARCH PRINT

2021-05-17, 06:43:01

File Reference:

Requestor: Kul Nijjar

Declared Value \$334000

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	R5917
Registration Date and Time:	1982-03-22 15:02
Remarks:	INTER ALIA SECTION 216 LTA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	V946
Registration Date and Time:	1986-01-16 13:34
Registered Owner:	WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED

Nature:	MORTGAGE
Registration Number:	CA4633339
Registration Date and Time:	2015-08-27 09:59
Registered Owner:	THE TORONTO-DOMINION BANK

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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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.

4280 HIGHWAY 31 AINSWORTH

Area-Jurisdiction-Roll: 21-786-05572.590



Total value **\$407,000**

2021 assessment as of July 1, 2020

Land	\$110,000
Buildings	\$297,000

Previous year value	\$402,000
Land	\$139,000
Buildings	\$263,000

Property information

Year built	1985
Description	1.5 STY house - Standard
Bedrooms	2
Baths	2
Carports	C
Garages	
Land size	.89 Acres
First floor area	938
Second floor area	432
Basement finish area	845
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

Lot 18 Plan NEP14423 District Lot 6283 Land District 26
PID: 009-809-384

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure June 9 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATALOT #: 4280 Highway 31 Alouette Hot Springs BC V0G1A0 (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?		AB			
B. Are you aware of any existing tenancies, written or oral?		AB			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		AB			
D. Is there a survey certificate available?			AB		
E. Are you aware of any current or pending local improvement levies/charges?		AB			
F. Have you received any other notice or claim affecting the Premises from any person or public body?		AB			
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <u>ROCK</u> <i>Note: Private and Well Water Systems include pumps and other diversions.</i>					
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):					
(i) Did use of the well or water system commence on or before February 29, 2016?					AB
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?					AB.
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the Water Sustainability Act (British Columbia)?					AB
D. Are you aware of any problems with the water system?		AB			
E. Are records available regarding the quantity of the water available?			AB		
F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
G. Are you aware of any problems with the sanitary sewer system?		AB			
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		AB			
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	AB				
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?	AB				
B. To the best of your knowledge, is the ceiling insulated?	AB				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		AB			

INITIALS AB AB

PROPERTY DISCLOSURE STATEMENT

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

4280 Highway 31

Aldershot Hot Springs

BC V0G1A0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?				AB
E. Has the fireplace, fireplace insert, or wood stove installation been approved (i) by local authorities? (ii) received WETT certificate? * see note pg 3				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		AB		
G. Are you aware of any structural problems with any of the buildings?		AB		
H. Are you aware of any additions or alterations made in the last sixty days?		AB		
I. Are you aware of any additions or alterations made without a required permit and final inspection e.g. building electrical gas, etc.?		AB		
J. Are you aware of any problems with the heating and/or central air conditioning system?		AB		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		AB		
L. Are you aware of any damage due to wind, fire or water?		AB		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 8 years)		AB		
N. Are you aware of any problems with the electrical or gas system?		AB		
O. Are you aware of any problems with the plumbing system?		AB		
P. Are you aware of any problems with the swimming pool and/or hot tub?				AB
Q. Do the Premises contain unauthorized accommodation?		AB		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		AB		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		AB		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		AB		
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? _____		AB		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)			AB	
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?		AB		
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?		AB		

PROPERTY DISCLOSURE STATEMENT

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

4280 Highway 31

Alderworth Hot Springs

BC V0G1A0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
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>		AB		
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		AB		

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

*E: WCTI certificate attainable - see report from Redpoint dated May 28/21

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 receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

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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BC1003 REV. SEPT 2020

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EXPENSES

Property Taxes:

2021

\$2467.77



Community Water:

2021

\$727 / year



Electric (FORTIS):

2020-2021

\$83 / month average



Internet (Columbia Wireless):

2020

\$105 / month

*KIN Fibre available



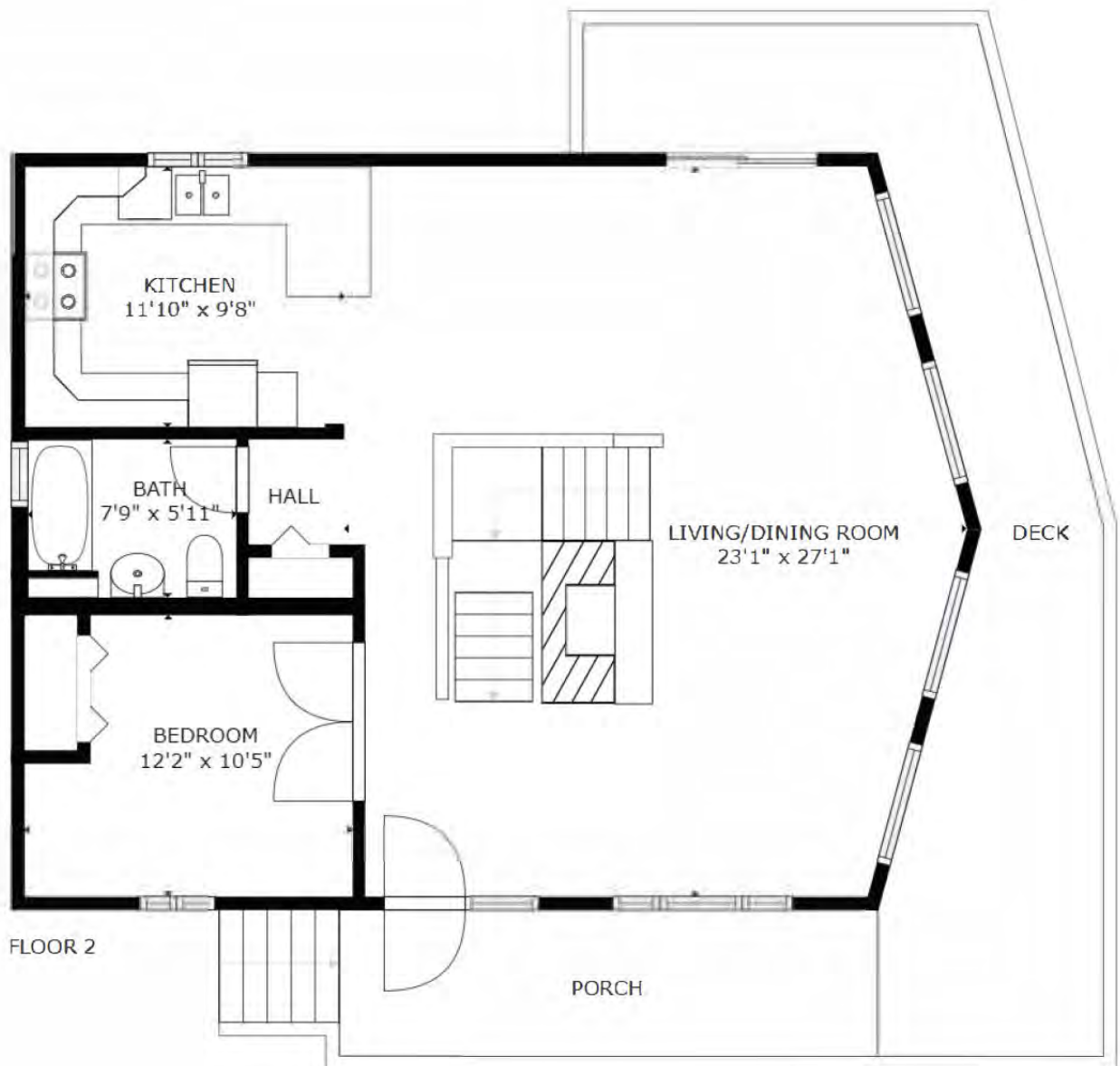
Insurance (Western Financial):

