

605 6th Ave
Lardeau BC
\$1,200,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Kootenay Lake waterfront in Lardeau. Set on 0.36 acres with approximately 85 feet of sandy beach frontage, this private Kootenay Lake property offers a flexible opportunity in the North Kootenay/Lardeau Valley.

The layout includes two separate dwellings: an 816 sq ft main home and a detached additional dwelling with its own kitchen, bedroom, bath, and deck. Ideal for shared ownership, multi-generational use, or a recreational waterfront retreat, the configuration provides independence and privacy for two parties.

The main residence features open-concept living with wood-burning stove and direct access to outdoor entertaining space. The detached dwelling offers comfortable guest accommodation with lake and mountain views.

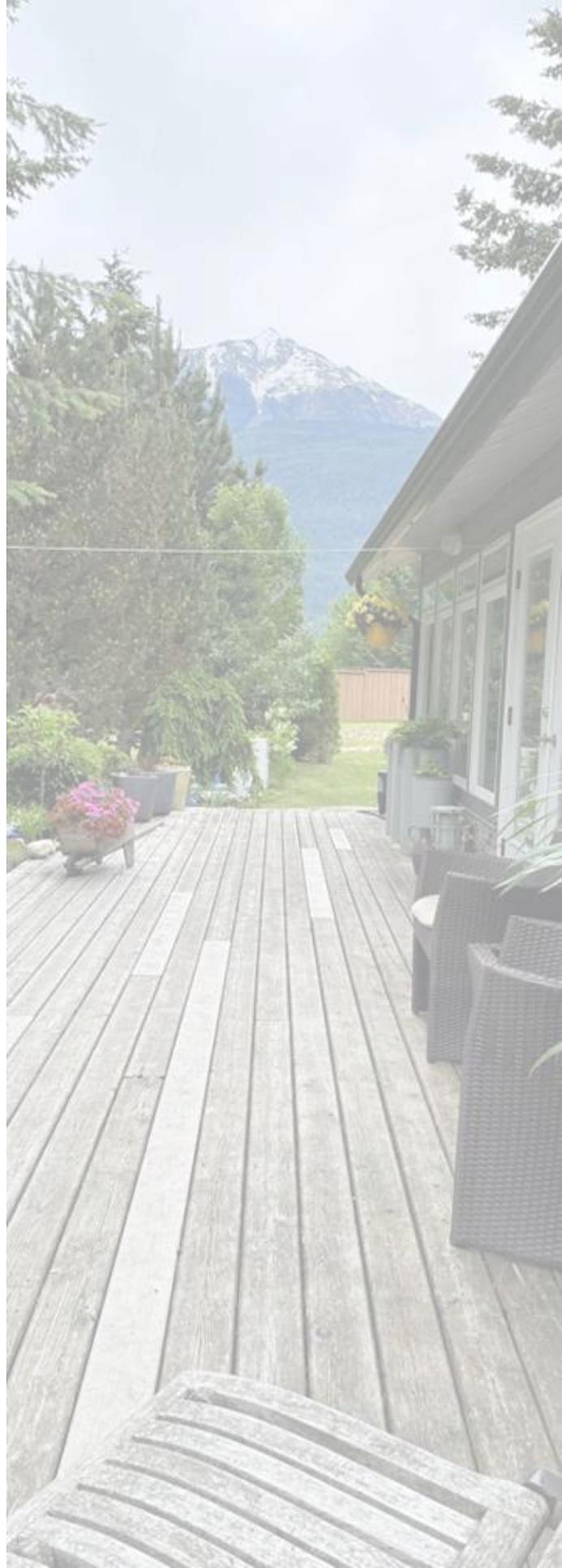
The landscaped lakefront lot includes raised garden beds, fire pit area, storage, underground utilities, community water, septic system, fiber optic internet, backup generator, and two mooring buoys.

Located near Davis Creek Park, Meadow Creek, and year-round recreation including boating, hiking, fishing, and skiing, this is a true Lardeau waterfront holding on Kootenay Lake.

