

# Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

644 ARENA AVE  
KASLO, BC

\$489,000



# DETAILS

3BD 2BA home located on Arena Ave with an attached garage, woodshed, deck off the living room overlooking Kaslo with partial lake views from the upper floor. Located by the Arena you can walk to the Arena to watch the local hockey games, enjoy curling at the Kaslo Curling Club, the Gymkhana is located here as well. There are a couple of nice trails you can take to walk downtown for shopping walking distance to the beach or Kaslo River Trails and post office. Or the drive to these amenities is just a couple of minutes. School bus stop on the corner of Arena Ave and Hwy 31. This is a great retirement, starter or family home. Kaslo BC is located on the shores of Kootenay Lake about an hour drive north of Nelson BC. A small town with heritage homes and buildings, pretty much within rails from anywhere in town. Not a lot of hustle and bustle but can be vibrant in the summer months with tourists and folks coming back home to visit family and friends.

MLS: 2464443

Services: Hydro, Internet, Telephone, Septic, Water

# TITLE

**TITLE SEARCH PRINT**

2022-03-16, 12:38:39

File Reference:

Requestor: Kul Nijjar

Declared Value \$108,000

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

**Land Title District** NELSON  
Land Title Office NELSON

**Title Number** XG21758  
From Title Number XG11583

**Application Received** 1993-08-16

**Application Entered** 1993-08-19

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

Nelson Trail Assessment Area  
Kaslo, Village of

**Taxation Authority**

**Description of Land**  
Parcel Identifier: 007-567-863  
Legal Description:  
LOT 16 DISTRICT LOT 209A KOOTENAY DISTRICT PLAN 9499

**Legal Notations** NONE

**Charges, Liens and Interests** NONE

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

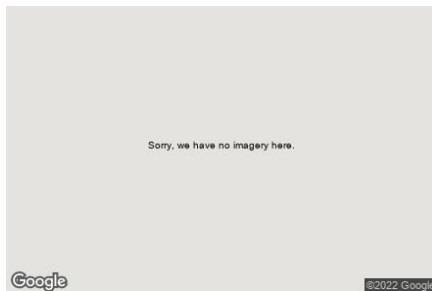
# TAX ASSESSMENT



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.

## 644 ARENA AVE KASLO

Area-Jurisdiction-Roll: 21-533-00280.016



**Total value**                    **\$381,600**

2022 assessment as of July 1, 2021

Land	\$88,600
Buildings	\$293,000
Previous year value	\$293,000
Land	\$77,000
Buildings	\$216,000

### Property Information

Year built	1990
Description	2 STY house - Standard
Bedrooms	2
Baths	2
Carports	
Garages	G
Land size	.45 Acres
First floor area	762
Second floor area	524
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

### Legal description and parcel ID

Lot 16 Plan NEP9499 District Lot 209A Land District 26  
PID: 007-567-863

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### 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



# PROPERTY DISCLOSURE STATEMENT

April 05 2022

PAGE 2 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 644 Arena Ave

Kaslo

BC V0G1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				<del>X</del>
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?		<del>X</del>		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<del>X</del>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			<del>X</del>	

**3. BUILDING**

A. To the best of your knowledge, are the exterior walls insulated?	<del>X</del>			
B. To the best of your knowledge, is the ceiling insulated?	<del>X</del>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<del>X</del>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<del>X</del>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> received WETT certificate?			<del>X</del>	
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<del>X</del>		
G. Are you aware of any structural problems with any of the buildings?		<del>X</del>		
H. Are you aware of any additions or alterations made in the last 60 days?		<del>X</del>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<del>X</del>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<del>X</del>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<del>X</del>		
L. Are you aware of any damage due to wind, fire or water?		<del>X</del>		

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BUYER'S INITIALS

	<i>[Signature]</i>
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SELLER'S INITIALS