2021

\$2,778.84 / year

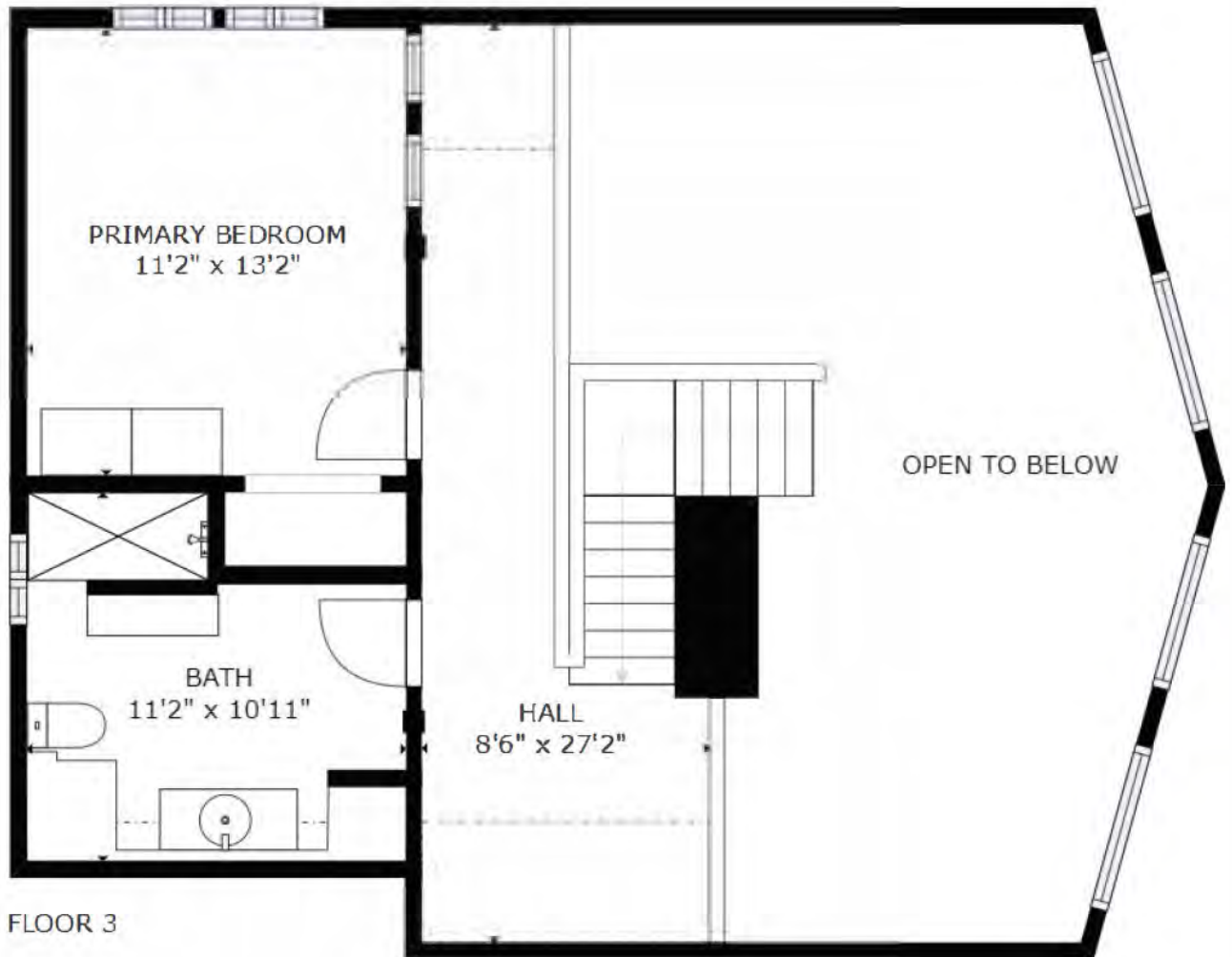


FLOOR PLANS – MAIN FLOOR



GROSS INTERNAL AREA
FLOOR 1: 885 sq. ft, FLOOR 2: 898 sq. ft
FLOOR 3: 442 sq. ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 58 sq. ft
TOTAL: 2226 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS – SECOND FLOOR



GROSS INTERNAL AREA

FLOOR 1: 885 sq. ft, FLOOR 2: 898 sq. ft

FLOOR 3: 442 sq. ft, EXCLUDED AREAS:

REDUCED HEADROOM BELOW 1.5M: 58 sq. ft

TOTAL: 2226 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS – LOWER FLOOR



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 885 sq. ft, FLOOR 2: 898 sq. ft
FLOOR 3: 442 sq. ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 58 sq. ft
TOTAL: 2226 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

WOODBURY WATER

THE VALUE OF WATER

How does the cost of your water compare to monthly expenses?



Learn more at www.rdck.ca/water

2020 DRINKING WATER RATES

\$661 Single Family Dwelling (including mobile and manufactured homes)

\$426 Capital reserve fund contribution (parcel tax)

\$1,087 Total water utility cost per year, a 1.8% increase from 2019

BILL PAYMENT DEFERRAL

Due to the economic impact of the COVID-19 outbreak, the Regional District will be extending the water utility bill payment deadline to September 1st to provide relief for customers who may be experiencing financial hardship. To reduce the financial impact on water services, we would like to encourage customers that are financially able to, to pay their water utility bill by July 4th. Please note that our offices are currently closed to the public. Bill payment options are listed on your

SYSTEM NEWS

Operation & Maintenance

- Performed the annual system flushing and valve exercising.
- Two services that were tied together on a common connection were separated and provided individual service lines.

Capital Upgrades

The reservoir structural banding upgrade was completed in the early spring by a local contractor. Oversight and inspection of the project was completed by the structural engineer that provided design drawings.

Future Planned Upgrades

- Disinfection upgrades are planned for 2020 and 2021, pending an Investing in Canada Infrastructure Program grant application is successful
- Reservoir sealing is planned for 2020 and 2021.

