

Kootenay BC



PROPERTY MATCHMAKERS  FAIR REALTY

650 C AVE
KASLO, BC

\$629,000



DETAILS

An opportunity to own .65 of an acre in the Village of Kaslo BC with a well maintained home that has seen upgrades, a 4-season sunroom/greenhouse, garage and shop located within walking distance to the school, health centre and recreational trails. RV hookup, garden beds, fruit trees in the fenced yard, generator back up and wood stove make this a perfect place to be a bit more self sufficient. Fully serviced with a new water line, fibre internet available, tons of storage, lots of natural light in the home, the sunroom/greenhouse has an insulated and heated slab. The home and property are flexible in its use: great family home, retirement home, lots of space for remote working and/or generating some rental income via a home based business. It has been used as a full time residence and seasonal home. If you're looking for a lifestyle change and enjoy the vibes of small town living on the shores of Kootenay Lake this could be the perfect choice.

Size: 0.65 acre

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

TITLE

TITLE SEARCH PRINT

File Reference: Nijjar
Declared Value \$ 375000

2021-05-03, 16:35:36
Requestor: Rhonda Ruston

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	NELSON
Land Title Office	NELSON
Title Number	LB177504
From Title Number	KR166346
Application Received	2008-03-14
Application Entered	2008-03-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	011-802-341
Legal Description:	PARCEL A (SEE 152718) OF LOT 39 BLOCK 11 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 559
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	KR167172
Registration Date and Time:	2001-12-18 10:00
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA
Cancelled By:	LB194122
Cancelled Date:	2008-05-01
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE

TITLE SEARCH PRINT

File Reference: Nijjar

Declared Value \$ 375000

2021-05-03, 16:35:36

Requestor: Rhonda Ruston

Pending Applications

NONE

Corrections

NONE

TITLE

TITLE SEARCH PRINT

2021-05-03, 14:04:18

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 375000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	LB177505
From Title Number	KR166345
Application Received	2008-03-14
Application Entered	2008-03-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	011-802-332
Legal Description:	PARCEL A (SEE 152718I) OF LOT 38 BLOCK 11 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 559
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE

TITLE SEARCH PRINT

File Reference: Nijjar
Declared Value \$ 375000

2021-05-03, 16:35:36
Requestor: Rhonda Ruston

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	NELSON
Land Title Office	NELSON
Title Number	LB177506
From Title Number	KR166344
Application Received	2008-03-14
Application Entered	2008-03-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	017-995-647
Legal Description:	PARCEL E (SEE XF30550) OF BLOCK 11 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 559
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	KR167172
Registration Date and Time:	2001-12-18 10:00
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA
Cancelled By:	LB194122
Cancelled Date:	2008-05-01
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE

TITLE SEARCH PRINT

File Reference: Nijjar
Declared Value \$ 375000

2021-05-03, 16:35:36
Requestor: Rhonda Ruston

Pending Applications NONE

Corrections NONE

TITLE

TITLE SEARCH PRINT

File Reference: Nijjar
Declared Value \$ 375000

2021-05-03, 16:35:36
Requestor: Rhonda Ruston

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	NELSON
Land Title Office	NELSON
Title Number	LB177507
From Title Number	KR166343
Application Received	2008-03-14
Application Entered	2008-03-19
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	015-962-121
Legal Description:	LOT A DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 18826
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	KR167172
Registration Date and Time:	2001-12-18 10:00
Registered Owner:	BANK OF MONTREAL
Remarks:	INTER ALIA
Cancelled By:	LB194122
Cancelled Date:	2008-05-01
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE

TITLE SEARCH PRINT
File Reference: Nijjar
Declared Value \$ 375000

2021-05-03, 16:35:36
Requestor: Rhonda Ruston

Pending Applications	NONE
Corrections	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.

650 C AVE KASLO

Area-Jurisdiction-Roll: 21-533-00416.035



Total value **\$431,300**

2021 assessment as of July 1, 2020

Land	\$99,300
Buildings	\$332,000

Previous year value	\$387,000
Land	\$111,000
Buildings	\$276,000

Property Information

Year built	1919
Description	1 STY house - Standard
Bedrooms	4
Baths	2
Carports	
Garages	G
Land size	.65 Acres
First floor area	1,120
Second floor area	
Basement finish area	800
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

Parcel A Lot 38 Block 11 Plan NEP559 District Lot 208 Land District 26 (SEE 1527181)

PID: 011-802-332

see more legal descriptions below

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Legal Description and Parcel ID

Parcel A Lot 38 Block 11 Plan NEP559 District Lot 208 Land District 26 (SEE 1527181)

PID: 011-802-332

Parcel A Lot 39 Block 11 Plan NEP559 District Lot 208 Land District 26 (SEE 1527181)

PID: 011-802-341

Lot A Plan NEP18826 District Lot 208 Land District 26

PID: 015-962-121

Parcel E Block 11 Plan NEP559 District Lot 208 Land District 26 SEE XF30550

PID: 017-995-647

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: May 03 2021

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

ADDRESS/BARE-LAND STRATA LOT #: 650 C Ave Kaslo BC V0G1M0 (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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?			X	
E. Are you aware of any current or pending local improvement levies/charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		
2. SERVICES				
A. 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 _____ <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?				X
(ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)?				X
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)?				X
D. Are you aware of any problems with the water system?		X		
E. Are records available regarding the quantity of the water available?				X
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?		X		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	X			
B. To the best of your knowledge, is the ceiling insulated?	X			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		X		

