

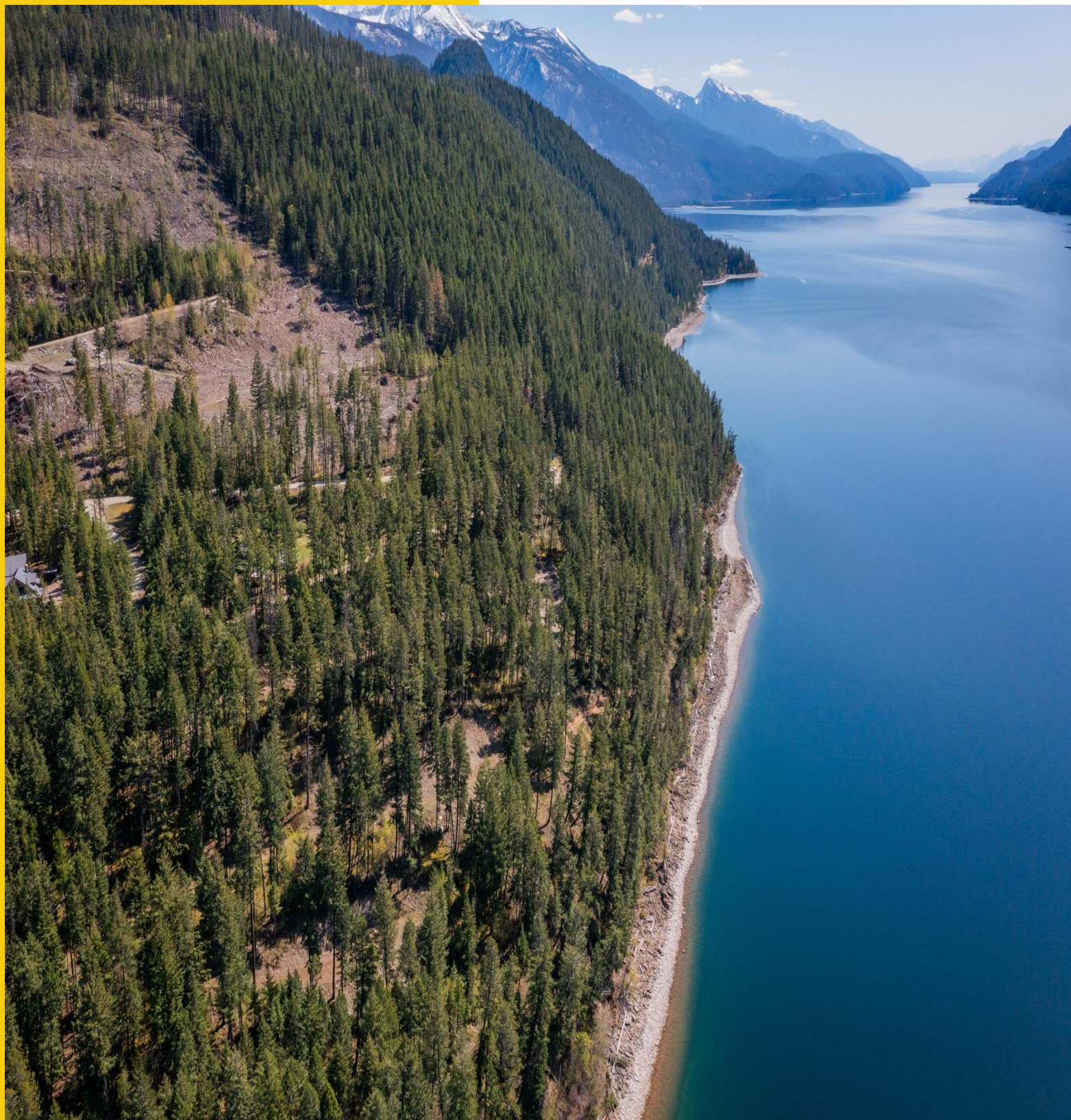
1423 Purcell Lane,  
Johnson's Landing BC  
\$280,000

