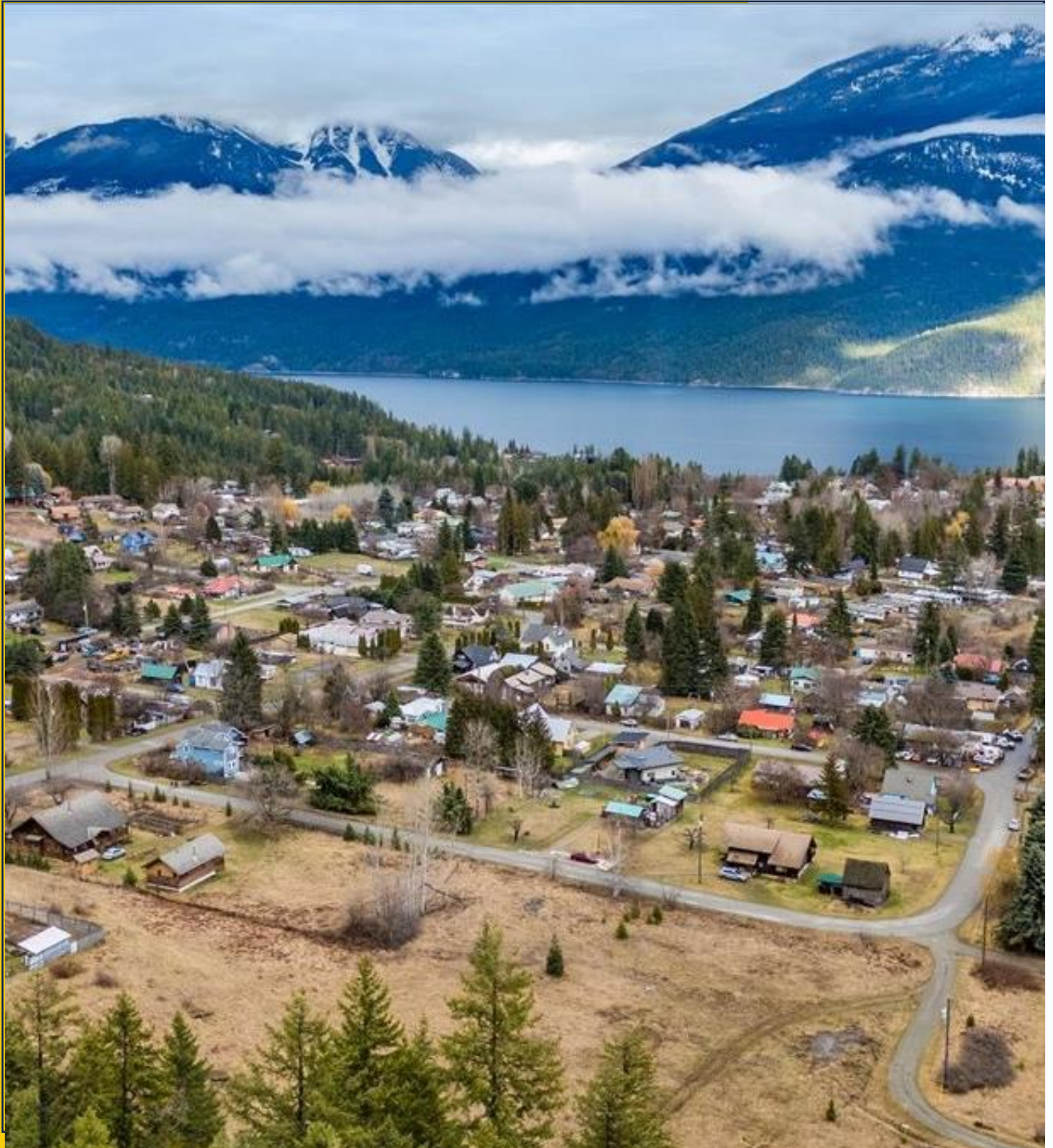


**LOT 1 SHERMAN ST,  
KASLO BC  
\$323,000**

**Kootenay  
BC**



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



# DETAILS

Just outside the village of Kaslo, this 2.02-acre parcel offers the kind of space people come to the Kootenays looking for — usable land, good sun exposure, and open views toward the Purcell Mountains.

