

**422 VIEW STREET  
KASLO, BC  
\$998,500**

**Kootenay  
BC**



**REAL ESTATE**  **FAIR REALTY**



# DETAILS

Set in Upper Kaslo, this fully renovated 5-bedroom, 3-bath timber-frame home offers over 4,400 sq ft of living space, combining solid craftsmanship with a layout that works for everyday living and extended family.

The home has seen extensive updates, including new soapstone countertops and backsplash (winter 2025/26), alongside maple hardwood floors, fir trim, custom cabinetry, and detailed woodwork throughout. Large windows bring in natural light and frame surrounding mountain views, while in-floor hydronic heating provides consistent year-round comfort.

The walkout lower level adds flexibility, featuring a self-contained one-bedroom suite currently generating \$1,400/month in rental income—well suited for guests, extended family, or as a mortgage helper.

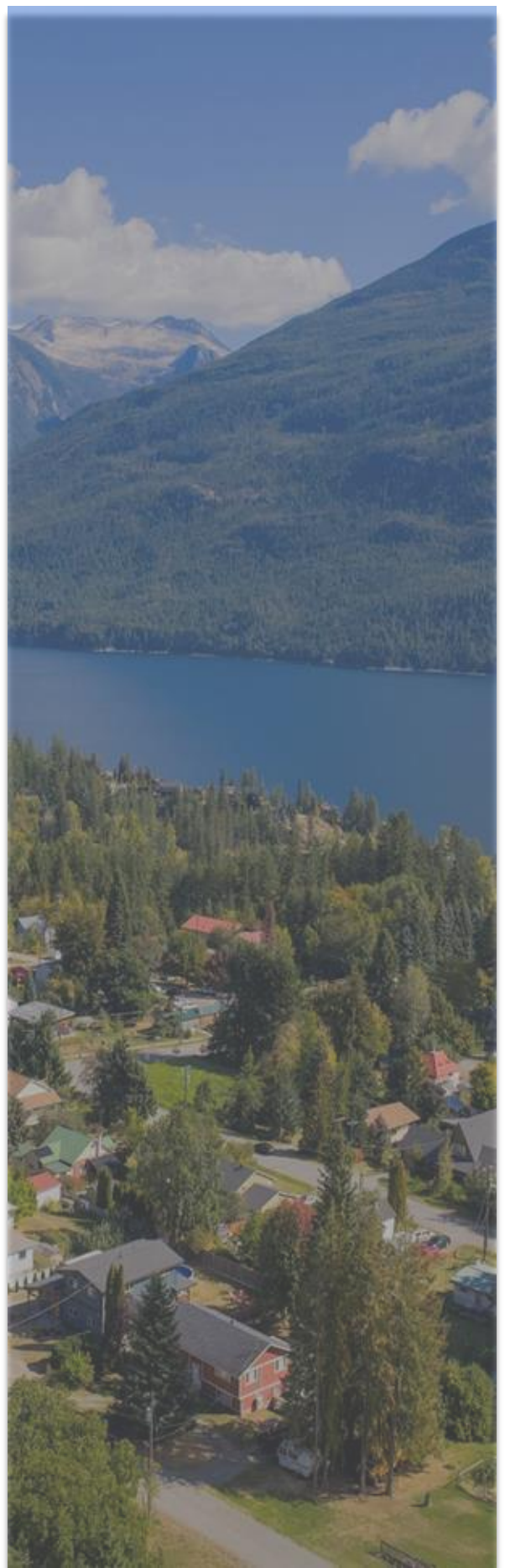
Set just above the village, the location offers a rare level of convenience in Kaslo. Walk to the school, health centre, shops, beach, and trails, while still enjoying a quiet residential setting.

With fibre-optic internet and year-round access, the home supports full-time living, remote work, or a shared family setup.

A well-finished home with space, functionality, and income potential in one of the Kootenays' most walkable communities.

