

Kootenay BC



LOTS 6 & 7
KOOTENAY STREET
&
LOT 10 DAWSON
STREET,
LARDEAU, BC

\$319,000

PROPERTY MATCHMAKERS  FAIR REALTY




OVERVIEW

Kootenay Lake lots with waterfront and accessible beach. These lots are fairly level with enough room for development as well as great beach to enjoy Kootenay Lakeshore living. The community of Lardeau is about a half hour drive north of Kaslo BC. Community well water system, hydro, telephone and internet available. Views of Kootenay Lake and the Purcell and Selkirk mountains, all kinds of recreational opportunities for world class hiking, biking, atv/snowmobile and back country skiing all around. The Lardeau Valley is a wonderful place that offers wildlife and rugged natural beauty. Lots with easy lake access and fairly level offer great potential for your dream house or a great recreational property.

MLS: 2458234 Size: 0.206 acres

Services Available: septic required, community well water system, hydro, telephone, satellite tv and internet available

	Lots 6 & 7 KOOTENAY STREET V0G 1M0	
	MLS# 2458234 Major Area Kaslo Sub Area Kaslo North to Gerrard Postal Code V0G 1M0 Type Lots/Acreage Style/Stories Taxes \$402 (2020) Province BC City Lardeau	Status Possession Title Freehold Title Form Conventional Zoning Code Unzoned Zoning Type No Zoning Zoning Sub Type No Zoning First Nations Land YN No List Price \$319,000
Exterior Information		
Lot SqFt 9,000 Lot Acres 0.2066 Number of Parcels 3 Roads Paved Local Government Levies Payable Cultivated Area Exterior Features Water Influence Lakeshore	Lot Width Parking Type Carport View Lake View, Mountain View, View Signs Canopies Treed Area	Lot Depth Parking Spaces Fencing Security Detectors Cleared Area First Nations Land YN No
Services		
Water Supply Community Water User's Utility Cable TV Service No Cable TV Gas Service No Gas	Sewer Type Septic Permit Required Telephone Service Available Power Service Available	Sewer Service Water Service Septic Available
Legal & Mortgage		
PID Number 014-832-399/014-832-411/014-832-097 Legal LOT 6 & Lot 7 BLOCK 7 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492 LOT 10 BLOCK 2 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492 Fin Statements Avail From Court Ordered Sale No Terms Of Sale		
Type Of Lease Fractional Interest YN No Fractional Interest Amount		

TITLE

Authentisign ID: 7EBFFDD0-F3B5-42BA-A0F7-444F807E9CF5

TITLE SEARCH PRINT

2021-04-24, 08:44:00

File Reference:

Requestor: Kul Nijjar

Declared Value \$ 10000

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

Land Title District NELSON
Land Title Office NELSON

Title Number LA61362
From Title Number T13426

Application Received 2006-05-11

Application Entered 2006-05-17

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Taxation Authority Nelson Trail Assessment Area

Description of Land
Parcel Identifier: 014-832-399
Legal Description:
LOT 6 BLOCK 7 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



TITLE

Authenticity ID: 7EBFFD00-F3B5-42BA-80F7-444F807E8CF5

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 10000

2021-04-24, 08:44:28

Requestor: Kul Nijjar

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	LA61370
From Title Number	T13427
Application Received	2006-05-11
Application Entered	2006-05-17
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	014-832-411
Legal Description:	LOT 7 BLOCK 7 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE

Authenticity ID: 7EBFFD00-F3B5-42BA-A0F7-444F807E8CF5

TITLE SEARCH PRINT

File Reference:

Declared Value \$ 12000

2021-04-24, 08:43:38

Requestor: Kul Nijjar

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	LA61374
From Title Number	T13418
Application Received	2006-05-11
Application Entered	2006-05-17
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area
Description of Land	
Parcel Identifier:	014-832-097
Legal Description:	LOT 10 BLOCK 2 DISTRICT LOT 187 KOOTENAY DISTRICT PLAN 492
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.

KOOTENAY ST LARDEAU

Area-Jurisdiction-Roll: 21-786-01021.070



Total value **\$27,700**

2021 assessment as of July 1, 2020

Land \$27,700

Buildings \$0

Previous year value \$26,100

Land \$26,100

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 3125 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 7 Block 7 Plan NEP492 District Lot 187 Land District 26

PID: 014-832-411

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

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.