BC1002 REV. NOV 2021

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# EXPENSES

## Property Taxes:

2021

\$2372.34



## Municipal Water:

2021

\$354 / year



## Insurance (BCAA.):

2021

\$1201.75 / year



## Hydro (FortisBC):

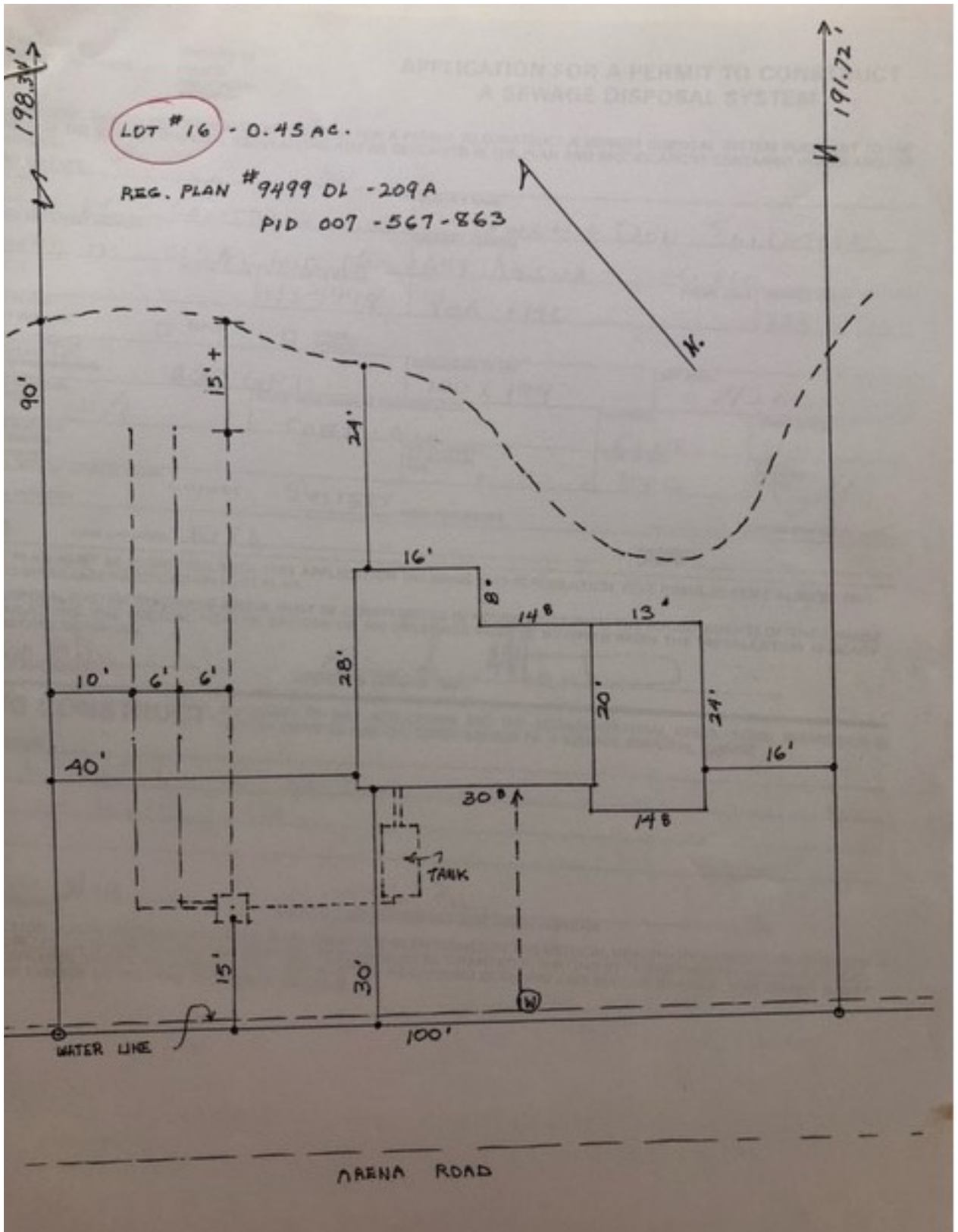
2021

\$142 approx. / month



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

# SEPTIC DRAWING



# SUBDIVISION MAP

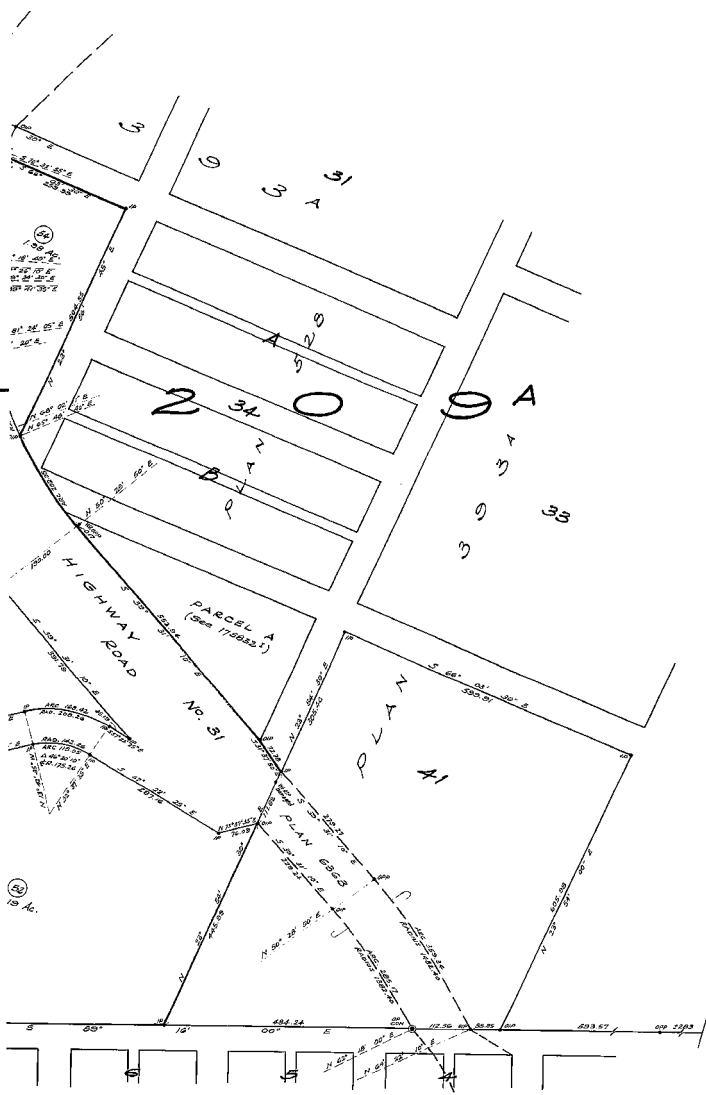
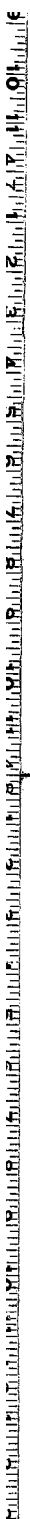
**PLAN OF SUBDIVISION OF  
BLOCKS 36, 37, 38, PART 40 & ROADS, PLAN 393 A,  
BLOCKS 35, 42, 43 AND ROADS, PLAN 559,  
BLOCKS 39A, 39B AND ROADS, PLAN 561,  
BLOCK 46 AND ROADS, PLAN 523,  
LOT 209A, KOOTENAY DISTRICT.  
AS SHOWN ON REFERENCE PLAN**

*Prepared Pursuant to the Municipal Act  
Chapter 255, Part XXVII, Division (2) - RE-PLOTTING.*

**SCALE: 1 INCH = 100 FEET**

PLAN No 9499  
Deposited in the Land Registry  
Office at Nelson, B.C. this 23<sup>rd</sup>  
day of Sept 1975.

*[Signature]*  
Registrar



**LEGEND**

- Bearings are Astronomic derived from Highway Right of Way Plan 0363.
- OP Denotes old iron pin found in place.
  - IP Denotes 1 1/2" x 3/4" square galvanized iron pin set.
  - OP Denotes old standard pipe post found in place.
  - OP Denotes old standard concrete monument found in place.
  - OP Denotes capped 1 1/2" x 3/4" square galvanized iron pin set.

THE CORPORATION OF THE VILLAGE OF KASLO

MAYOR [Signature]  
CITY CLERK [Signature]

Approved under the Land Registry Act  
this 23<sup>rd</sup> day of Sept 1975.