This isn't a property with pressure to build right away. It's a place you can take your time with. Set it up slowly, use it seasonally, or plan for something more permanent down the road.

A water license is in place, with power and internet available at the road, making future development straightforward when you're ready.

The surrounding area is made up of small acreages, homes, and hobby properties, giving it a quiet, lived-in feel without being remote or isolated. There's room here for gardens, a small hobby farm, or simply space to step away from a more urban pace of life.

Close enough to Kaslo for everyday needs, and minutes to Kootenay Lake and surrounding recreation, this property is well positioned for both lifestyle and long-term plans.

**Size:** 2.02 acres

**Services:** Water License, Hydro available, Internet available, Septic Permit required.



# TITLE

## TITLE SEARCH PRINT

File Reference: Tyers

2026-03-16, 18:16:32

Requestor: Cheryl Burr

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

**Title Issued Under** SECTION 98 LAND TITLE ACT

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

**Title Number** CB2642563  
From Title Number FB508597

**Application Received** 2026-02-25

**Application Entered** 2026-03-16

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

AS JOINT TENANTS

**Taxation Authority** Nelson Trail Assessment Area

**Description of Land**  
Parcel Identifier: 032-782-977  
Legal Description:  
LOT 1 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN EPP140822

**Legal Notations**  
HERETO IS ANNEXED EASEMENT CB2642565 OVER PCL B(376481) DL 403 KD  
EXCEPT PLS NEP83261, NEP88719, EPP59876 AND EPP140822

HERETO IS ANNEXED EASEMENT XG25461 OVER PARCEL 1 (SEE Q26269) OF  
PARCEL A (SEE 213401) OF DISTRICT LOT 874 KOOTENAY DISTRICT

### Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS  
Registration Number: P7471  
Registration Date and Time: 1980-04-10 08:16  
Remarks: INTER ALIA  
FORFEITED TO CROWN

# TITLE

## TITLE SEARCH PRINT

2026-03-16, 18:16:32

File Reference: Tyers

Requestor: Cheryl Burr

Nature: STATUTORY RIGHT OF WAY  
Registration Number: XF23553  
Registration Date and Time: 1992-09-21 11:55  
Registered Owner: WEST KOOTENAY POWER LTD.  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: LB268177  
Registration Date and Time: 2008-12-23 10:12  
Registered Owner: FORTISBC INC.  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA2474670  
Registration Date and Time: 2012-04-05 09:58  
Registered Owner: KOOTENAY SAVINGS CREDIT UNION  
INCORPORATION NO. FI 36  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: CB537020  
Registration Date and Time: 2023-03-28 10:43  
Registered Owner: BANK OF MONTREAL  
Remarks: INTER ALIA  
AS TO THE INTEREST OF JAMES DENNIS OWEN TYERS  
RENEWED BY CB1930234

Nature: JUDGMENT  
Registration Number: CB1930234  
Registration Date and Time: 2025-03-17 14:02  
Registered Owner: BANK OF MONTREAL  
Remarks: INTER ALIA  
AS TO THE INTEREST OF JAMES DENNIS OWEN TYERS  
RENEWAL OF CB537020

Nature: JUDGMENT  
Registration Number: CB2235692  
Registration Date and Time: 2025-08-12 07:50  
Registered Owner: THE TORONTO-DOMINION BANK  
Remarks: INTER ALIA  
AS TO THE INTEREST OF JAMES DENNIS OWEN TYERS

Nature: COVENANT  
Registration Number: CB2642559  
Registration Date and Time: 2026-02-25 13:23  
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Remarks: INTER ALIA