MLS® 10377218

Size: 0.36 acres

Services: Community water, septic, high-speed internet and hydro



TITLE

TITLE SEARCH PRINT

2025-05-14, 06:45:17

File Reference:

Requestor: Kul Nijjar

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

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	LB321877 KX82843
Application Received	2009-07-06
Application Entered	2009-07-14
Registered Owner in Fee Simple Registered Owner/Mailing Address:	
	AS JOINT TENANTS
Taxation Authority	Nelson Trail Assessment Area
Description of Land Parcel Identifier: Legal Description:	027-959-571 LOT E DISTRICT LOT 187 KOOTENAY DISTRICT PLAN NEP89334
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

EXPENSES

Property Taxes:

2025
\$2375



Community Water \$299/yr

Insurance: (INTACT)

2024
\$1173 approx. / year



Hydro (BCHydro):

2025
\$200 approx. / month



Internet (Kaslo InfoNet):

2025
\$75 approx. / month



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

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01074.350	027-958-571	605 SIXTH AVE, LARDEAU	Single Family Dwelling	NEP89334

#	LTO Number	Lot	Block	District Lot	Land District
1	LB321877	E	-	187	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT E, PLAN NEP89334, DISTRICT LOT 187, KOOTENAY LAND DISTRICT	.36	ACRES	0.36

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	605 MAIN ST	-	605	MAIN	ST	Lardeau	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.36

Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	NO	536.5	15	Kootenay Lake	0.03

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

SUMMARY

Summary Sheet

605 SIXTH AV Rural BC

PID	027-959-571
Registered Owner	CO*, G*
Legal Description	LOT E DISTRICT LOT 1 87 KOOTENAY DISTRICT PLAN NEP89334
Plan	NEP89334
Zoning	
Community Plan(s)	not in ALR



Year Built	2005	Structure	SINGLE FAMILY DWELLING
Lot Size	15501.80 ft²	Bedrooms	2
Bathrooms	1	Dimensions	-
Max Elev.	543.00 m	Min Elev.	533.00 m
Floor Area	816 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$2,375.89

ASSESSMENT

	2024	%	2025
Building	\$235,000	↓ -5.11	\$223,000
Land	\$238,000	↑ 15.97	\$276,000
Total	\$473,000	↑ 5.50	\$499,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$499,000	↑ 5.50