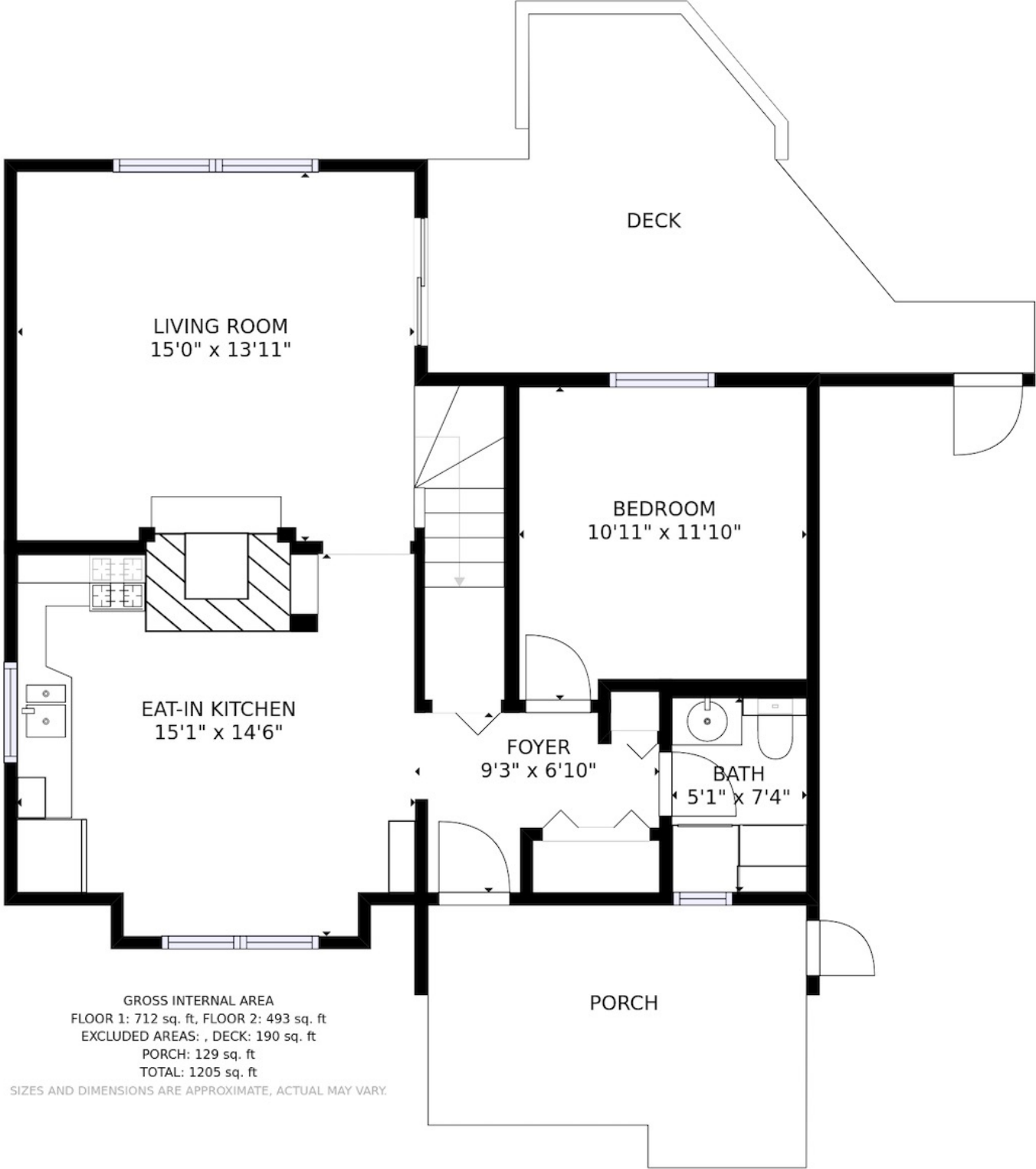
[Signature]  
Approving Officer  
The Corporation of the Village of Kaslo

This plan lies within the Regional  
District of Central Kootenay.