Kootenay  
BC



FAIR REALTY

REAL ESTATE  FAIR REALTY



## DETAILS

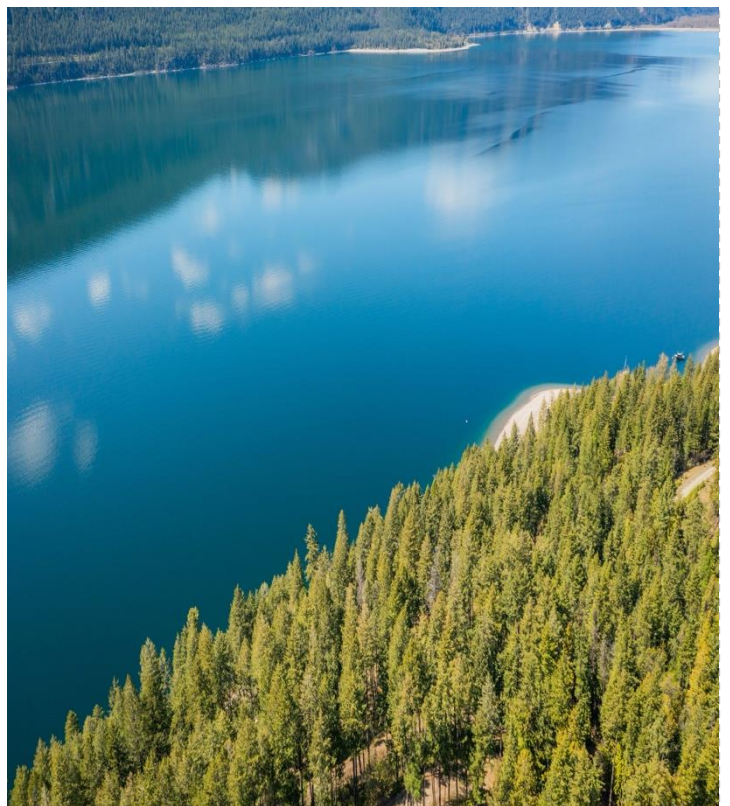
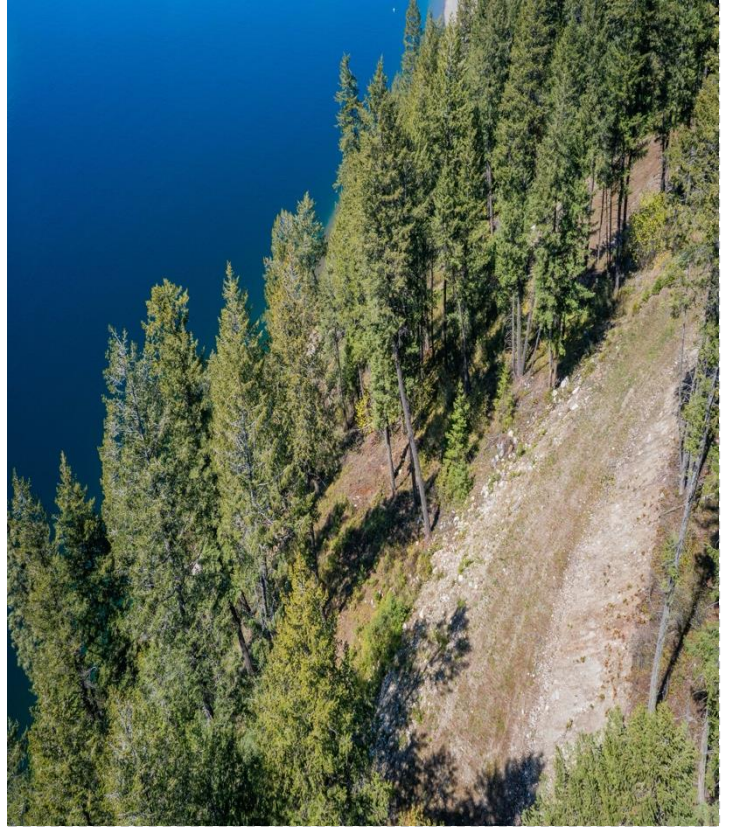
A 1.69-acre lakefront lot on Kootenay Lake, in the Bulmer's Pointe bare-land strata at Johnson's Landing, north of Kaslo. The property offers lake and mountain views, water frontage, and room to build a home or seasonal getaway, in a private, secluded setting at the end of a no-thru road. At 1.69 acres, there's space to thoughtfully place a build while keeping the natural surroundings.

As a managed bare-land strata, much of the infrastructure is looked after for owners. The monthly strata fee covers community water, the shared septic system, road maintenance, fire safety and suppression, insurance, management, landscaping of common areas, and contributions to reserve funds.