Asset Management

The RDCK has developed Asset Management Plans (AMP) for each of its water systems that is updated annually to inform how much money should be contributed to keep up with ongoing asset wear. Your system's AMP is used to:

- Prioritize work using a risk-based approach by considering condition and impact of failure of assets;
- Review the unit costs for pipe replacement and other pricing assumptions; and
- Amend annual contributions for asset renewal from rates and fees in order to build up reserves to required target levels.

Your system's AMP is located on the RDCK website, under the Woodbury Village Water System webpage (rdck.ca/water).

ABOUT THE RDCK

Incorporated in 1965, the Regional District of Central Kootenay (RDCK) is a local government that serves 60,000 residents in 11 electoral areas and nine member municipalities. The RDCK provides more than 160 services, including community facilities, fire protection and emergency services, grants, planning and land use, regional parks, resource recovery and handling, transit, and much more. For more information about the RDCK, visit www.rdck.ca.

CONTACT US

For billing inquiries:

(250) 428-2612, 1-833-223-2662

WaterFinance@rdck.bc.ca

For water system emergencies 24/7:
(250) 352-1504

General RDCK water system inquiries:

1-800-268-7325 ext. 8171, (250) 352-8171

WaterContact@rdck.bc.ca

For current water advisories, water conservation tips, the RDCK water bylaw and more:
visit: www.rdck.ca/water

WATER NOTIFICATIONS SERVICE

The water notification service is our primary mode of communicating water advisories, service interruptions, maintenance events and water conservation measures by text and/or telephone call. Sign up for this FREE service today!

- Call 1-833-223-2662; OR
- Email your name and contact information to WaterFinance@rdck.bc.ca

ABOUT YOUR WATER SYSTEM

The Woodbury Village water system is located in Woodbury Village Road along Highway 3A between Ainsworth Hot Springs and the Village of Kaslo. The system is within RDCK Electoral Area D, and services 41 active connections. The system was created in 1985 to service the Woodbury Village development, and became a RDCK service in 2012.

Source water for the system is Kootenay Lake. Reoccurring total coliform presence in samples taken on the system have resulted in a need for temporary consumption level chlorine to be added to the distribution system, in addition to the non-rated ultraviolet disinfection in place. These treatment methods do provide some level of protection against microorganisms; however, they do not meet the Provincial treatment requirements for surface water sources. As such, the system has been placed on a Boil Water Notice until such time that water treatment is upgraded.

The system includes a 60,000 gallon capacity storage reservoir.

WATER EVENTS

Woodbury Village remains on a Boil Water Notice

The RDCK and Interior Health recommend that all customers drink boiled water or a safe alternative until further notice. Water intended for drinking, washing fruits and vegetables, making beverages or ice, or brushing teeth should be boiled for one minute. Boiled water should then be refrigerated in a clean, covered container. Customers could also choose to use bottled or distilled water.



WATER SERVICES
Woodbury Village



2020 Water System Information

WATER CONSERVATION

Water conservation helps to protect and preserve our drinking water sources and ensure they are sustainable into the future. By lowering water demand, communities can mitigate the cost of water system operations and maintenance, and extend the life of their existing infrastructure.

From June 1 to September 30, Stage 1 measures go into effect every year regardless of seasonal weather patterns. The RDCK may, upon notification, impose further water conservation measures (Stages 2-4) as necessary.

In 2019, a Xeriscape Demonstration Garden was developed at Crescent Valley Beach Regional Park (1271 Highway 6). Home to 12 distinct themes, the garden offers many examples of native and drought resistant flowers, plants, shrubs, and lawn alternatives. This thriving garden does not implement any type of irrigation.

The Water Smart Ambassador will be giving guided tours of the garden in the Summer of 2020 and welcomes all residents.



Xeriscape garden

WATER SMART AMBASSADOR PROGRAM

To learn more about water conservation measures for residential and commercial properties, including tips for

SEPTIC

All-Around Septic Services Ltd

2329 Cunningham Rd.

Slocan Park, BC V0G 2E0

Phone 250-359-8282

E-mail allsepticvac@gmail.com



Invoice To

4280 Upper Woodbury rd.
Kaslo BC

Invoice

Date	2020-06-05
Invoice No.	8710
P.O. No.	
Terms	Due on receipt

Date	Item/Service	Description	Qty/Hrs	U/M	Rate	Amount
2020-06-05	Septic Pump O...	Septic Pump Out - Zone 5			150.00	150.00
	Regular Disposal	Discounted				
		Disposal up to 1000gal			367.50	367.50
		GST on sales			5.00%	7.50
		HST on Zero Rated sales			0.00%	0.00

Thank you for your business.

GST/HST No. 842705550

*e-transfers may be sent to:
allsepticvac@gmail.com*

Subtotal	\$517.50
Sales Tax Total	\$7.50
Total	\$525.00
Credits	\$0.00
Balance Due	\$525.00

WETT INSPECTION



INSPECTION REPORT



REDPOINT
Chimney Services

www.redpointchimney.com
Louis Julig
(250) 354-3489
redpointchimney@gmail.com

Requested by:

Location: 4280 upper woodbury village Rd, Woodbury BC

Reason for inspection: condition of sale.

Level of Inspection (1) 2 3 Date: May 28, 2021 Manual available: Appliance Y Venting Y

Wood Burning Appliance: Type: FS woodstove Mfg: Blaze king Model: Princess

SN UTI Standard SG27 EPA Y Listed by UTI Flue collar size: 6"

Installed in: Basement Location: BSmt By: unk Date: ~2007

Mobile home approved NA Alcove approved: NA Outdoor Air Connection: Y Required Y

Connected by Flue Pipe Pellet Vent or Liner: Type single wall Required Clearance: 18" 6" 1" Length: ~2ft

Fastening ok Elbows 1045 Expansion na Rise ok Termination ok

Chimney: ✓ Masonry ✓ with S/S liner F-B Flue Size: 5.5 Brand: Flex Height above roof ok

Condition (shell, liner, flashing) ok Cleanout NA Approx. Age ? Rain cap/Crown missing

Clearances uti Enclosed or hidden areas yes (UTI) Footings/braces ok

Appliance: Clearance for combustible walls, mantles, ceiling: near non-combustible

Ember Protection: Material on file Loading side 18" or more Y Other sides 8" or more Y

Heat Protection below: Required Y Non-combustible surface

Shielding: NA Reduction achieved: 50% 60%

Smoke Alarm Carbon Monoxide Alarm Fire Extinguisher UTI

System Complies with Applicable Code Requirements Y

Comments on non-compliance:

- crown on chimney needed
- cap on liner needed
- mortar at breach to be re-done.