INITIALS D E R

PROPERTY DISCLOSURE STATEMENT

May 03 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

650

C Ave

Kaslo

BC V0G1M0

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?			X	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>			X	
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		X		
G. Are you aware of any structural problems with any of the buildings?		X		
H. Are you aware of any additions or alterations made in the last sixty days?		X		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.?		X		
J. Are you aware of any problems with the heating and/or central air conditioning system?		X		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		X		
L. Are you aware of any damage due to wind, fire or water?		X		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and/or hot tub?		X		
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		X		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		X		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		X		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____		X		
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)		X		
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?		X		
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		

EXPENSES

Property Taxes:

2020

\$3244.97



Municipal Water:

2021

\$347/ year



Insurance (Western Financial):

2021

\$706 / year



RENOVATIONS & DETAILS

House

- set up for generator use for power (has sliding interlock switch in main circuit breaker that allows for full use of all the breakers as needed)
- eco friendly marmoleum flooring
- low-VOC stains throughout
- wood stove heats up the whole house and is set up to heat up the sunroom in the winter very easily
- new water line from street to main of house.
- fiber optic internet / wifi
- deck roofing
- tiling downstairs
- T&G ceiling downstairs
- \$40,000 into the K2 rock work - front of sunroom, interior of sunroom, mudroom chimney, upstairs chimney, 2 new exterior chimneys (home and office off of garage)
- added 2 tons of thermal mass inside to keep the house warm longer (and cool longer in the summer)
- interior cold storage room downstairs with a lot of space, thermal regulated with adjustable inlet fan that brings cold air in when the temperature outside is cooler than the temperature in the cold storage room

Sunroom (25' x 12")

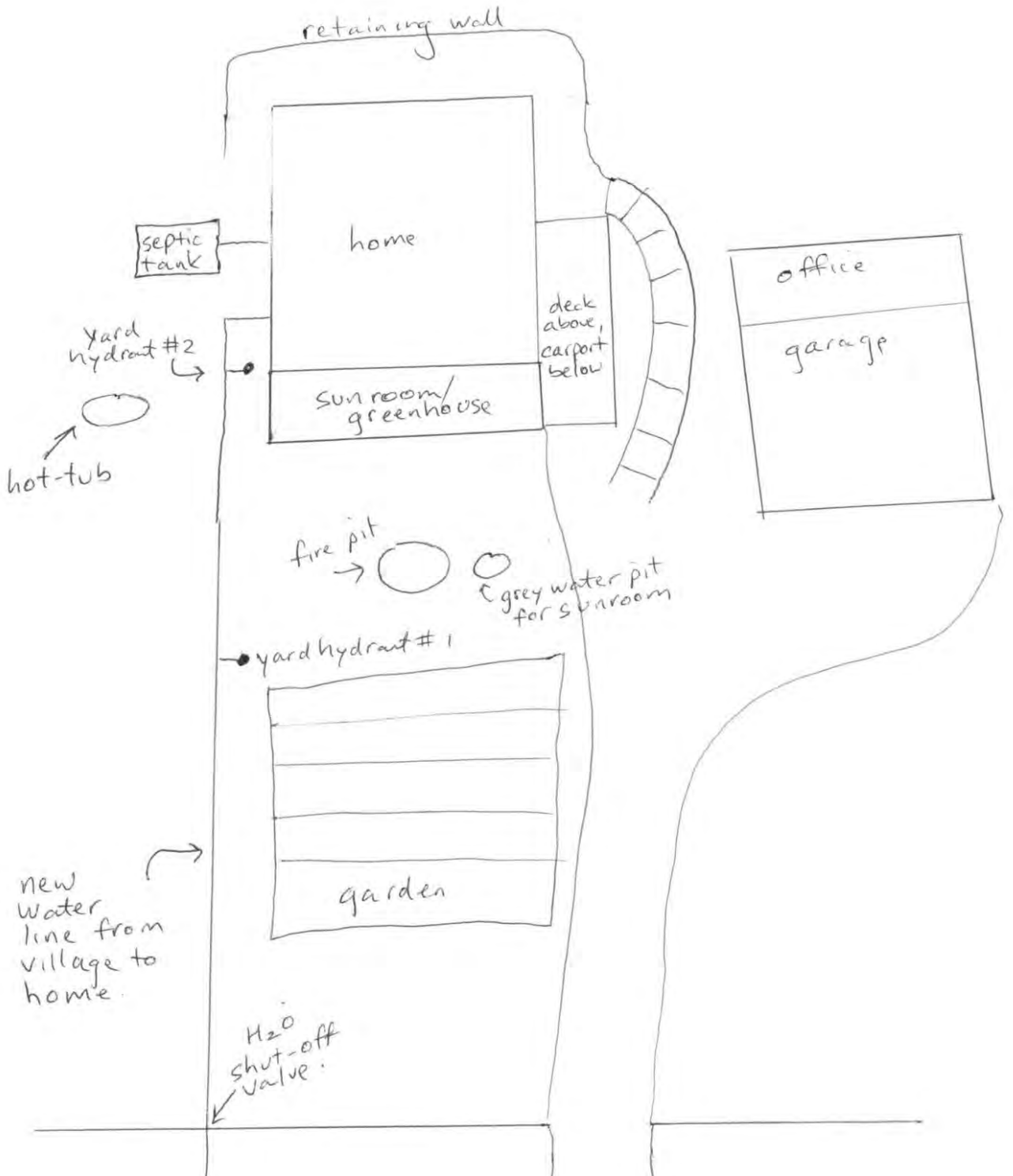
- 4-season (insulated and electrified slab, ICF form foundation)
- 3 sets of timers for different growth parameters
- drains go to grey water pit
- exhaust fans voids whole volume of sunroom in 1 minute, fans have humidistats and tempstats.