Electricity and phone are available to the lot; a septic permit is required, with waste handled through the community septic field. Public road access. Pets and rentals permitted with restrictions (bylaws available).

Johnson's Landing sits in a quiet corner of the North Kootenay Lake area — a setting for kayaking, boating, hiking, and a slower pace, with the village of Kaslo to the south for shopping and amenities.

**MLS:** 10389241 **Lot Size:** 1.69 Acres  
**Services:** Hydro, Water, Internet and Septic available at lot line



# EXPENSES

## Property Taxes:

2025

\$1045.01



## Strata Fee:

\$229.82/month



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

# RDCK MAP

5/28/26, 9:38 PM

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## RDCK Property Report

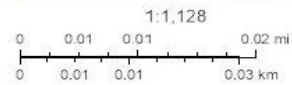
### Area of Interest (AOI) Information

Area : 1.71 acres

May 28 2026 21:38:15 Pacific Daylight Time



- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

# RDCK REPORT

5/28/26, 9:38 PM

about:blank

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05836.420	027-793-079	1423 PURCELL LANE, JOHNSON'S LANDING	Vacant Residential Less Than 2 Acres	NES3603

#	LTO Number	Lot	Block	District Lot	Land District
1	CB1856988	22	-	7827	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 22 PLAN NES3603 DISTRICT LOT 7827 KOOTENAY LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.	1.69	ACRES	1.71

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1423 SALISBURY LANE	-	1423	SALISBURY	LANE	Argenta	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.71

## 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>	1.71

## Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	2435	Watercourse	<a href="https://rdck.ca/wp-content/uploads/2024/11/2435-D_CLUB_Consolidated_2956-V2.pdf">2435-D_CLUB_Consolidated_2956-V2.pdf</a>	The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development.	0.34

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

# SUMMARY

## Summary Sheet

### 1423 PURCELL LN Rural BC



PID	027-793-079
Legal Description	STRATA LOT 22 DISTRICT LOT 7827 KOOTENAY DISTRICT STRATA PLAN NES3603 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3603
Zoning	
Community Plan(s)	OCP: <a href="#">Country Residential</a> , not in ALR

Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	-	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	613.24 m	Min Elev.	541.67 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$1,084.85

## ASSESSMENT

	2025	%	2026
Building	\$0	-	\$0
Land	\$258,000	↑ 1.16	\$261,000
Total	\$258,000	↑ 1.16	\$261,000

## APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$261,000	↑ 1.16

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10345942	Expired 28/11/2025	200	\$285,000 /	Fair Realty (Kaslo)