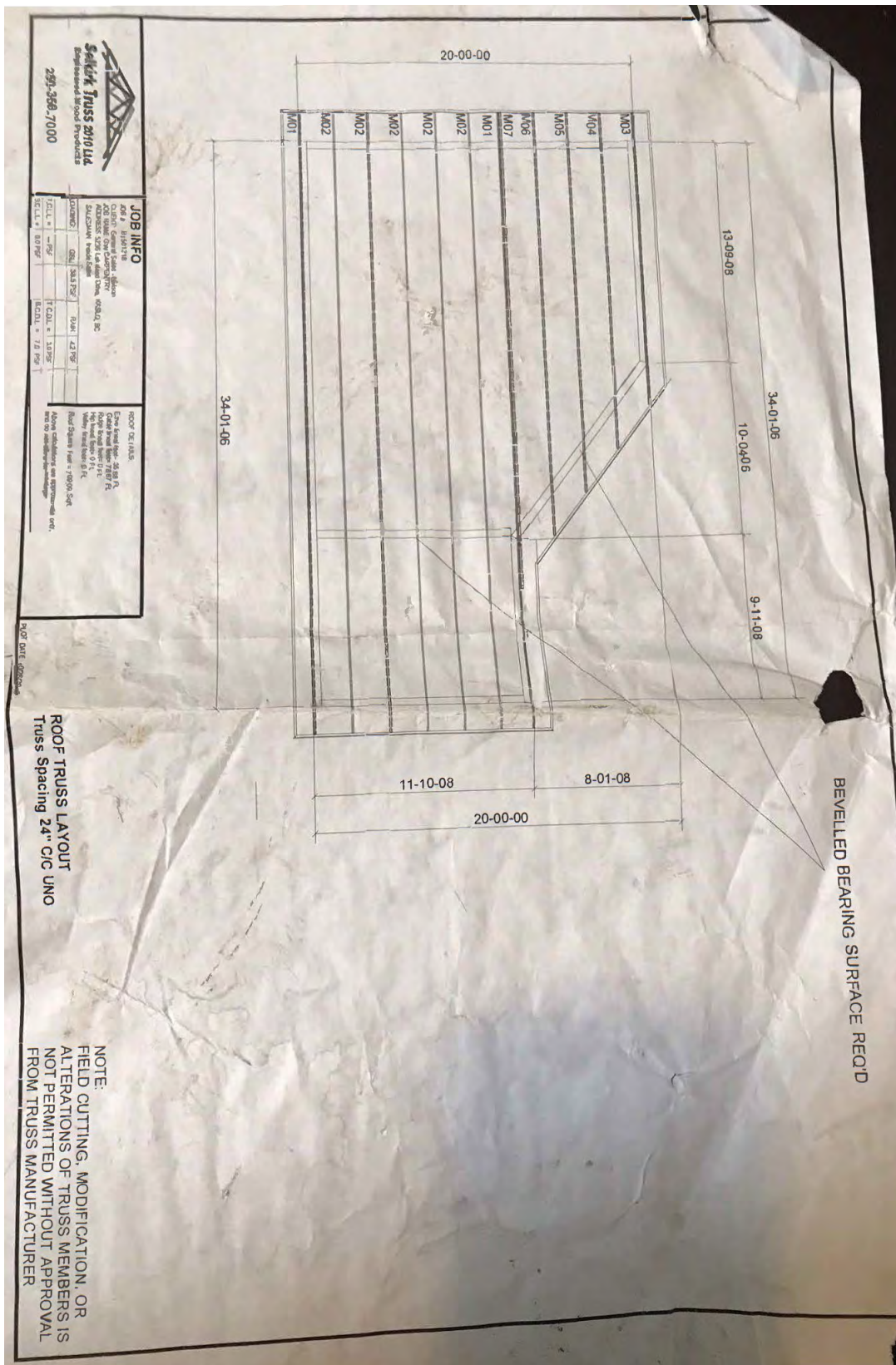
Thank you, Lou Louis Julig, WETT 8138

Date: May 28, 2021

UPGRADES

- Quartz countertop installed in 2017 by Lasca Natural
- Laminate/slate installed 2016
- New windows front of house 2020
- Hardy board installed 2021
- Garage Built 2015 – engineered trust report next page
- Master Bathroom – renovated 2021
- Storage sheds (2) – built 2019/2020
- Hot water tank – replaced 2020
- Roof (sheathing/shingles) replaced in 2013