Property

- 2 yard hydrants
- 30 amp plug in for RVs in front of the garage
- wood fired hot tub, no electricity required for circulation

HAND DRAWN PLAN

650 'C' Ave. Kaslo BC V0G-1M0



PLAN

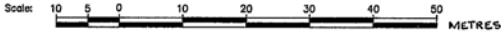
POSTING PLAN OF **21-CK-533**
 PART OF LOTS 38 TO 43 INCLUSIVE AND
 ALL OF LOTS 66 TO 71 INCLUSIVE, BLOCK 11,
 PLAN 559, D.L. 208, KOOTENAY DISTRICT.

PLAN NEP 20257

DEPOSITED IN THE LAND TITLE
 OFFICE AT NELSON, B. C. THIS 8th
 DAY OF February, 19 93.

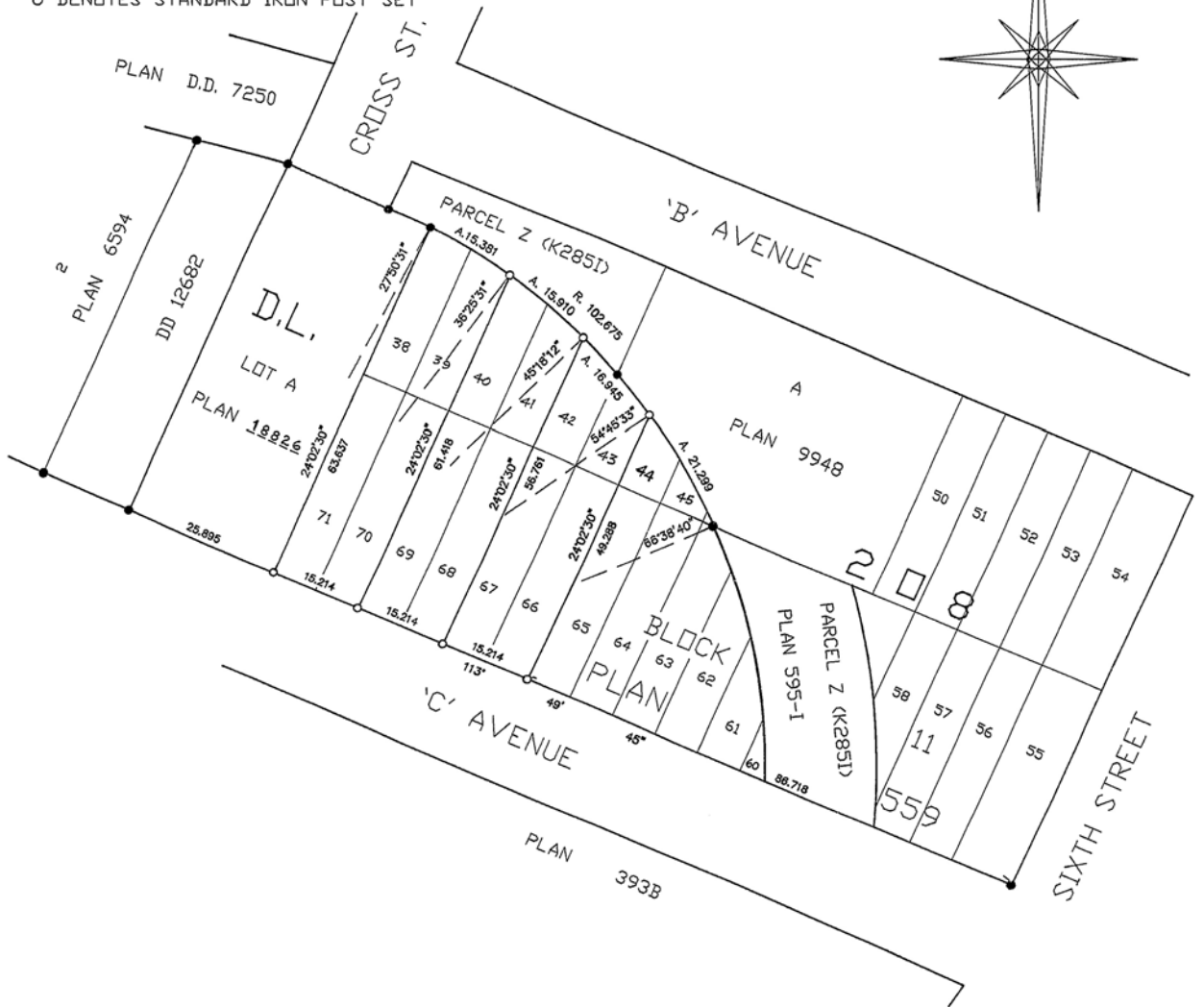
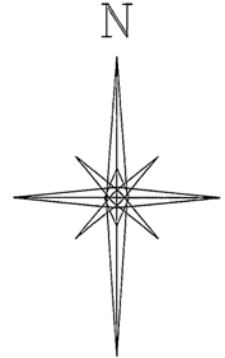
J.C.B. Smith per TW
 REGISTRAR X62869