DAWSON ST LARDEAU

Area-Jurisdiction-Roll: 21-786-01020.100



Total value **\$9,700**

2021 assessment as of July 1, 2020

Land \$9,700

Buildings \$0

Previous year value \$9,100

Land \$9,100

Buildings \$0

Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 2750 Sq Ft

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

Lot 10 Block 2 Plan NEP492 District Lot 187 Land District 26

PID: 014-832-097

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

EXPENSES

Property Taxes:

2020

\$402.27



Water:

2020

\$5000 for water connection

\$100 / year (if not connected)

\$200 / year (if connected)



RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastre - Legal Parcels	2	0.14	-
Civic Address	0	-	-
Electoral Areas	1	0.14	-
Fire Service Areas	0	0	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	0	0	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	< 0.01	-
Flood Construction Levels - 1990	0	0	-

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01021.060	014-832-399	KOOTENAY ST, LARDEAU	Vacant Residential Less Than 2 Acres	NEP492
2	786.01021.070	014-832-411	KOOTENAY ST, LARDEAU	Vacant Residential Less Than 2 Acres	NEP492

#	LTO Number	Lot	Block	District Lot	Land District
1	LA61362	6	7	187	KOOTENAY
2	LA61370	7	7	187	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 6, BLOCK 7, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT	3125	SQUARE FEET	0.07
2	LOT 7, BLOCK 7, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT	3125	SQUARE FEET	0.07

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.14

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Davis Creek -E	Davis Creek -E	-	1	< 0.01

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

RDCK MAP



RDCK Property Report

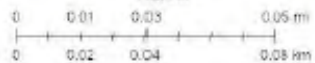
Area of Interest (AOI) Information

Area : 0.06 acres

May 2 2021 11:26:40 Pacific Daylight Time



1:2,437



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

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RDCK REPORT

Summary

Name	Count	Area(acres)	Length(mi)
Cadastré - Legal Parcels	1	0.06	-
Civic Address	0	-	-
Electoral Areas	1	0.06	-
Fire Service Areas	0	0	-
Water Systems	0	0	-
Zoning	0	0	-
Official Community Plan	0	0	-
Agriculture Land Reserve	0	0	-
Non Standard Flooding Erosion Area	1	0.04	-
Flood Construction Levels - 1990	0	0	-

Cadastré - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01020.100	014-832-097	DAWSON ST. LARDEAU	Vacant Residential Less Than 2 Acres	NEP492

#	LTO Number	Lot	Block	District Lot	Land District
1	LA81374	10	2	187	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 10, BLOCK 2, PLAN NEP492, DISTRICT LOT 187, KOOTENAY LAND DISTRICT	2750	SQUARE FEET	0.06

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.06

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Davis Creek -E	Davis Creek -E	-	1	0.04