**MLS®:** 10381492 **Size:** 75'x125'

**Services:** municipal water, septic, and hydro, internet



# TITLE

**TITLE SEARCH PRINT**

2025-10-01, 10:31:52

File Reference:

Requestor: Kul Nijjar

Declared Value \$510000

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

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

**Title Number** CA7265511  
From Title Number LB407955

**Application Received** 2018-12-20

**Application Entered** 2019-01-11

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

AS JOINT TENANTS

**Taxation Authority** Nelson Trail Assessment Area  
Kaslo, Village of

**Description of Land**  
Parcel Identifier: 028-331-486  
Legal Description:  
LOT F (BEING A CONSOLIDATION OF LOTS 30, 31 AND 32, SEE LB407955) BLOCK B  
DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 393D

**Legal Notations**  
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE LB418376

**Charges, Liens and Interests**  
Nature: MORTGAGE  
Registration Number: CA7265587  
Registration Date and Time: 2018-12-20 15:55  
Registered Owner: KOOTENAY SAVINGS CREDIT UNION  
INCORPORATION NO. F136

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

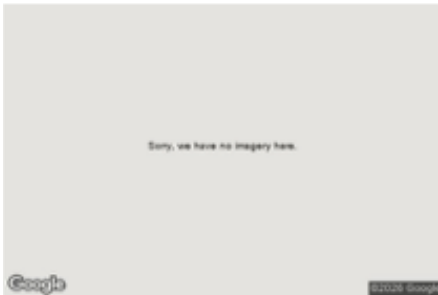
# TAX ASSESSMENT



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.

## 422 VIEW ST KASLO

Area-Jurisdiction-Roll: 21-533-00313.000



**Total value \$1,050,000**

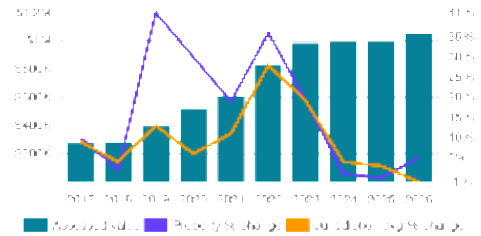
2026 assessment as of July 1, 2025

Land	\$123,000
Buildings	\$927,000
Previous year value	\$998,000
Land	\$116,000
Buildings	\$882,000

### Property value history

2026	+5%	\$1,050,000
2025	0%	\$998,000
2024	+1%	\$997,000
2023	+19%	\$865,000
2022	+96%	\$828,300

### Property value and Village of Kaslo jurisdiction change



### Property information

Year built	1978
Description	2 STY house - Semi-Custom
Bedrooms	5
Baths	3
Carpports	
Garages	
Land size	9375 Sq Ft
First floor area	1,680
Second floor area	1,008
Basement finish area	1,680
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	

### Legal description and parcel ID

LOT F, BLOCK B, PLAN NRP393D, DISTRICT LOT 208, KOOTENAY LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 30, 31, & 32, SEE LB407955)  
PID: 028-331-486

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

No sales history for the last 3 full calendar years

### Manufactured home

Width  
Length

# EXPENSES

## Property Taxes:



2025

\$ 6318.62

## Municipal Water:



2025

\$ 378 approx. / year

## Hydro (FortisBC):



2025

\$2223 approx. / YR

Propane (CANGAS) 5310/yr

## Insurance (HUB):



\$5971 / year

## Internet (Kaslo InfoNet):

\$110 / month

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

# UPGRADES

Upgrades since purchase in 2018

- Developed suite (2019)
- Hydronic in-floor heating system in suite (2019)
- Composite front decking (2022)
- Side landscaping - privacy shrubs (2023)
- Front landscaping (2022)
- Entire exterior stained (2025)
- Lower backyard deck (2024)
- All new appliances throughout house and suite
- Rear apartment brick patio (2023)
- Rebuilt basement window well in concrete (2023) •  
Installed a roof mounted sprinkler system for enhanced protection and security (2023)
- Upper deck freshly painted (2025)
- Removed outdated concrete and professionally regraded side yard with new fill ensuring appropriate drainage (2025)
- Custom Soap Stone kitchen counters and back splash (Feb 2026)