BCGS 82F,096
 SCALE ~ 1:500



LEGEND

BEARINGS ARE ASTRONOMIC DERIVED FROM PLAN 9948
 ● DENOTES IRON POST FOUND.
 ○ DENOTES STANDARD IRON POST SET



I, GORDON STEIN, A BRITISH COLUMBIA LAND 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 ARE CORRECT. THE SURVEY WAS
 COMPLETED ON THE 22 DAY OF AUGUST, 19 93.

G Stein

BCLS

THIS PLAN LIES WITHIN THE CENTRAL KOOTENAY REGIONAL DISTRICT.

VILLAGE OF KASLO PLAN

P L A N

#559

SHOWING
SUBDIVISION OF

BLOCKS

1, 2, 5, 11, 15, 18, 22
32A, 32B, 35, 42, 43

KASLO CITY

BEING PORTIONS OF LOTS 208 & 209

B C
KOOTENAY DISTRICT

*Submitted 11/9/14
J. H. Moulton
Dep. Reg. Comm.
PLAN 559*

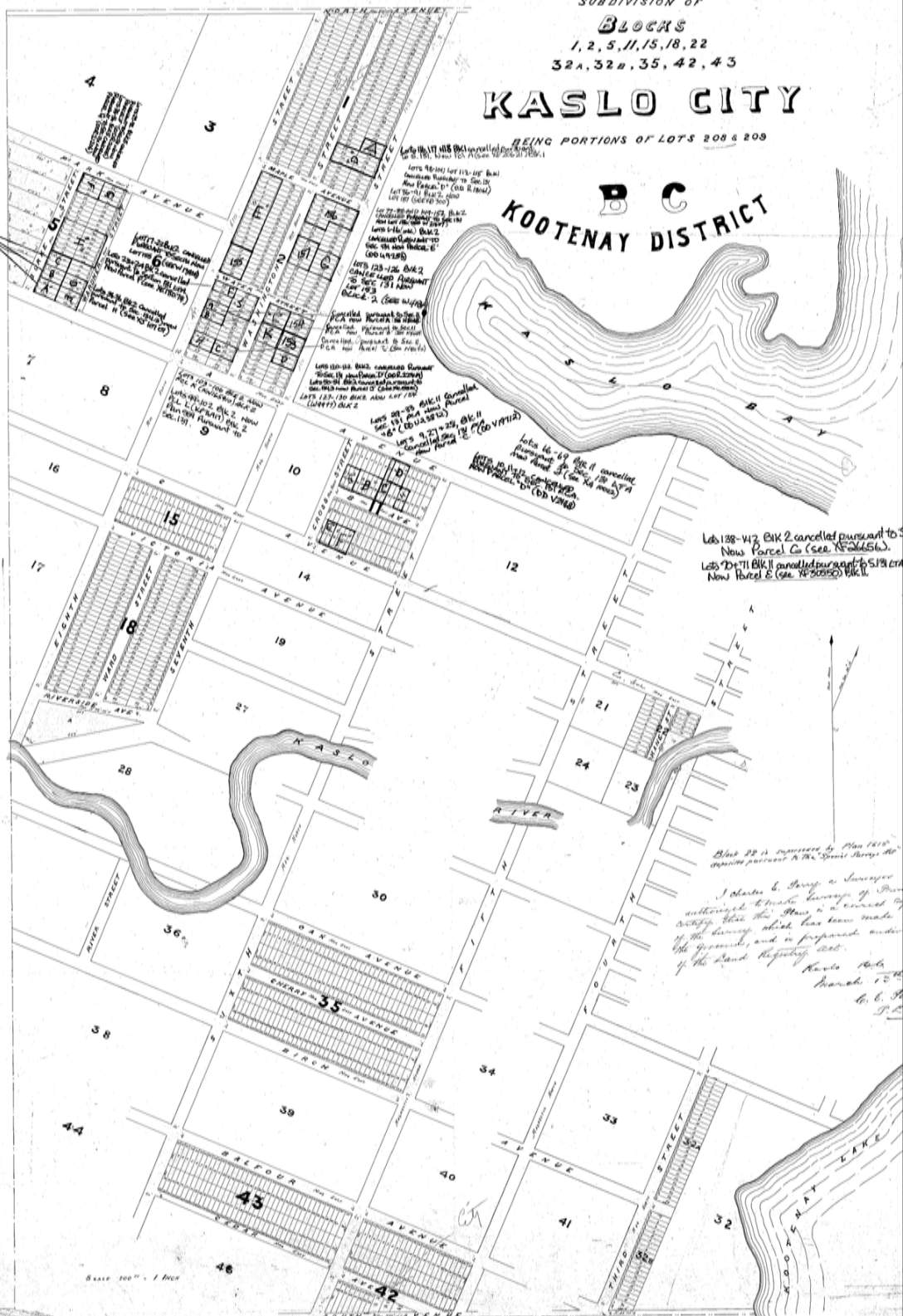
PL 559

Lot 100-102 Bk 2
Cancelled pursuant to
New Parcel 1 (see R.C. 156)

Lot 100-102 Bk 2
Cancelled pursuant to
New Parcel 1 (see R.C. 156)

Lot 100-102 Bk 2
Cancelled pursuant to
New Parcel 1 (see R.C. 156)

*By Registrar General
J. H. Moulton
11/9/14*



Lot 138-142 Bk 2 cancelled pursuant to
New Parcel 2 (see R.C. 156)

Lot 100-102 Bk 2 cancelled pursuant to
New Parcel 1 (see R.C. 156)

Block 22 is reserved by Plan 1210
cancelled pursuant to the Statute in
force.