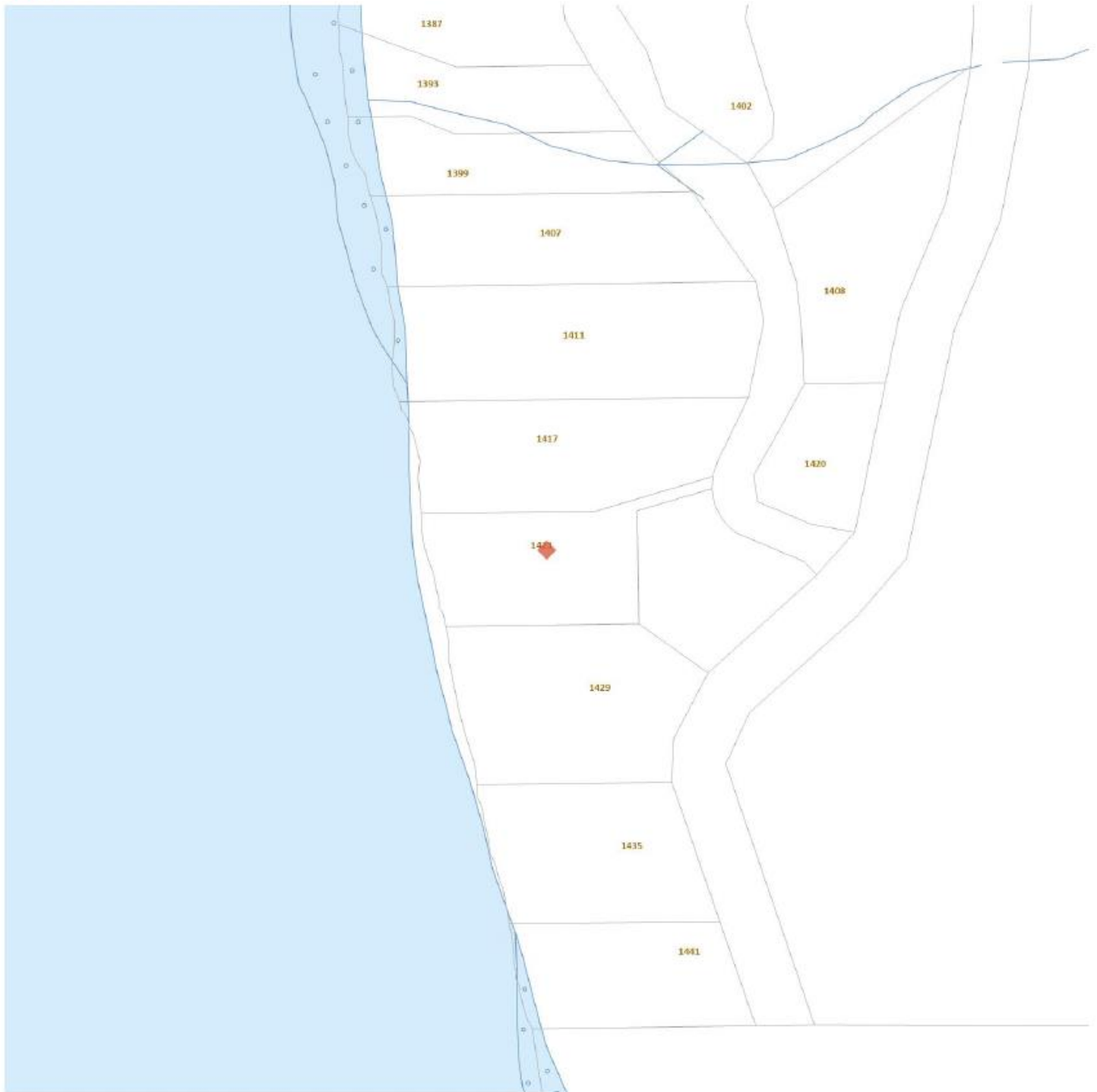
## DEVELOPMENT APPLICATIONS

-

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

# UTILITIES MAP

## Utilities



## Legend



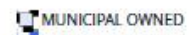
Hydrant



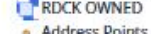
Stand Pipe



Other



MUNICIPAL OWNED



RDCK OWNED



Address Points

— Streams and Shorelines

Lakes and Rivers

□ Cadastre - Property Lines

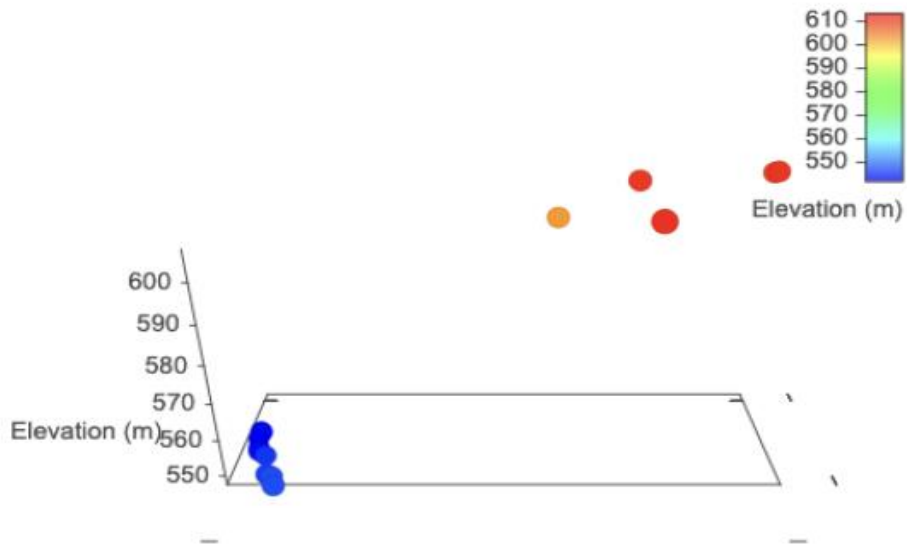
# ELEVATION

## Estimated Lot Dimensions and Topography



leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

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