# TITLE

## TITLE SEARCH PRINT

2026-03-16, 18:16:32

File Reference: Tyers

Requestor: Cheryl Burr

Nature: PRIORITY AGREEMENT  
Registration Number: CB2642560  
Registration Date and Time: 2026-02-25 13:23  
Remarks: INTER ALIA  
GRANTING CB2642559 PRIORITY OVER CA2474670

Nature: PRIORITY AGREEMENT  
Registration Number: CB2642561  
Registration Date and Time: 2026-02-25 13:23  
Remarks: INTER ALIA  
GRANTING CB2642559 PRIORITY OVER CB537020

Nature: PRIORITY AGREEMENT  
Registration Number: CB2642562  
Registration Date and Time: 2026-02-25 13:23  
Remarks: INTER ALIA  
GRANTING CB2642559 PRIORITY OVER CB2235692

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**Corrections** NONE





# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.01531.000	013-990-349	-	-	-
2	786.01531.005	030-045-924	1207 VICTORIA AVE, KASLO	Single Family Dwelling	EPP59876
3	786.01530.955	027-842-100	1215 VICTORIA AVE, RURAL KASLO	Single Family Dwelling	NEP88719

#	LTO Number	Lot	Block	District Lot	Land District
1	-	-	-	-	-
2	CA5862381	1	-	403	KOOTENAY
3	CB658749	A	-	403	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	-	-	-	2.02
2	LOT 1, PLAN EPP59876, DISTRICT LOT 403, KOOTENAY LAND DISTRICT	.46	ACRES	< 0.01
3	LOT A, PLAN NEP88719, DISTRICT LOT 403, KOOTENAY LAND DISTRICT	.9	ACRES	< 0.01

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	2.02

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	2.02

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	MCDONALD CREEK	2799	RDCK OWNED	< 0.01

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	RC	Country Residential	Country Residential	<a href="https://rdck.ca/wp-content/uploads/2024/11/2435-D CLUB Consolidated_2956-V2.pdf">https://rdck.ca/wp-content/uploads/2024/11/2435-D CLUB Consolidated_2956-V2.pdf</a>	2.02

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

# SUMMARY

## Summary Sheet

### Rural BC

PID	032-782-977
Registered Owner	TV*, J*
Legal Description	LOT 1 DISTRICT LOT 403 KOOTENAY DISTRICT PLAN EPP140822
Plan	EPP140822
Zoning	
Community Plan(s)	DCP: <a href="#">Country Residential</a> , not in ALR



Year Built	-	Structure	-
Lot Size	2.02 acres	Floor Area	-
Bathrooms	-	Bedrooms	-
Max Elev.	644.99 m	Min Elev.	631.82 m
Walk Score	12 / Car-Dependent	Transit Score	64 / Good Transit
Tax Year	-	Annual Taxes	-

### ASSESSMENT

	2025	%	2026
Building	-	-	-
Land	-	-	-
Total	-	-	-

### APPRECIATION

	Date	(\$)	% Growth
Assessment	-	-	-

### RECENT MLS® HISTORY

MLS® History is not available.