# SUBDIVISION PLAN

Status: Filed

Plan #: NEP393D App #: N/A Ctrl #:

RCVD: 1998-04-28 RQST: 2025-10-01 10.32.08

## 21-CK-533

*17's 393 D  
Municipal Assessor 1896  
C. J. W. Walker  
Dist. Sec. 131*

*Certified a true copy of Plan 393D.  
A. M. Adams.  
Registrar.  
Nelson, B.C.  
January 17<sup>th</sup>, 1940.*

**LOTS 415 BLOCK CANCELLED PURSUANT TO SEC. 131 NOW PARCEL W (SEE P 29103)**

**LOTS 47, 8 & 9 BLOCK C CANCELLED UNDER SEC. 11, P.C.A. NOW PARCEL Z (SEE P 23356)**

**LOTS 10 AND 11 BLOCK C CANCELLED UNDER SEC. 11, P.C.A. NOW PARCEL Y (SEE P 24261)**

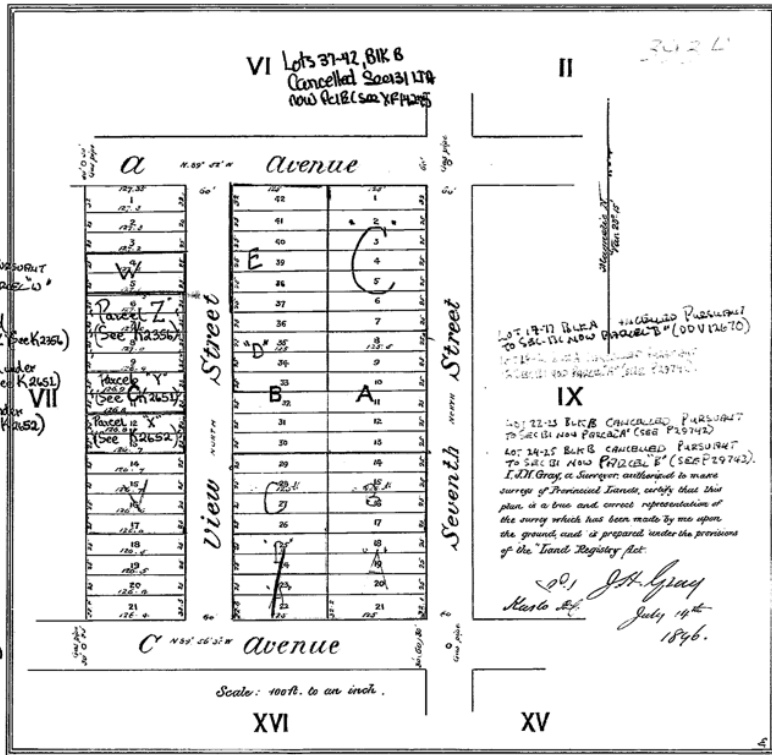
**LOTS 12 AND 13 BLOCK C CANCELLED UNDER SEC. 11, P.C.A. NOW PARCEL X (SEE P 24262)**