I, Raymond George Johnson, of the City of Nelson, British Columbia Land Surveyor, make oath and say that I was present at and did personally supervise the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 26<sup>th</sup> day of January 1975.

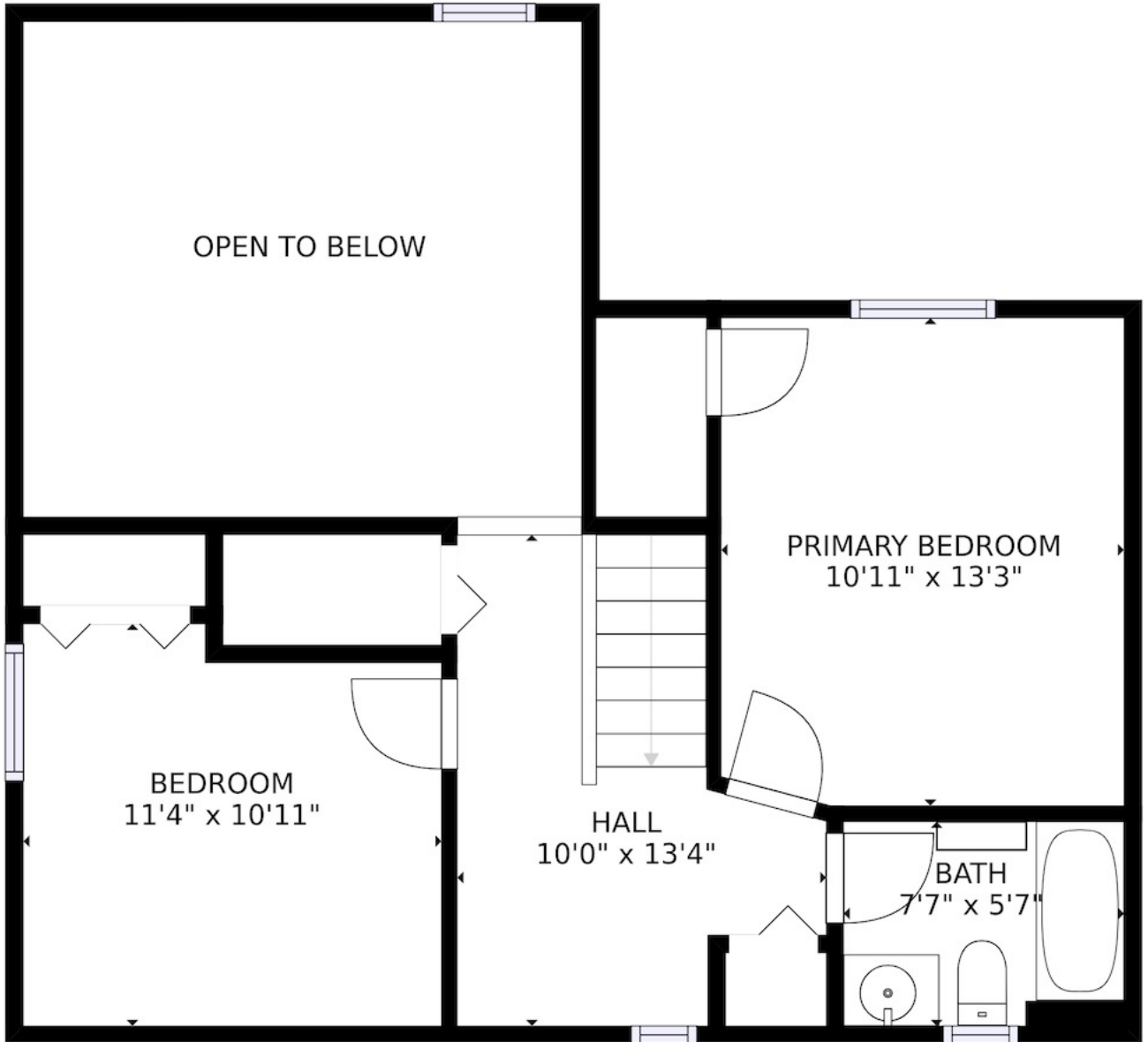
Sworn before me this 3<sup>rd</sup> day of March 1975  
[Signature]  
A Commissioner for taking affidavits for B.C. D.C.L.S.