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

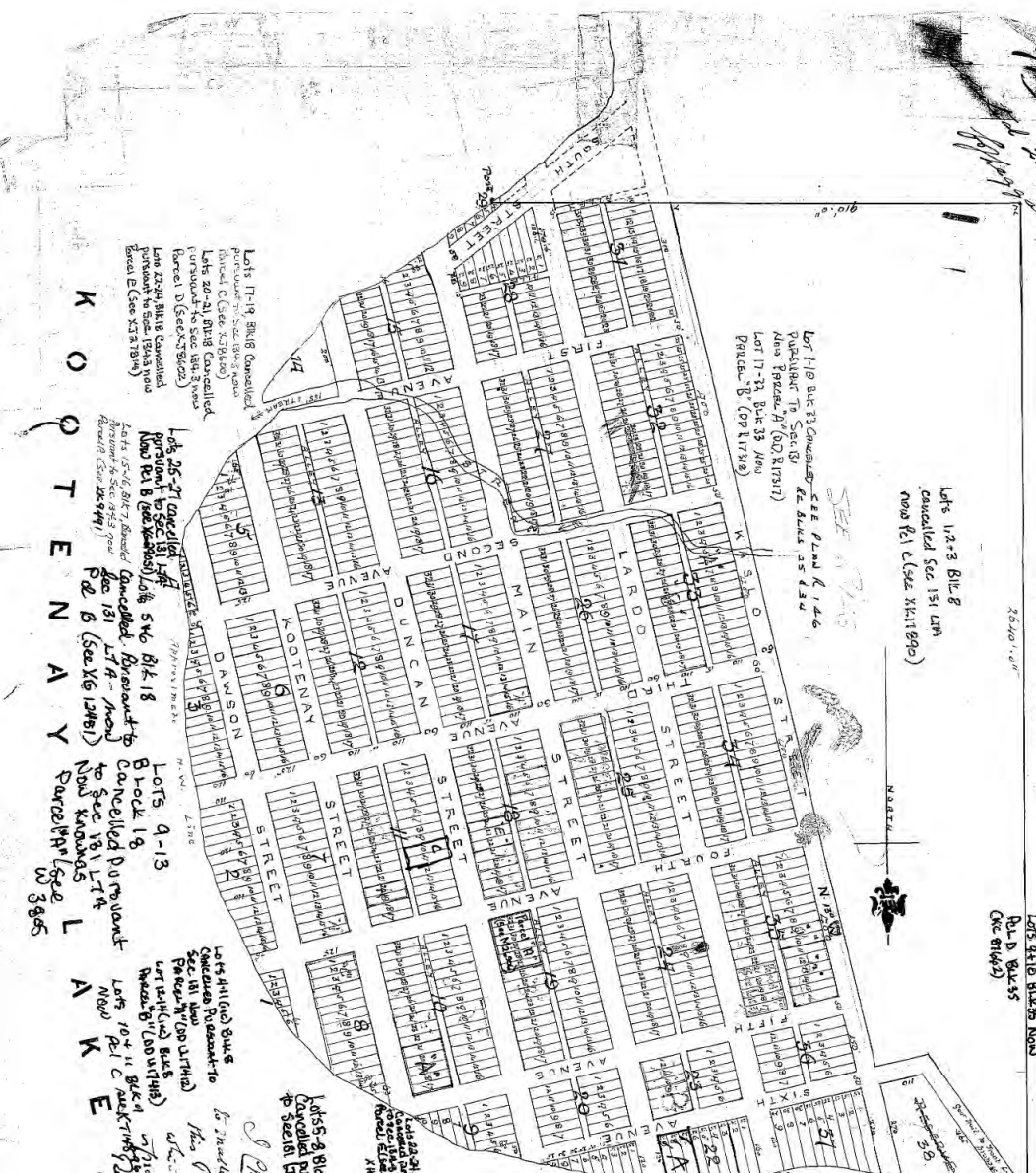
SURVEY

Status: Filed

Plan #: NEP492 App #: N/A CH# (Altered)
 SUBDIVISION OF LOT 187 C. I.
 WEST KOOTENAY DISTRICT

SCALE 3/4 INCH = 100 FEET TO ONE INCH
 LOTS 27-30 PER - STREETS 60 FEET
 AVERAGES 50 FEET

LOTS 25-26 PER
 R.D. 25-55
 (See 1144)



LOTS 17-19 BLDG CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 20-21 BLDG CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)
 BUREAU D (SEE 1542)
 LOTS 22-24 BLDG CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)

LOTS 25-27 CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)
 BUREAU D (SEE 1542)
 LOTS 28-30 CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)

LOTS 31-33 CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)
 BUREAU D (SEE 1542)

LOTS 34-36 CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)
 BUREAU D (SEE 1542)

LOTS 37-39 CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)
 BUREAU D (SEE 1542)

LOTS 40-42 CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)
 BUREAU D (SEE 1542)

LOTS 43-45 CANCELLED
 PURSUANT TO SEC. 131 & 132
 (SEE 1542)
 BUREAU D (SEE 1542)

LOTS 46-48 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 49-51 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 52-54 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 55-57 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 58-60 CANCELLED
 PURSUANT TO SEC. 131 AND

LOTS 61-63 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 64-66 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 67-69 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 70-72 CANCELLED
 PURSUANT TO SEC. 131 AND

LOTS 73-75 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 76-78 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 79-81 CANCELLED
 PURSUANT TO SEC. 131 AND
 LOTS 82-84 CANCELLED
 PURSUANT TO SEC. 131 AND