**LOTS 23-36, B1K B, CANCELLED PURSUANT TO SEC. 131 NOW PARCEL D (SEE X 222670)**

**LOT 26-29 B1K B CANCELLED PURSUANT TO SEC. 131 NOW PARCEL C (DDV 17261)**

**LOT 14-17 B1K C CANCELLED PURSUANT TO SEC. 131 NOW PARCEL W (D.D.V. 12673)**

**LOTS 1-7 B1K A CANCELLED PURSUANT TO S. 131 CTA. NOW PARCEL C (SEE X 222672) B1K A**



**LOT 14-17 B1K C CANCELLED PURSUANT TO SEC. 131 NOW PARCEL W (DDV 12673)**

**IX**

**LOTS 23-36 B1K B CANCELLED PURSUANT TO SEC. 131 NOW PARCEL D (SEE X 222670)**

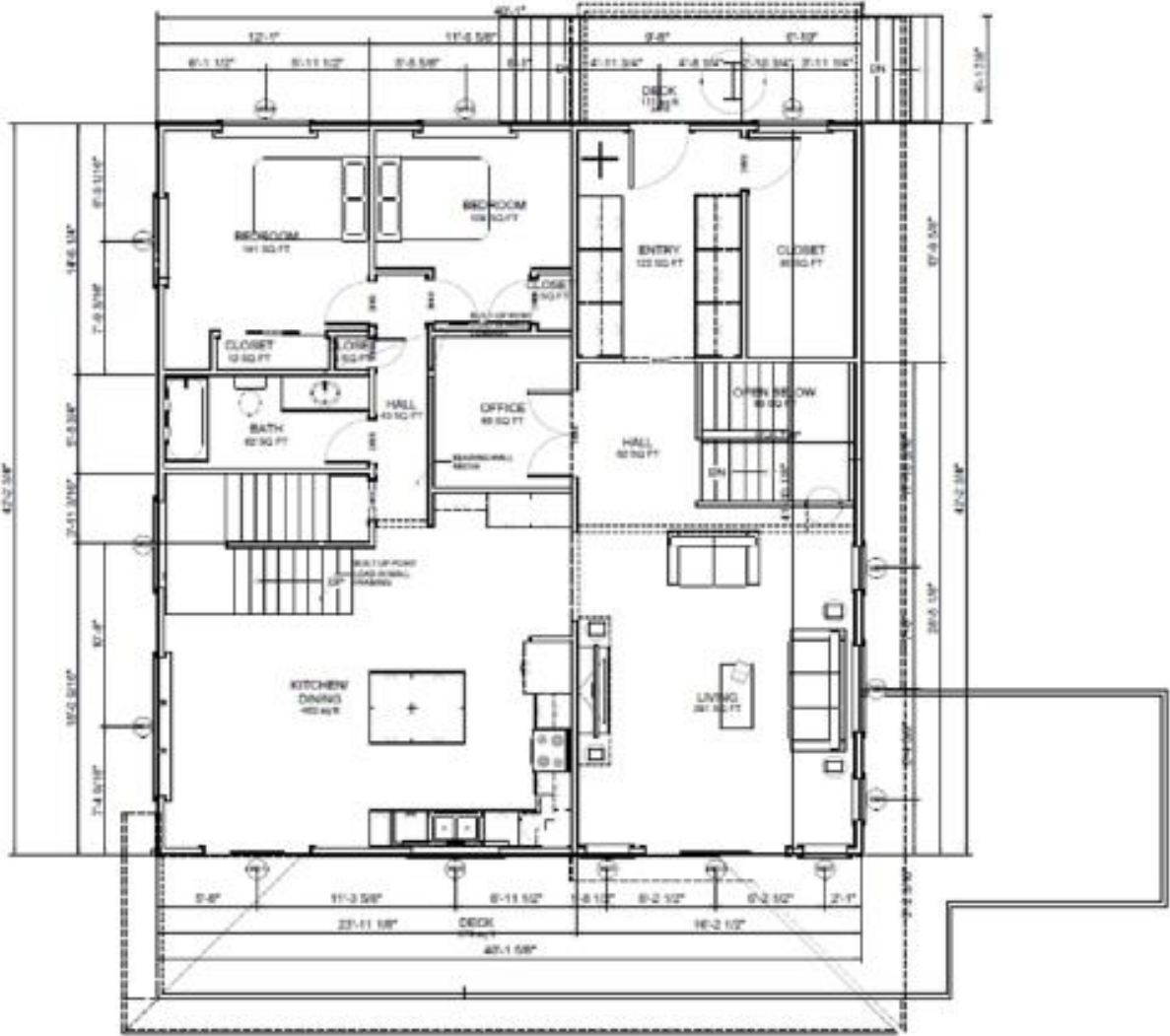
**LOT 26-29 B1K B CANCELLED PURSUANT TO SEC. 131 NOW PARCEL C (SEE P 29742)**

*I. M. Gray, a Surveyor, authorized to make surveys of Provincial Lands, certifies that this plan is a true and correct representation of the survey which has been made by me upon the ground, and is prepared under the provisions of the Land Registry Act.*