SELKIRK ROOF TRUSS - GARAGE

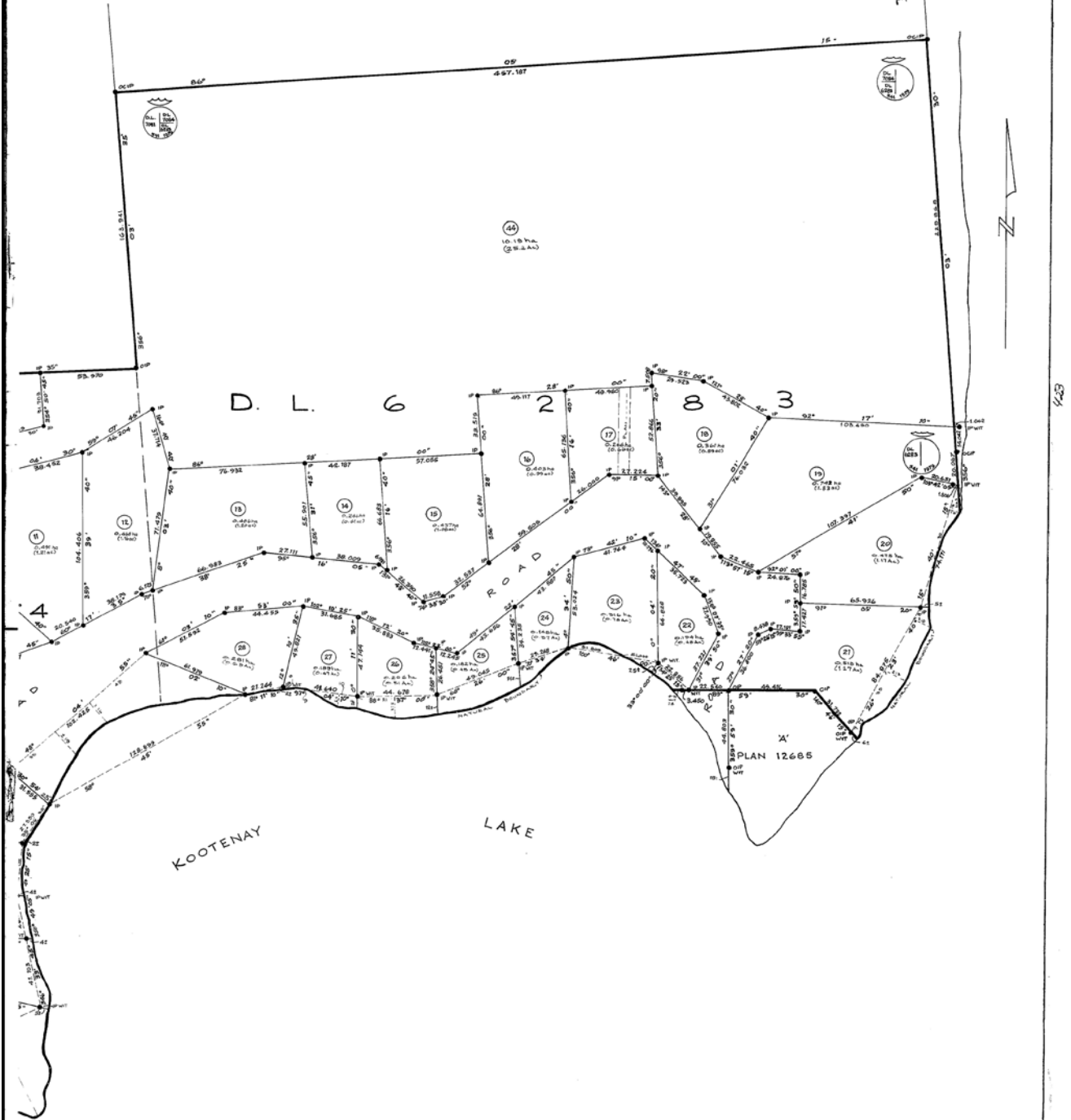


SUBDIVISION PLAN

PLAN 14423

DEPOSITED IN THE LAND TITLE
OFFICE AT NELSON, B.C. THIS 15
DAY OF March, 1952

A.M. Mason
REGISTERED



"THE REGISTERED OWNERS DESIGNATED HEREON HEREBY
DECLARE THAT THEY HAVE ENTERED INTO A COVENANT
ON CONDITION WITH HER MAJESTY THE QUEEN IN
RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS
REPRESENTED BY THE MINISTER OF TRANSPORTATION
AND HIGHWAYS UNDER SECTION 215 OF THE LAND
TITLE ACT."

I, GORDON STEIN, A BRITISH COLUMBIA SURVEYOR,
OF NELSON IN BRITISH COLUMBIA, CERTIFY THAT I WAS
PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY
REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND
PLAN ACCORDINGLY THE SAID SURVEY WAS COMPLETED ON
THE 15 DAY OF MARCH, 1952.

G. Stein

BCLD

RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 0.89 acres

Jun 14 2021 9:8:43 Pacific Daylight Time



Legal Parcel Report — RDCK Roads
Civic Add Report □ Cadastre - Legal Parcels
Electoral Areas * Civic Address

1:7,116
0 0.04 0.07 0.15 mi
0 0.05 0.1 0.2 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NOAA, NLS, OS, NMA, Geobase/Invenio, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.89	-
Civic Address	1	-	-
Electoral Areas	1	0.89	-
Fire Service Areas	1	0.89	-
Water Systems	1	0.89	-
Zoning	0	0	-
Official Community Plan	1	0.89	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	0	0	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05572.590	009-809-384	4280 HIGHWAY 31, AINSWORTH	Single Family Dwelling	NEP14423

#	LTO Number	Lot	Block	District Lot	Land District
1	CA4633338	18	-	6283	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 18, PLAN NEP14423, DISTRICT LOT 6283, KOOTENAY LAND DISTRICT	.89	ACRES	0.89

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	786.05572.590	-	4280	HWY 31	4280 HWY 31	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.89

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	904	KASLO/BALFOUR	0.89

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	WOODBURY	2148	RDCK OWNED	0.89

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	RC	Country Residential	2435		0.89

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

LTSA MAP

4280 Hwy 31 LTSA Map



June 14, 2021

Parcels By Class

Air Space

Subdivision

Absolute Fee Book

Building Strata

Bare Land Strata

Common Ownership

Park

Road

Return To Crown

Crown Subdivision

Part of Primary

Primary

Interest Parcels

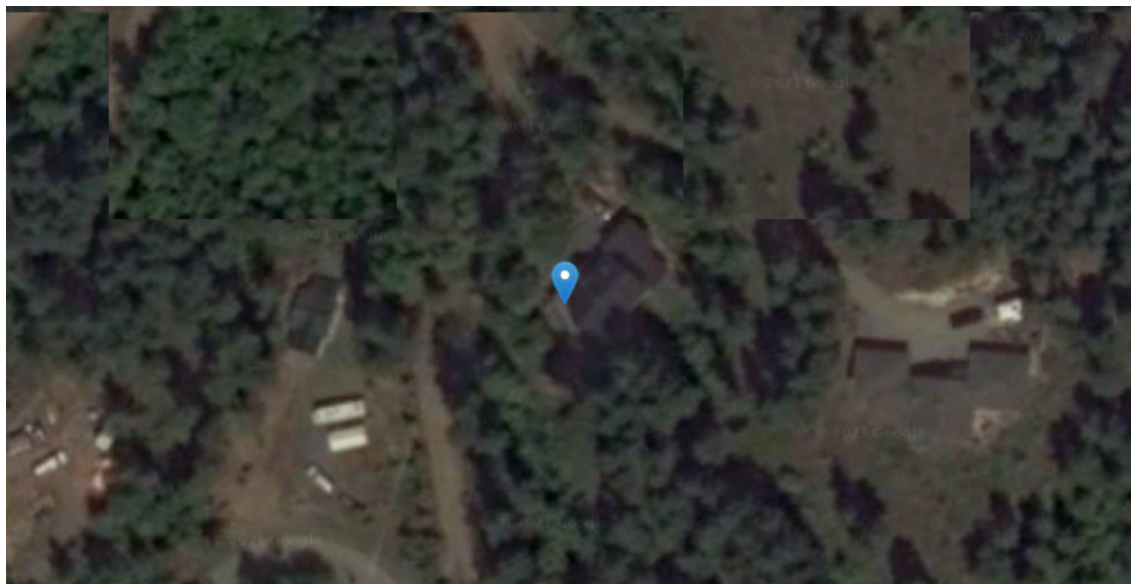
1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.07 0.15 km

GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
Copyright 2018 LTSA4



UTILITIES MAP

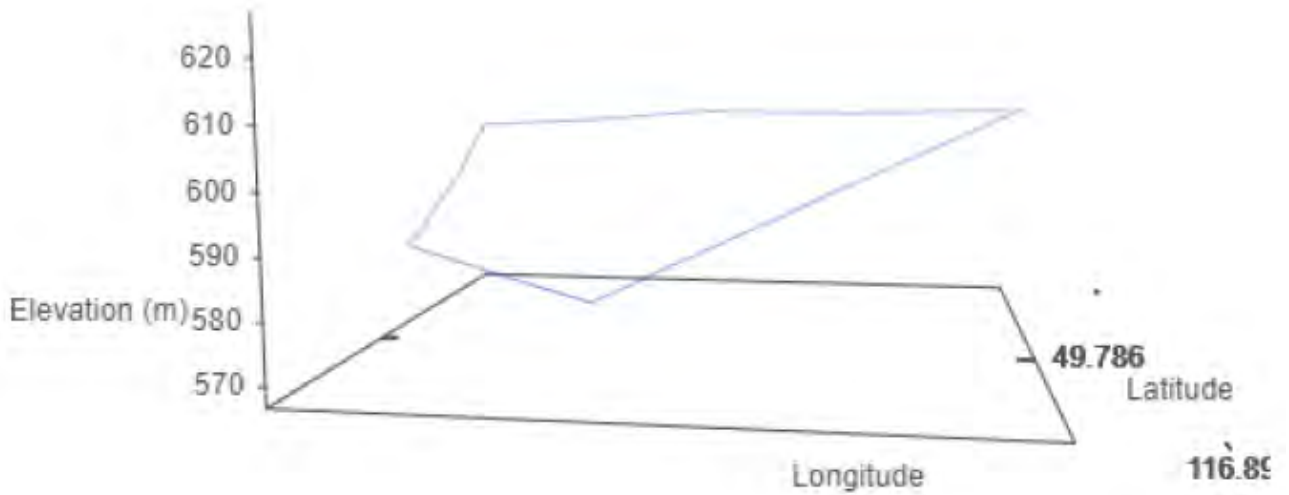
Utilities



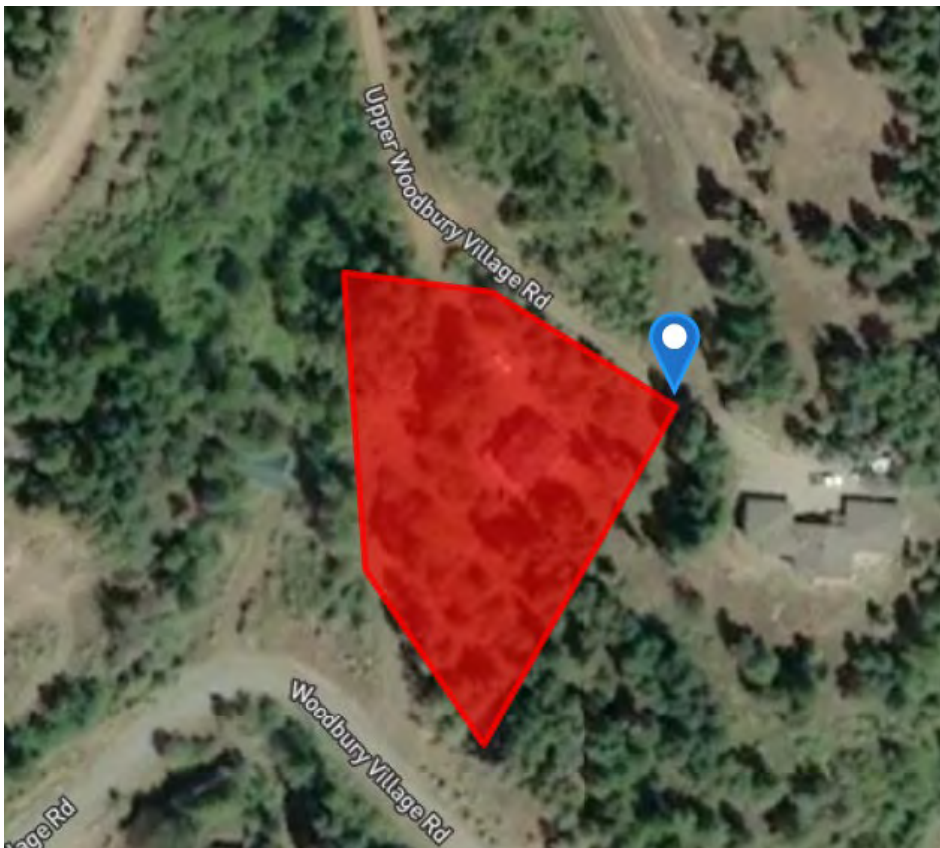
Legend

- | | | | |
|------------------|---------------------------|------------|---------------------------|
| Hydrant | Stand Pipe | Other | Valves |
| Main Line | NON RDCK | RDCK OWNED | Water Service Connections |
| Lakes and Rivers | Cadastral - Legal Parcels | RDCK Roads | Streams and Shorelines |
| | | | Civic Address |

ELEVATION



Max Elevation: 608.64 m | Min Elevation: 584.64 m | Difference: 23.99 m



DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to
Upper Woodbury Village Rd