Do: 19.08.22
 James Lee
 B.C. Land Surveyor

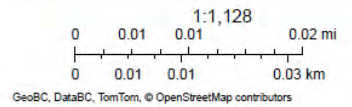
LTSA MAP

Lot 6 & 7 Kootenay St



May 2, 2021

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



Cadastral data from ParcelMap BC
Copyright 2018 LTSA³



FLOOD & HAZARD 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
- Slovan Valley GeoHazard
- RDCK Roads
- Civic Address

DIRECTIONS



KootenayBC Property Matchmakers - Fair Realty to
Kootenay St, Argenta, BC V0G 1B0

Drive 28.7 km, 27 min

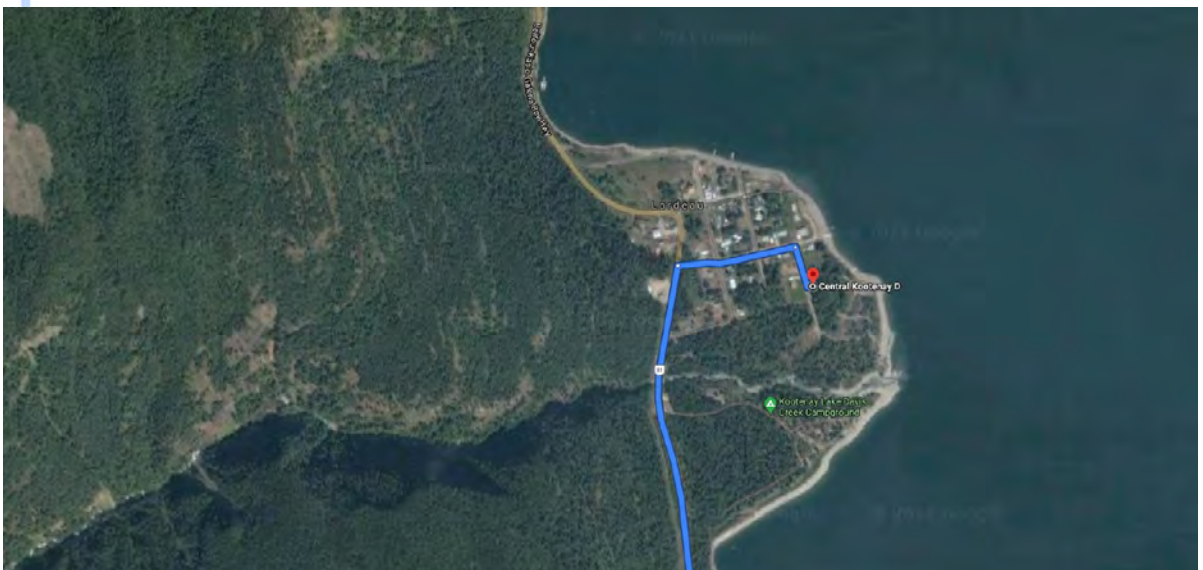


Map data ©2021 5 km



via Balfour-Kaslo-Galena Bay Hwy/BC- 27 min
31 N 28.7 km

Fastest route



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	28.4	28 min
	Jewett Elementary School, Meadow Creek	11.9	11 min
Shopping	Front Street, Kaslo	28.7	29 min
	Meadow Creek General Store & Gas	11.8	10 min
Airport	West Kootenay Regional Airport, Castlegar	138	2 hr
	Trail Regional Airport	175	2 hr 26 min
Major Cities	Kelowna, BC	363	5 hr 17 min
	Nelson, BC	97.3	1 hr 31 min
	Spokane, WA	336	4 hr 38 min
	Cranbrook, BC	255	4 hr 6 min
	Calgary, AB	575	7 hr 40 min
	Vancouver, BC	757	9 hr 3 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	28.5	28 min
	North Kootenay Lake Community Services	28.6	26 min
	Kootenay Boundary Regional Hospital, Trail	167	2 hr 21 min
	Kootenay Lake Hospital, Nelson	96.7	1 hr 25 min
Dentist	Kootenay Lake Dental Clinic, Nelson	97.5	1 hr 31 min
	Nelson Ave Dental Clinic, Nelson	95.2	1 hr 25 min
	Silverton Dental Clinic, Silverton	79.4	1 hr 20 min
Postal Services	Canada Post, Meadow Creek	11	10 min
	Canada Post, Kaslo	28.4	28 min
Library	Kaslo Library	28.7	28 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.

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.