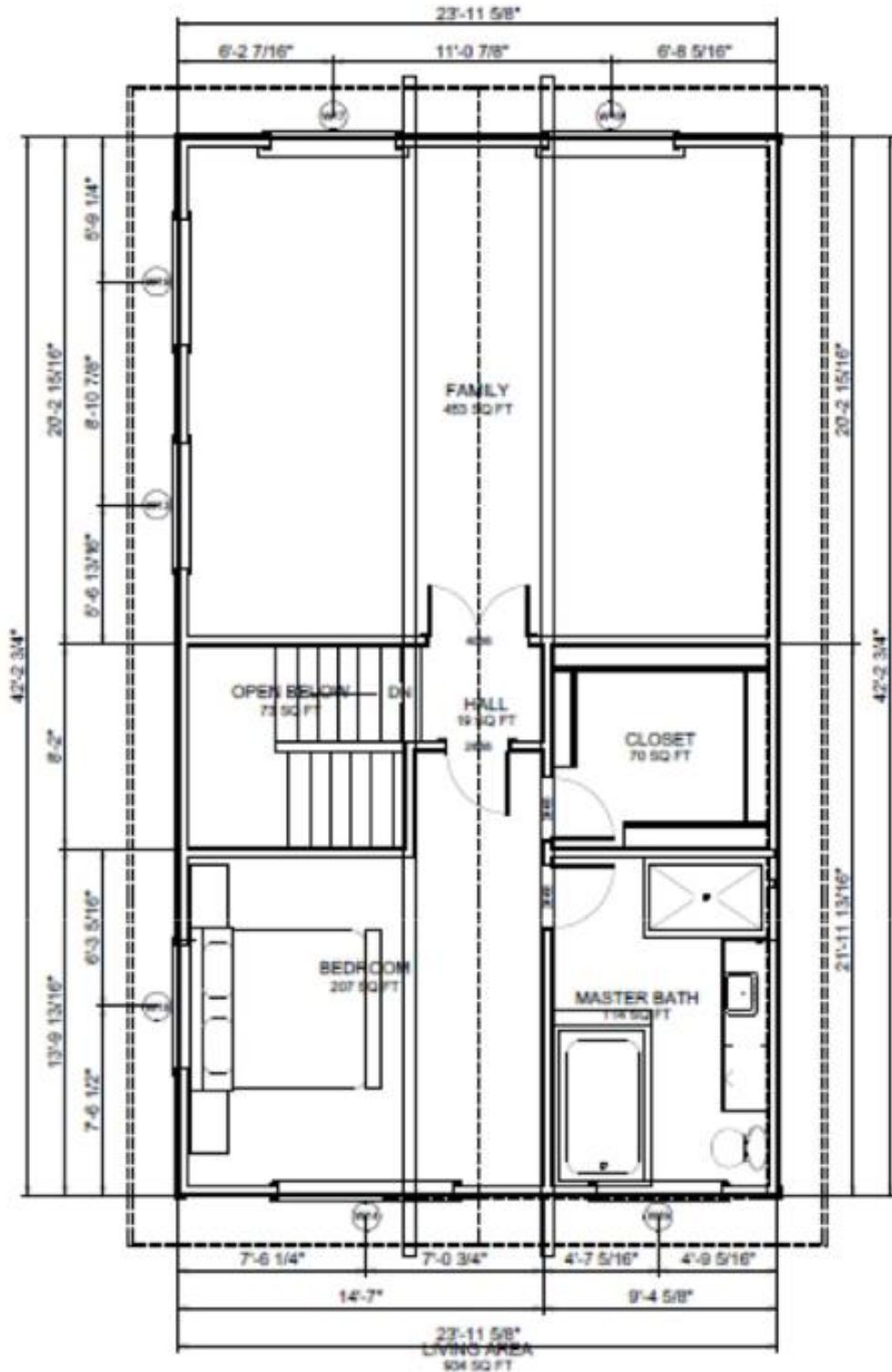
*1901 J. M. Gray  
Nelson B.C. July 19<sup>th</sup> 1896.*