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



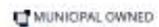
Streams and Shorelines



Lakes and Rivers



Cadastre - Property Lines

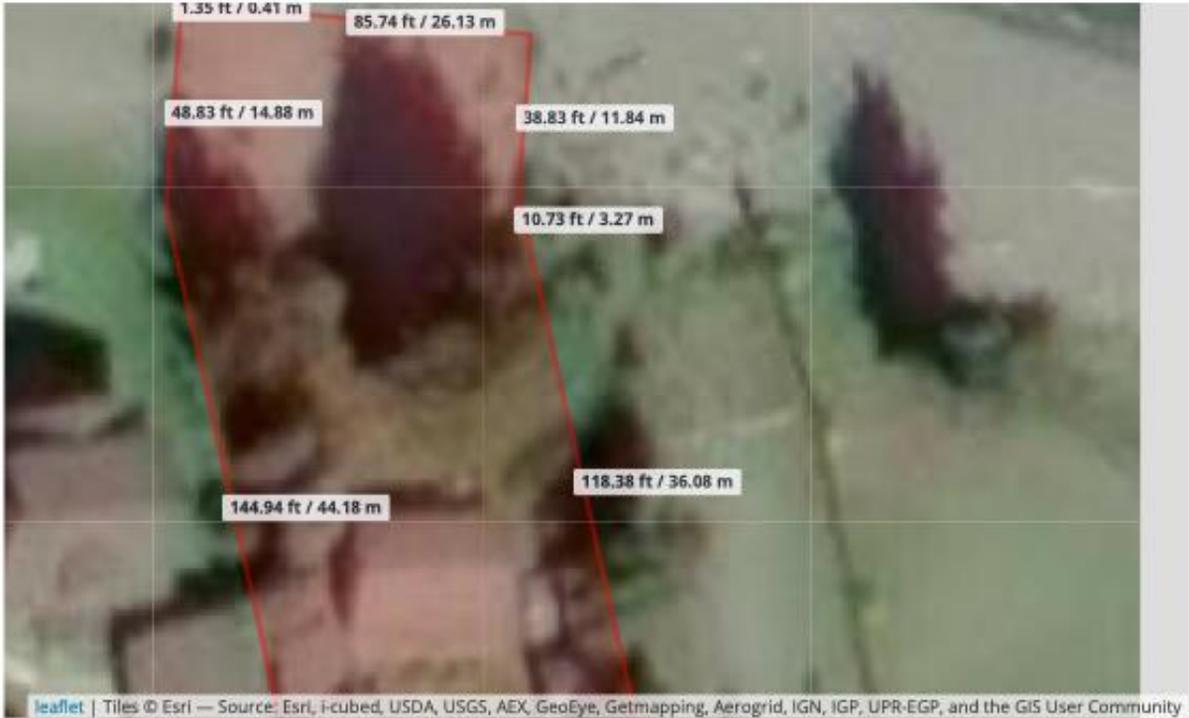


RDCK OWNED

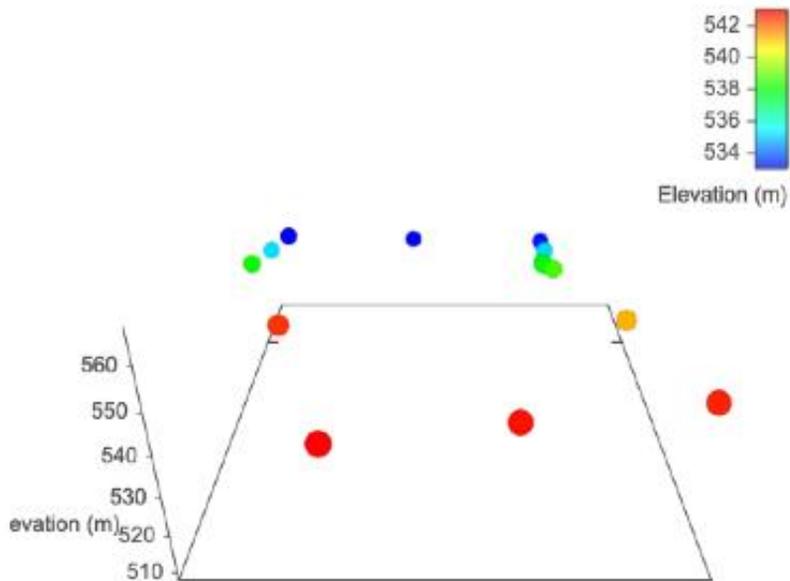


ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 543.00 m | Min Elevation: 533.00 m | Difference: 10.00 m

FLOOD MAP

Land Use

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

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

Meadow Creek Spawning Channel

The spawning channel is open to the public for the duration of the spawning season, unless there is unusually high bear activity. Walkways and an interpretive site allow visitors the opportunity to learn about this wonder of nature. It is located 4 km north of Meadow Creek off Highway 31. The gate is open from 10am-2pm, daily, from late August to early October. If gate is closed, there is no access that day (please respect as this is usually due to high bear activity and is for your own safety).

Duncan Dam

Kootenay Lake was dammed in 1967. The Duncan Dam, a 40 metre earthfill dam with no power generation facilities, was the first of the three Columbia River Treaty dams to be built in the Canadian section of the Columbia River Basin. It was designed to control the flow of water from the Duncan River into Kootenay Lake. The Duncan is the tributary that provides about 13% of the water flowing into Kootenay Lake.

As the dam neared completion, the valley bottom was cleared of large trees, the original residents of the community of Howser displaced, and some farms and orchards were flooded. When the water began to rise and fill the new reservoir, the original Duncan Lake increased in size from 25 km to 45 km in length.

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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.

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>