# LOWER FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR 1: 712 sq. ft, FLOOR 2: 493 sq. ft  
EXCLUDED AREAS: , DECK: 190 sq. ft  
PORCH: 129 sq. ft  
TOTAL: 1205 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# UPPER FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR 1: 712 sq. ft. FLOOR 2: 493 sq. ft  
EXCLUDED AREAS: , DECK: 190 sq. ft  
PORCH: 129 sq. ft  
TOTAL: 1205 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# RDCK MAP



## RDCK Property Report

### Area of Interest (AOI) Information

Area : 0.45 acres

Apr 6 2022 13:21:40 Pacific Daylight Time



# RDCK REPORT

## Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	1	0.45	-
Civic Address	1	-	-
Electoral Areas	1	0.45	-
Fire Service Areas	1	0.45	-
Water Systems	1	0.45	-
Zoning	1	0.45	-
Official Community Plan	1	0.45	-
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	533.00280.016	007-567-863	644 ARENA AVE, KASLO	Single Family Dwelling	NEP9499

#	LTO Number	Lot	Block	District Lot	Land District
1	XG21758	16	-	209A	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 16, PLAN NEP9499, DISTRICT LOT 209A, KOOTENAY LAND DISTRICT	19602	SQUARE FEET	0.45

## Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00280.016	-	644	ARENA AVE	644 ARENA AVE	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.45

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.45

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.45

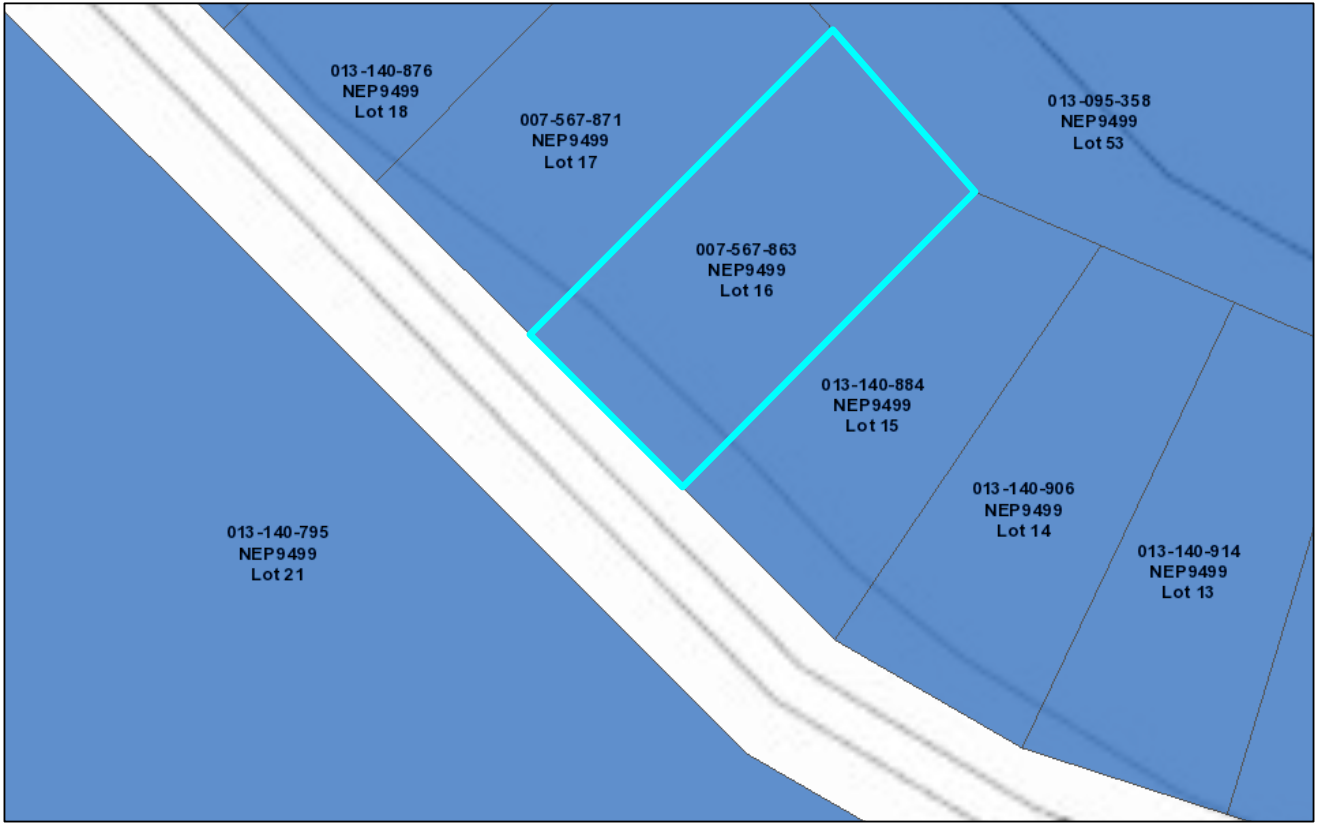
## Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.45

## Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	NR	-	1098	-	0.45

# LTSA MAP



April 6, 2022

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

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC  
Copyright 2018 LTSA4





# UTILITIES MAP

## Utilities



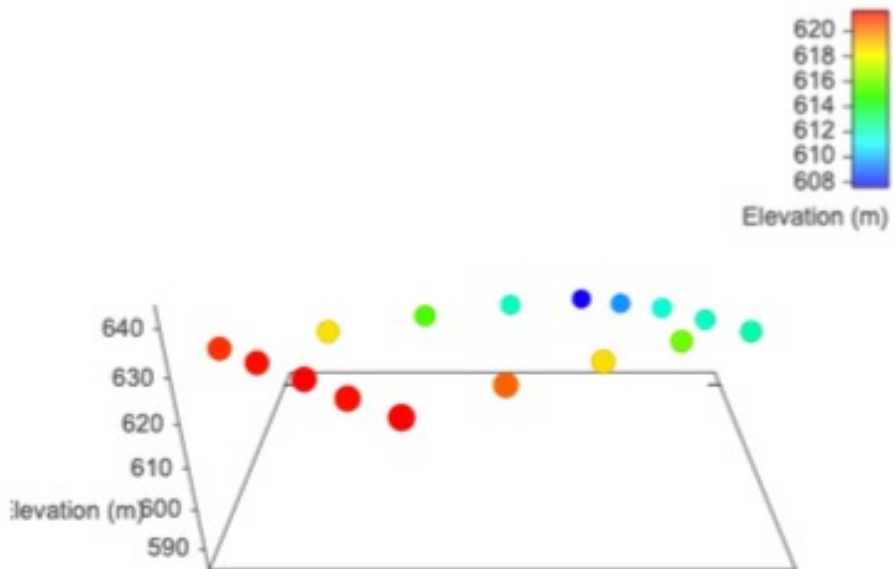
## Legend

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

# ELEVATION



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



Max Elevation: 621.61 m | Min Elevation: 607.53 m | Difference: 14.08 m

# FLOOD MAP

## Flood and Hazard



## Legend

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

# ZONING

## ZONING REGULATIONS

### R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

#### Permitted Uses

- a. Single Family Dwelling and Two Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

#### Lots created by Subdivision

- a. Single Family Dwelling:
  - i) Site area (minimum) – 464 square metres (4,994.5 square feet)
  - ii) Street Frontage (minimum) – 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
  - i) Site Area (minimum) – 765 square metres (8,234 square feet)
  - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

#### Height

- a. Building height (maximum) - 10m

#### Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

#### Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries, Kaslo	230m	1 min
<b>Shopping</b>	Front Street, Kaslo	1	4 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	110	1 hr 34 min
	Trail Regional Airport	147	1 hr 59 min
<b>Major Cities</b>	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
<b>Hospital/ Medical Centre</b>	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
<b>Dentist</b>	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
<b>Postal Services</b>	Canada Post, Kaslo	650m	2 min
<b>Library</b>	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



# 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>