— PLAN —  
— SHOWING SUBDIVISION OF BLOCK VIII —  
— BEING SUBDIVISION OF LOT 208 ACCORDING TO MAP 393<sup>A</sup> —  
— KASLO - CITY ADDITION —  
— DIST. OF WEST KOOTENAY —  
**B.C.**

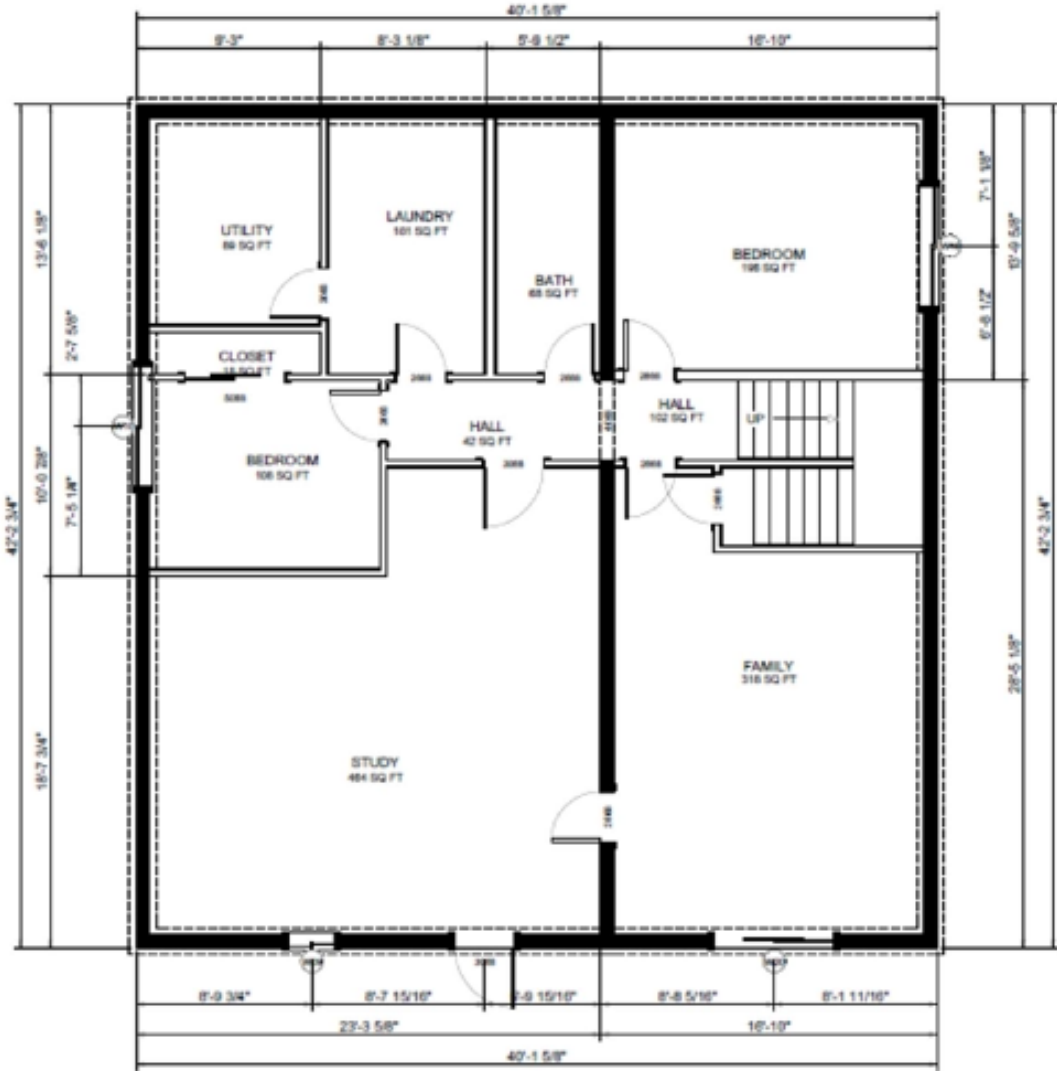
# FLOOR PLAN MAIN



# FLOOR PLAN SECOND



# FLOOR PLAN BASEMENT



# LTSA MAP

422 View Street Kaslo BC



November 8, 2018

Interest Parcels

 Interest

**WARNING: MAP IS NOT PRINTED TO SCALE**

GeBC, DataBC, Terion, © OpenStreetMap contributors



# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00313.000	028-331-486	422 VIEW ST, KASLO	Single Family Dwelling	NEP393D

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7265511	F	B	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT F BLOCK B PLAN NEP393D DISTRICT LOT 208 KOOTENAY LAND DISTRICT (BEING A CONSOLIDATION OF LOTS 30, 31, & 32, SEE LB407955)	9375	SQUARE FEET	0.21

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	422 VIEW ST	-	422	VIEW	ST	Kaslo	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.21

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.21

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.21

## Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	-	0.21

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	-	0.21

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	McDonald Creek	McDonald Creek	D	1	0.21