I Charles G. Young, a Surveyor
authorized to make surveys of
British Columbia, do hereby
certify that this Plan is a correct
copy of the survey which has been made
of the ground, and is prepared under
the provisions of the Statute in
force of the Province of British Columbia.
Kaslo 10/6
March 15/14
C. G. Young
P.L.S.

Scale 100' = 1 inch

SEPTIC PUMP OUT



ALL AROUND SEPTIC SERVICES LTD.

INVOICE No. 9007

2329 Cunningham Road
Slocan Park, BC V0G 2E0

Office: 250-359-8282 • Phone: 250-354-3644

GST: 84270 5550 RT0001

allsepticvac@gmail.com

DATE: 5 29 21

TRUCK: P2

DRIVER: Sheldon

CUSTOMER MAILING:

NAME: _____

ADDRESS: 650 CAVENNHE

CITY: KASLO

PHONE: _____

EMAIL: _____

JOBSITE: _____

CITY: _____

JOB DESCRIPTION:	ea.	AMOUNT
<u>25</u>		

Subtotal

GST

PST

TOTAL 660

RECEIVED BY: _____

TERMS: Net 30 days from date of invoice.

A service charge of 2% per month

will be applied on overdue accounts.

INCLUDES RDCK
DISPOSAL FEE

DATE: _____

ALL AROUND SEPTIC SERVICES LTD.
(250) 354-3644

TANK LOCATION:

Tank appeared functional and in
good condition

COMMENTS: _____

TANK SIZE

TANK CONSTRUCTION

TANK LIDS

TANK DEPTH

BAFFLE CONSTRUCTION

RDCK MAP

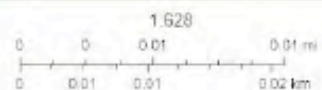


RDCK Property Report

Area of Interest (AOI) Information

Area : 0.65 acres

May 19 2021 14:50:23 Pacific Daylight Time



Source: SRP, Atlas BC, USGS, NGA, NPS, COAR, NRS/BCN, NCBA, NLS, DC, NMA, Geobase/BCN, Rijkswaterstaat, GDA, Geocent, FEMA, ISTAT, and the USGS. All rights reserved. Source: SRP, NPS, COAR, NRS/BCN, NCBA, NLS, DC, NMA, Geobase/BCN, Rijkswaterstaat, GDA, Geocent, FEMA, ISTAT, and the USGS. All rights reserved.

RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	4	0.65	-
Civic Address	2	-	-
Electoral Areas	1	0.65	-
Fire Service Areas	1	0.65	-
Water Systems	1	0.65	-
Zoning	1	0.65	-
Official Community Plan	1	0.65	-
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	533.00416.035	011-802-332	850 C AVE, KASLO	Single Family Dwelling	NEP559
2	000.00000.000	-	-	-	-

#	LTO Number	Lot	Block	District Lot	Land District
1	LB177507	A	11	208	KOOTENAY
2	-	-	-	-	-

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT A PLAN NEP18826 DISTRICT LOT 208 KOOTENAY LAND DISTRICT & PARCEL A LOT 38 BLOCK 11 PLAN NEP559 DISTRICT LOT 208 KOOTENAY LAND DISTRICT (SEE 152718) & PARCEL A LOT 39 BLOCK 11 PLAN NEP559 DISTRICT LOT 208 KOOTENAY LAND DISTRICT (S	.65	ACRES	0.46
2	-	-	-	0.19

Civic Address

#	Folio	Unit Number	House Number	Street Name	Full Address	Count
1	533.00416.035	-	852	C AVE	652 C AVE	1
2	533.00416.035	-	850	C AVE	650 C AVE	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.65