### DEVELOPMENT APPLICATIONS

-

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

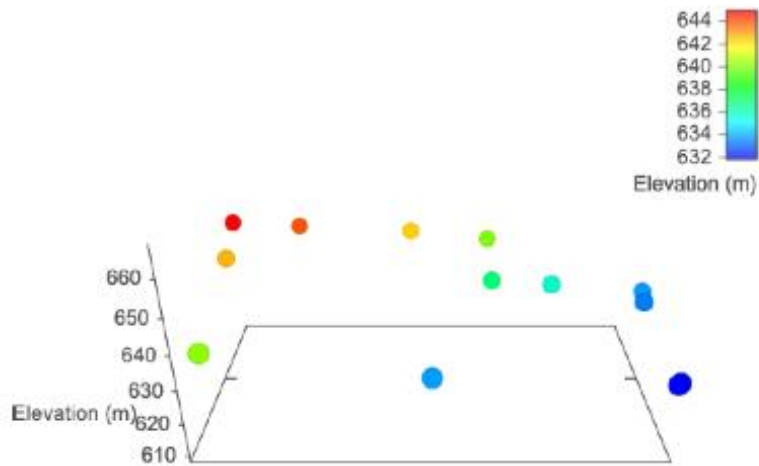
Address Points

# ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 644.99 m | Min Elevation: 631.82 m | Difference: 13.17 m



# ZONING

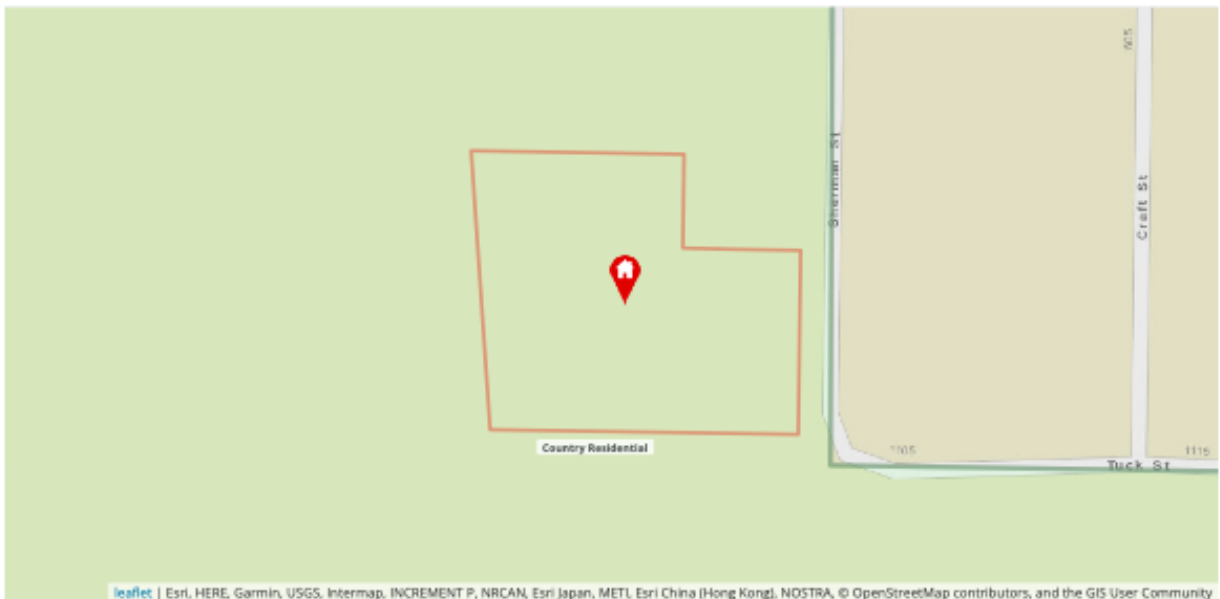
Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">Country Residential</a>

Land Use

## Official Community Plan



## Subject Property Designations:

[Country Residential](#)

## Layer Legend:

- Country Residential
- Suburban Residential

# 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.

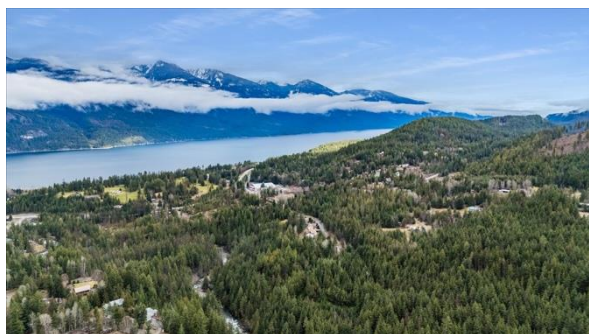
## **Economy**

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>