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

# SUMMARY

## Summary Sheet

### 422 VIEW ST Kaslo BC

PID	028-331-486
Registered Owner	NA*, P*
Legal Description	LOT F (BEING A CONSOLIDATION OF LOTS 30, 31 AND 32, SEE LB407955) BLOCK B DISTRICT LOT 20B KOOTENAY DISTRICT PLAN 393D
Plan	NEP393D
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RN - Neighbourhood Residential, not in ALR



Year Built	1978	Structure	SINGLE FAMILY DWELLING
Lot Size	9357.28 ft <sup>2</sup>	Floor Area	4088 Ft <sup>2</sup>
Bathrooms	3	Bedrooms	5
Max Elev.	622.40 m	Min Elev.	617.79 m
Walk Score	38 / Car-Dependent	Transit Score	-
Tax Year	2023	Annual Taxes	\$3,321.00

## ASSESSMENT

	2024	%	2025
Building	\$887,000	↓ -0.56	\$882,000
Land	\$110,000	↑ 5.45	\$116,000
Total	\$997,000	↑ 0.10	\$998,000

## APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$998,000	↑ 95.69
Sales History	20/12/2018	\$510,000	↑ 122
	29/02/2008	\$230,000	-

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2433403KO	Sold 10/12/2018	31	\$499,000 / \$510,000	Fair Realty (Nelson)

## DEVELOPMENT APPLICATIONS

-

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

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



## Legend

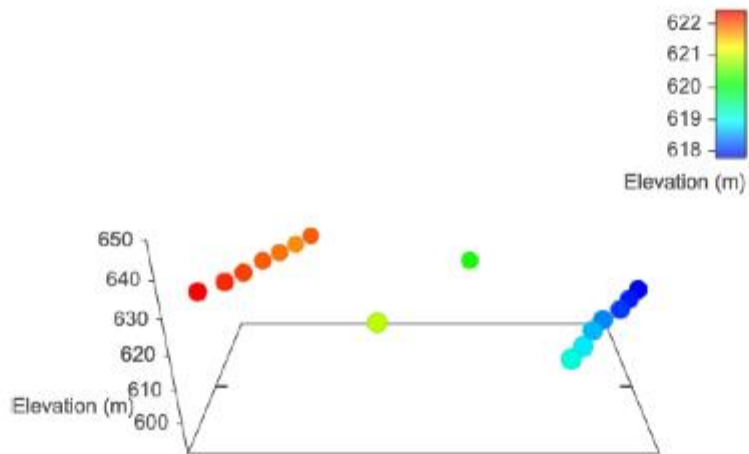
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

# ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 622.40 m | Min Elevation: 617.79 m | Difference: 4.61 m

# ZONING

Land Use

## Subject Property Designation Summary

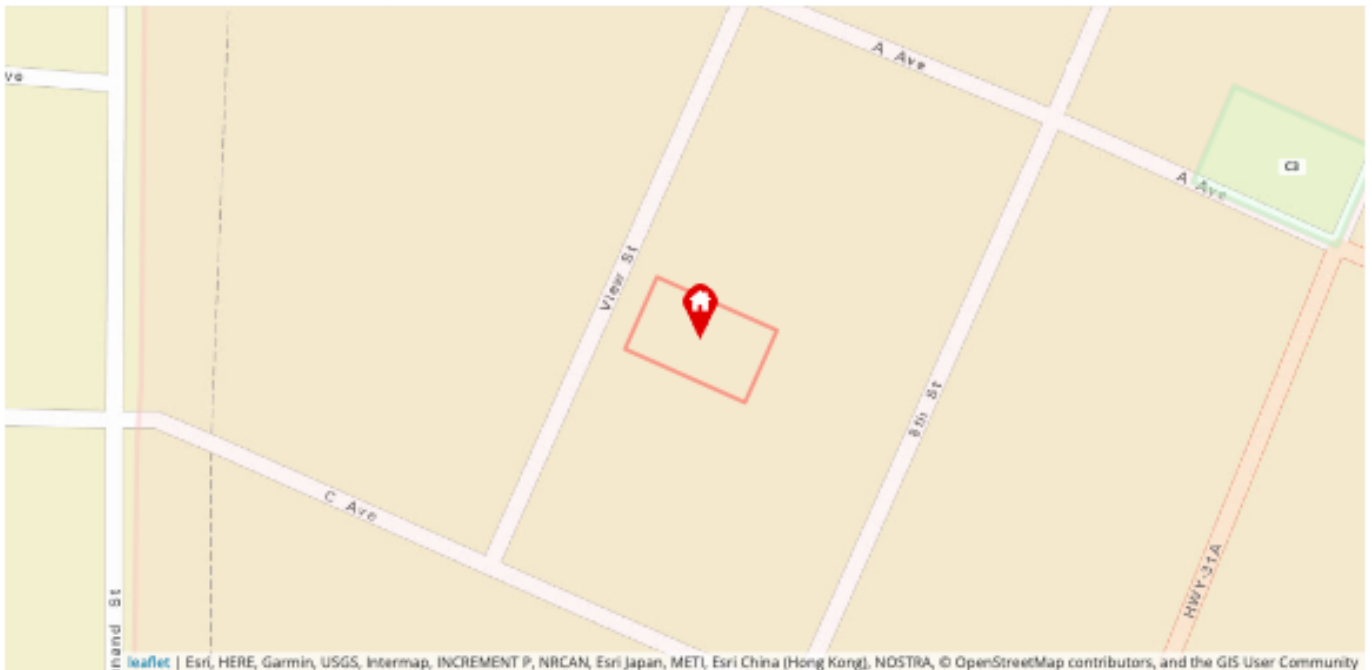
Datasource	Subject Property Designation
Zoning	Code: <a href="#">R1</a> Description: Single Family and Two Family Residential Zone
Official Community Plan	<a href="#">RN - Neighbourhood Residential</a>
Neighbourhood Community Plan	Not Applicable

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: <a href="#">R1</a> Description: Single Family and Two Family Residential Zone
Official Community Plan	<a href="#">RN - Neighbourhood Residential</a>
Neighbourhood Community Plan	Not Applicable

## Zoning



## Subject Property Designations:

Code: [R1](#)

Description: Single Family and Two Family Residential Zone

# 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



# 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>