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.65

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPALE	0.65

Zoning

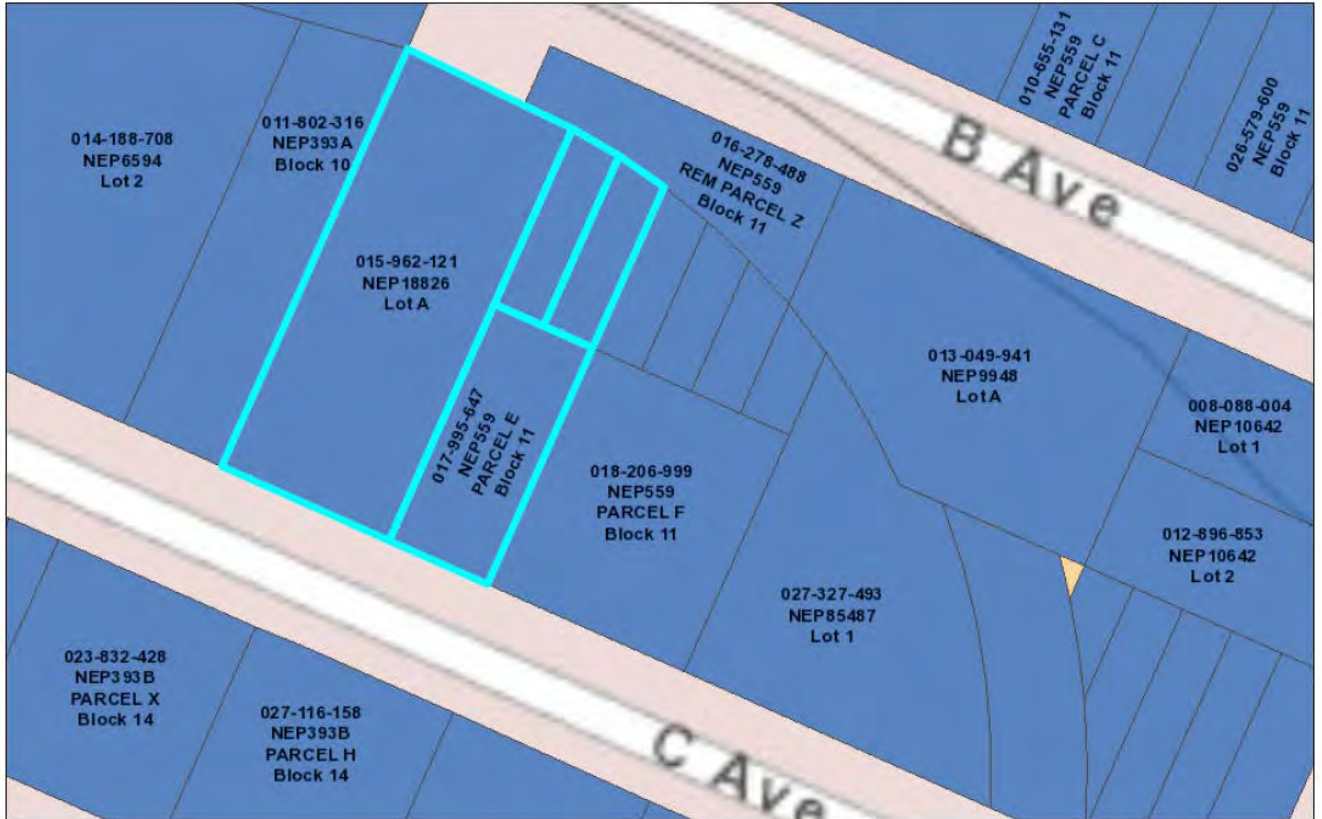
#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.65

Official Community Plan

#	Class	ClassDescription	Bylaw	DPA	Area(acres)
1	NR	-	1098	-	0.65

LTSA MAP

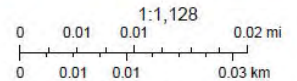
650 C Ave LTSA Map



May 19, 2021

Parcels By Class

- | | | | |
|-------------------|------------------|-------------------|------------------|
| Absolute Fee Book | Common Ownership | Return To Crown | Primary |
| Air Space | Building Strata | Crown Subdivision | Interest Parcels |
| Subdivision | Bare Land Strata | Road | Part of Primary |
| | Park | | |