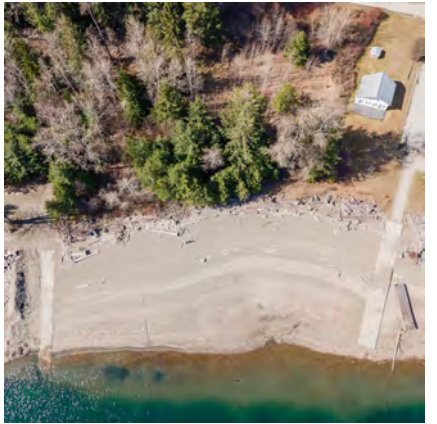
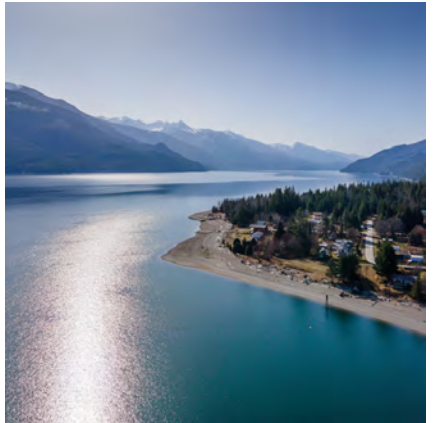
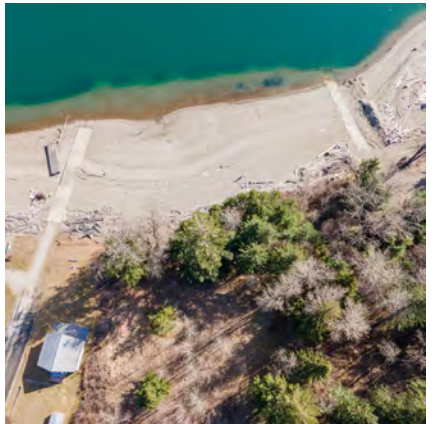
Economy

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.

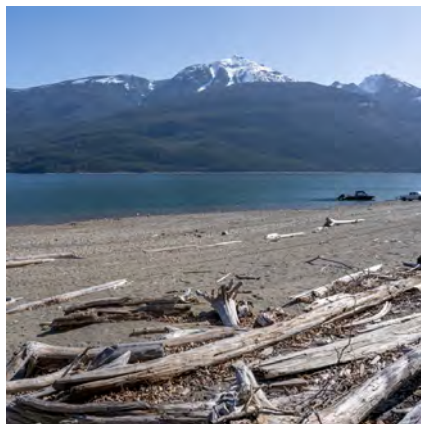
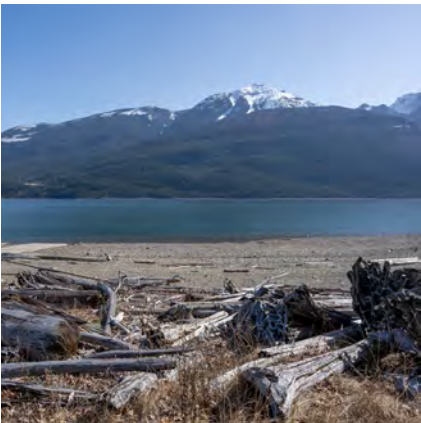
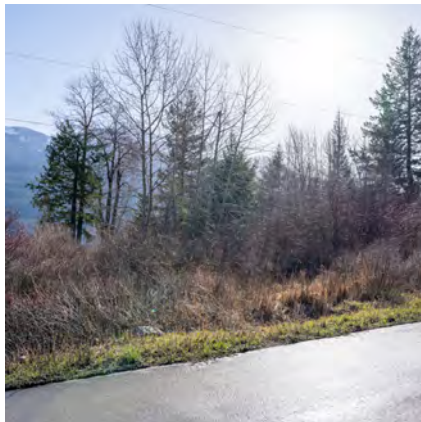
Government

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: <https://kootenaybc.com/>

Village of Kaslo: <http://www.kaslo.ca/>

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc.

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

Water:

Lardeau Water Users Association

The system is owned by the Association.

The system consists of 2 wells that are pumped into a holding tank and then gravity fed to the properties. The lines and system are treated with chlorine once a year for maintenance and cleaning.

President: Leonard Wiens 250-366-4208

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>