Drive 15.1 km, 14 min

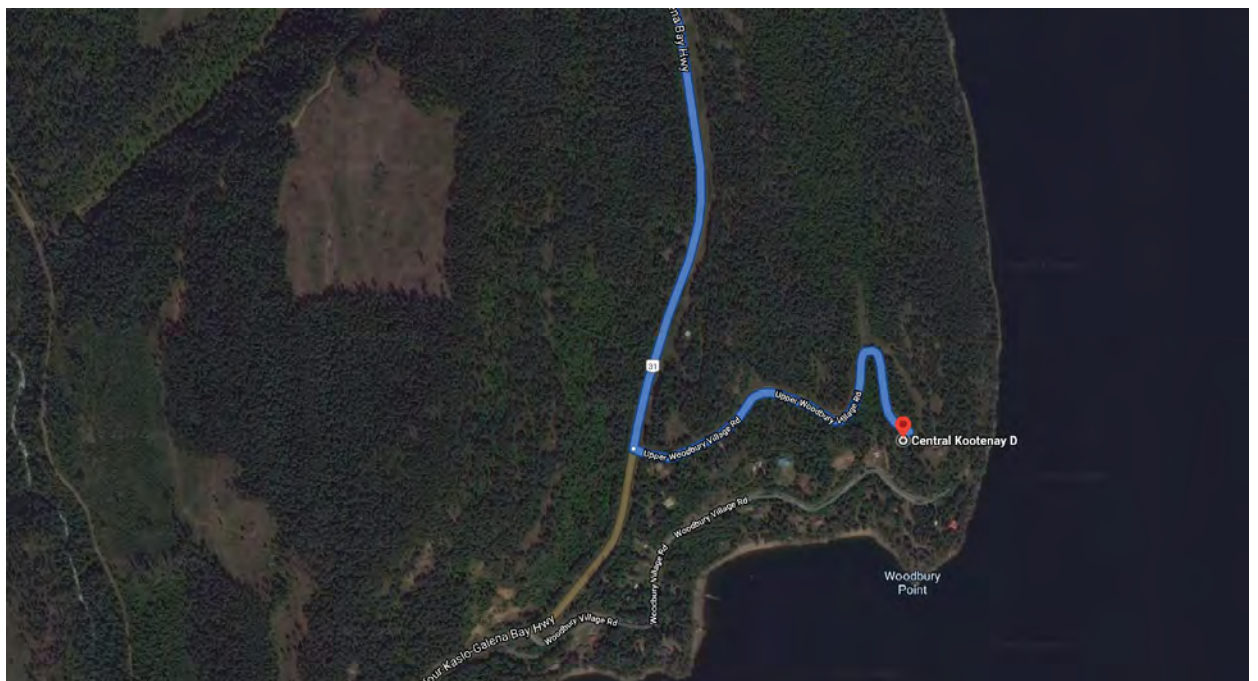


Map data ©2021 2 km



via Balfour-Kaslo-Galena Bay Hwy/BC-
31 S 14 min
15.1 km

Fastest route, the usual traffic



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	16.1	16 min
Shopping	Front Street, Kaslo	15.6	15 min
Airport	West Kootenay Regional Airport, Castlegar	94.5	1 hr 20 min
	Trail Regional Airport	132	1 hr 51 min
Major Cities	Kelowna, BC	400	4 hr 58 min
	Nelson, BC	53.9	51 min
	Spokane, WA	292	3 hr 56 min
	Cranbrook, BC	212	3 hr 26 min
	Calgary, AB	604	7 hr 34 min
	Vancouver, BC	713	8 hr 23 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	16.2	16 min
	North Kootenay Lake Community Services	15.5	15 min
	Kootenay Boundary Regional Hospital, Trail	124	1 hr 45 min
	Kootenay Lake Hospital, Nelson	53.6	49 min
Dentist	Kootenay Lake Dental Clinic, Nelson	54.1	51 min
	Nelson Ave Dental Clinic, Nelson	51.8	45 min
	Silverton Dental Clinic, Silverton	67.1	1 hr 8 min
Postal Services	Canada Post, Kaslo	15.7	15 min
Library	Kaslo Library	15.4	14 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

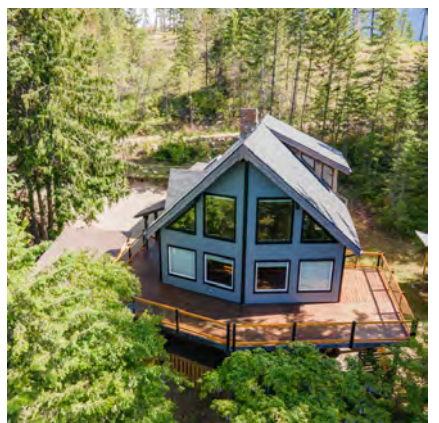
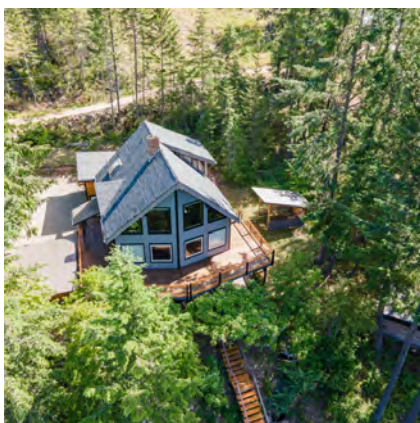
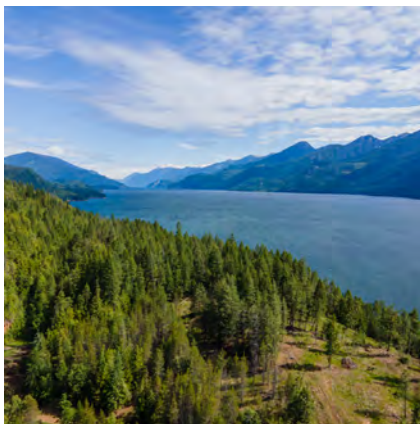
Kaslo's economy was first supported by forestry, but now tourism is its main economic driver. An abundance of winter and summer activities and events draw large numbers of tourists to Kaslo, adding dynamic energy to the community as well as an economic boost.

Among the area's strong points: a small but vibrant agricultural sector; a small but successful craft manufacturing base; house construction, forestry and tourism. The beauty of the area and its attraction for people wanting to get away from larger centres was also considered a major driver of the economy.

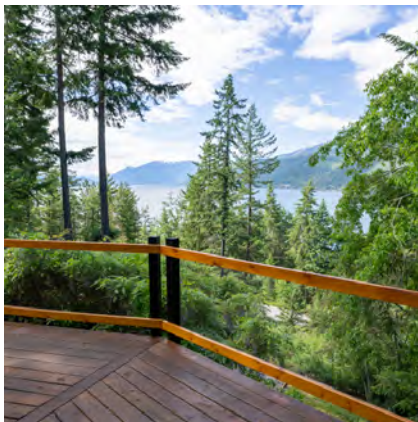
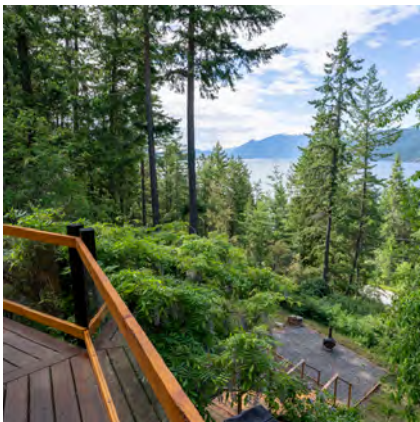
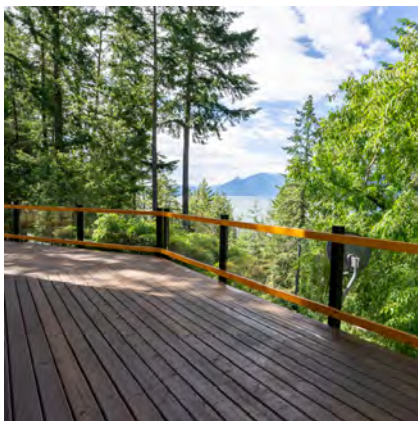
Government

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

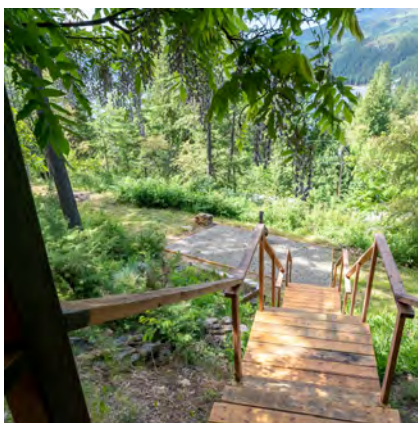
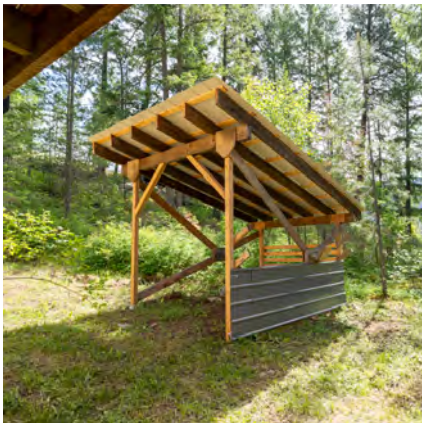
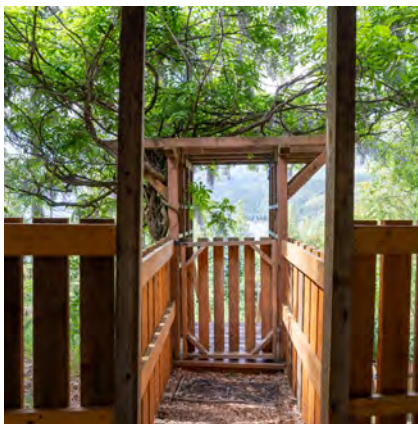
PICTURES