GeoBC, DataBC, TomTom, © OpenStreetMap contributors

Cadastral data from ParcelMap BC
Copyright 2018 LTSA3

UTILITIES MAP

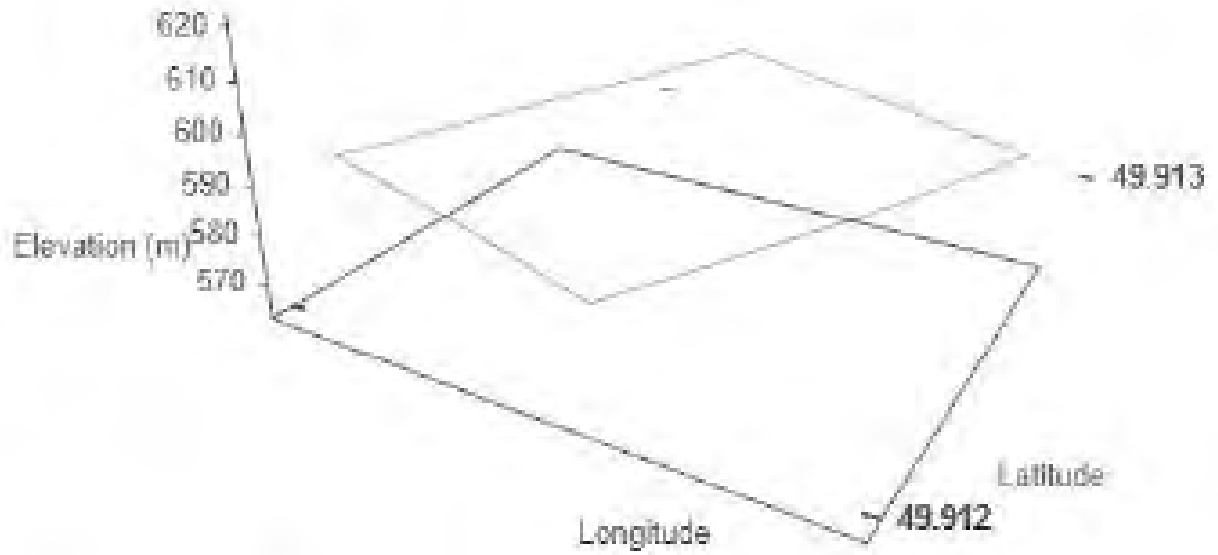
Utilities



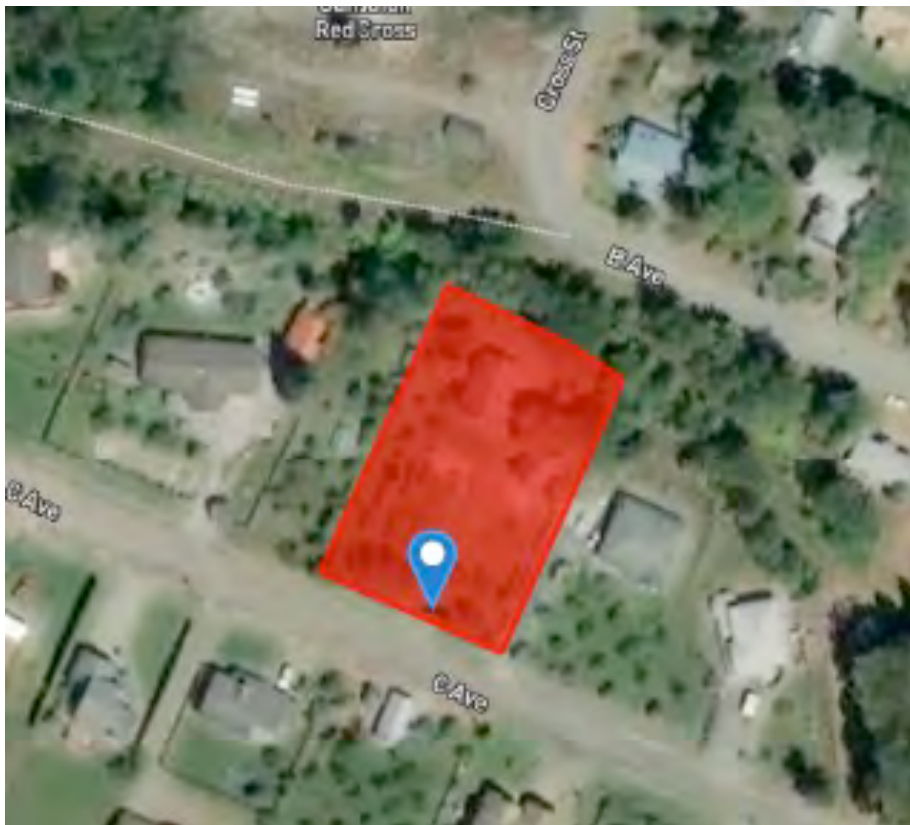
Legend

- | | | | |
|------------------|--------------------------|------------|---------------------------|
| 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

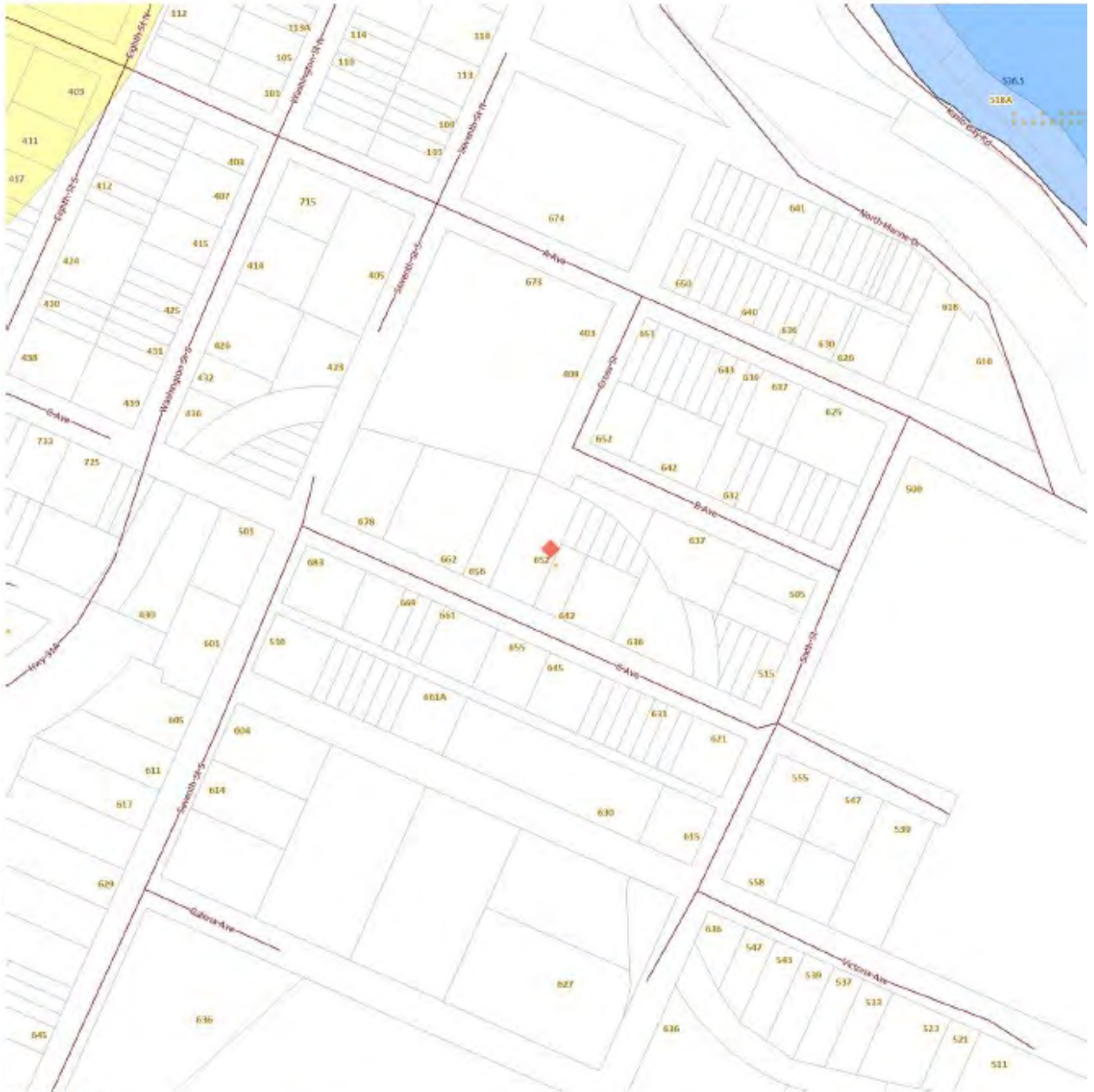


Max Elevation: 597.11 m | Min Elevation: 587.67 m | Difference: 9.43 m



FLOOD MAP

Flood and Hazard



Legend

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

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

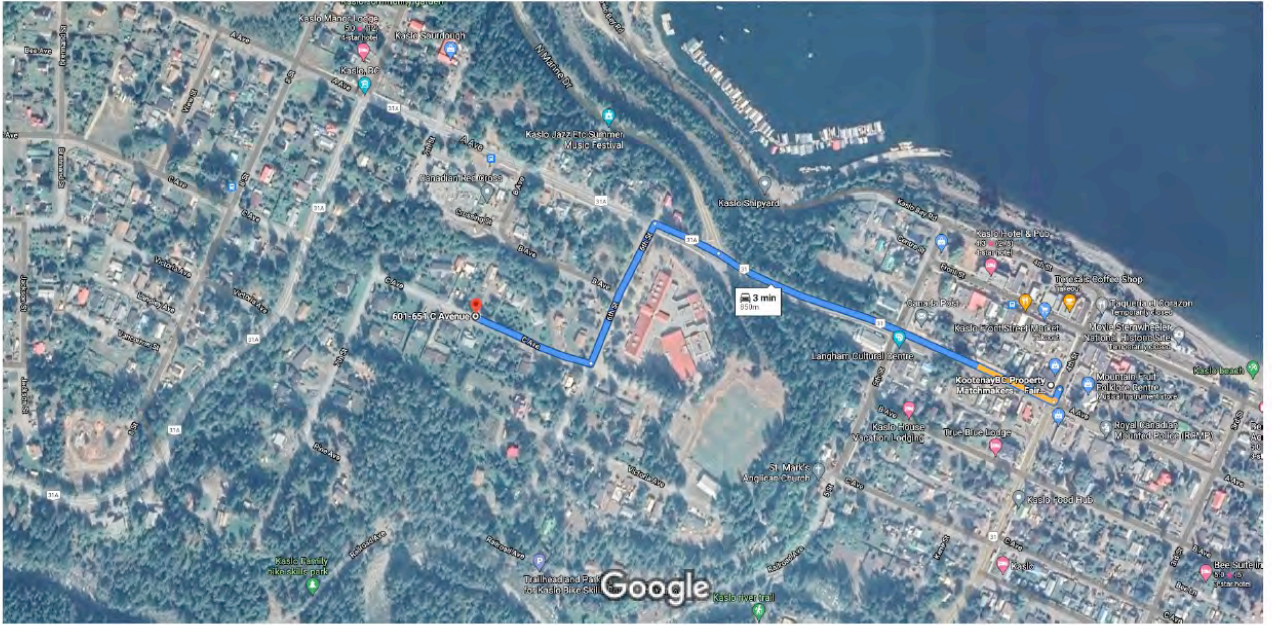
- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to 601-651 C Ave, New Denver, BC V0G 1S1

Drive 850 m, 3 min



Imagery ©2021 CNES / Airbus, Maxar Technologies, Province of British Columbia, Map data ©2021 50 m



via A Ave

Fastest route

3 min

850 m

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.

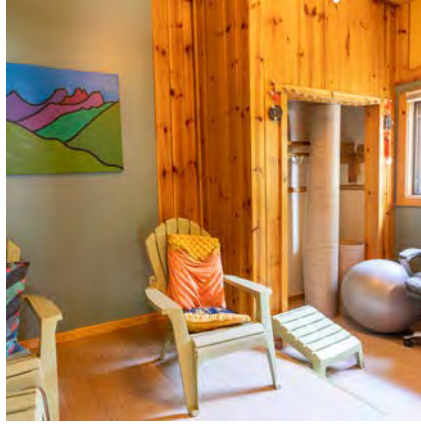
Government

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

PICTURES



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>