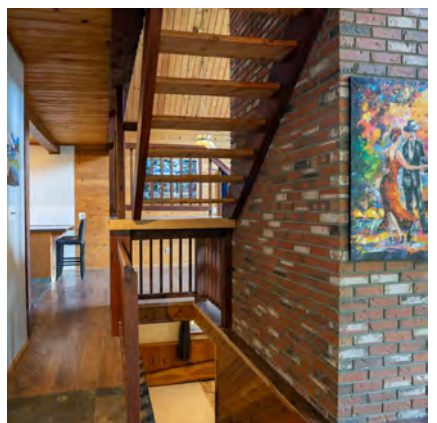
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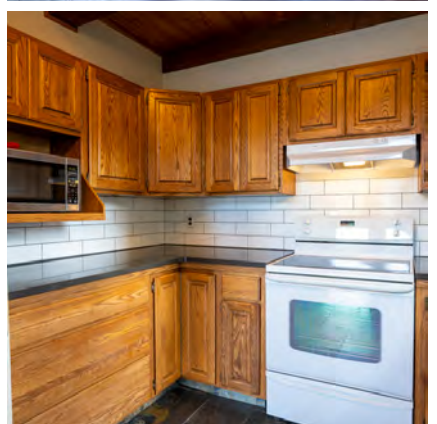
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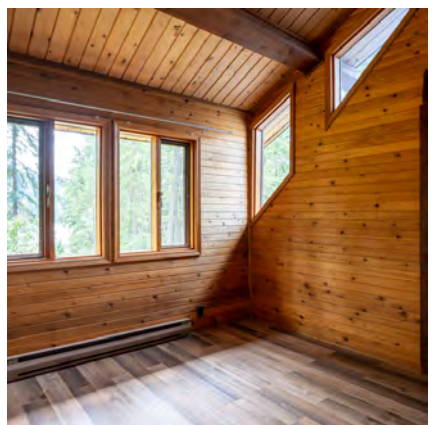
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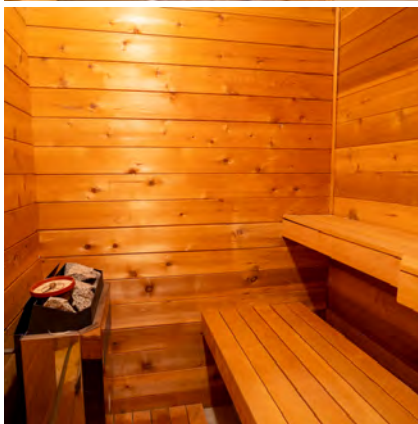
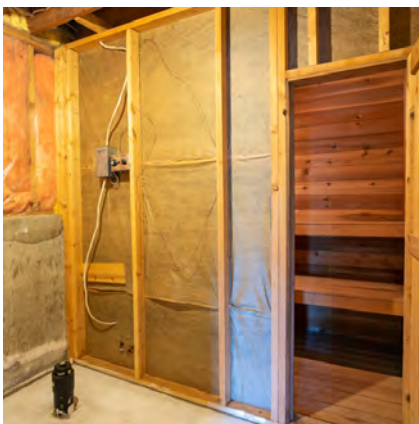
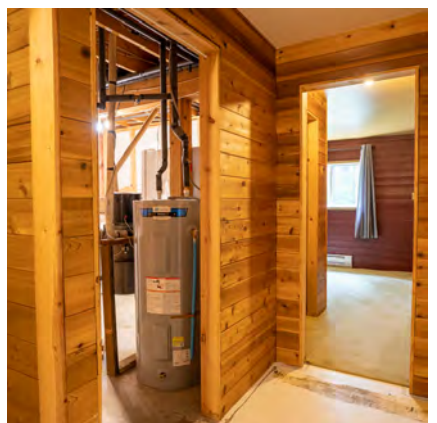
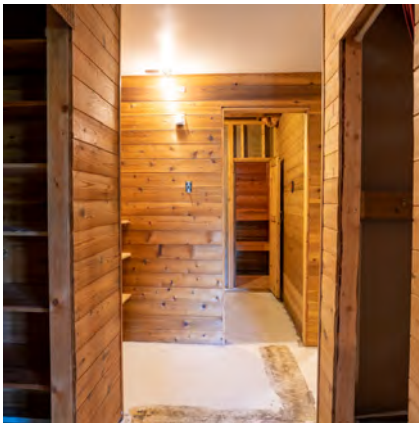
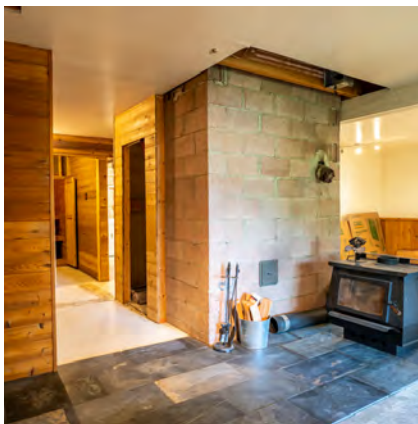
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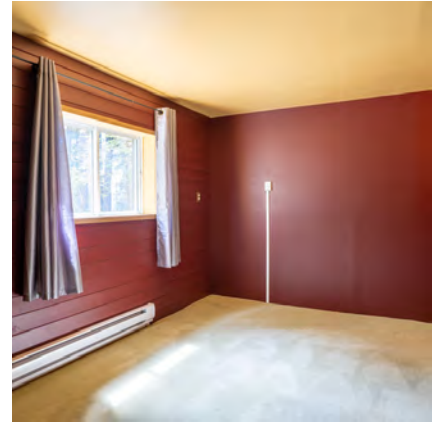
PICTURES



PICTURES



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/>

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

Water Analysis:

<https://www.interiorhealth.ca/YourEnvironment/DrinkingWater/Pages/WaterSamples.aspx> *Under "Facility", enter "Woodbury" for water quality samples for the last 60 days.

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>