Max Elevation: 613.24 m | Min Elevation: 541.67 m | Difference: 71.57 m

# ZONING

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable

## Zoning

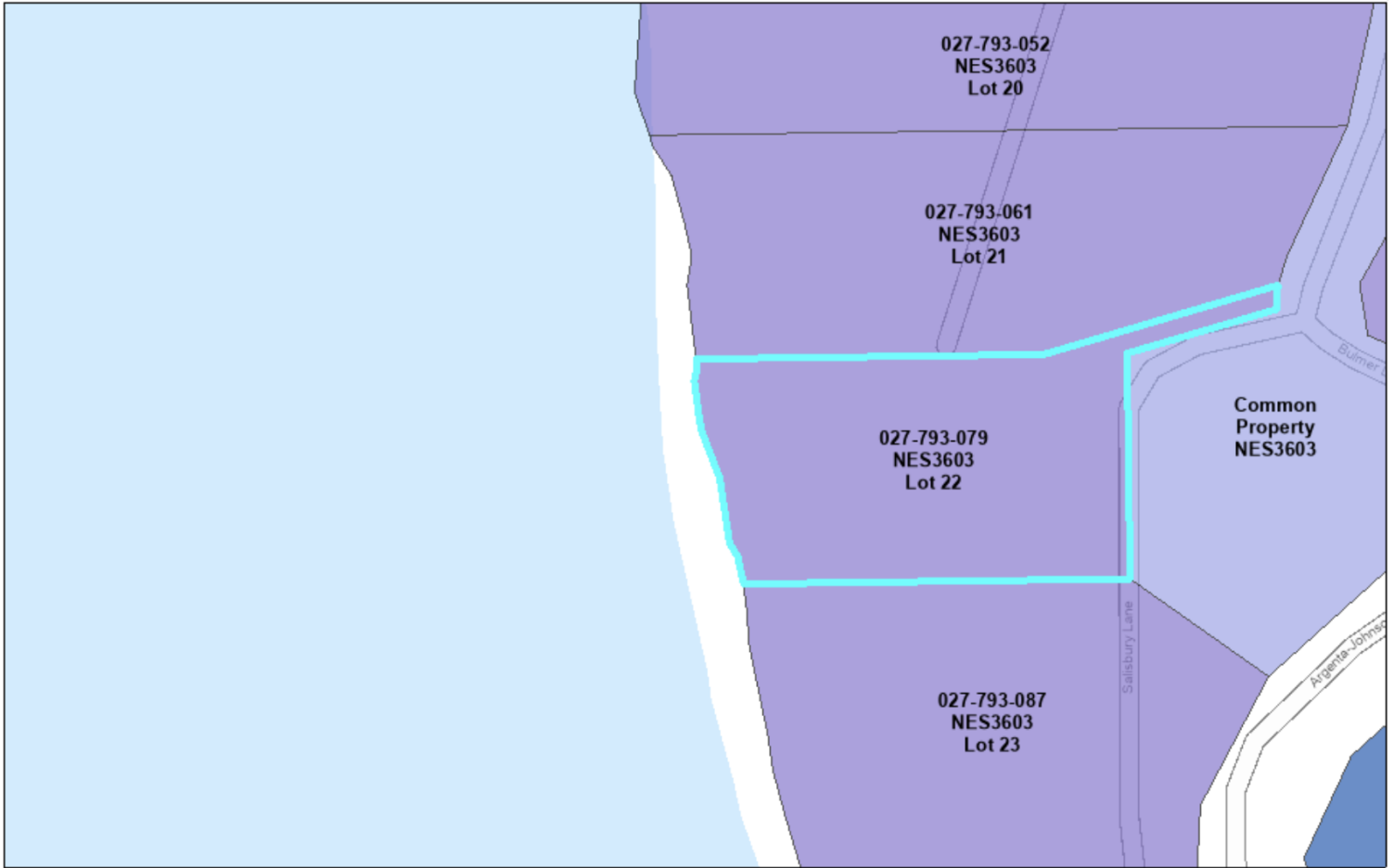


## Subject Property Designations:

Not Applicable

# LTSA MAP

## ParcelMap BC Print Report



May 28, 2026

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

**Parcels By Class**

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

Cadastral data from ParcelMap BC  
Copyright 2025 LTSA

# SUBDIVISION PLAN

Status: Filed      Plan #: NES3603 App #: N/A Ctrl #: (Altered)      RCVD: 2009-01-06 RQST: 2025-04-03/07.54.34

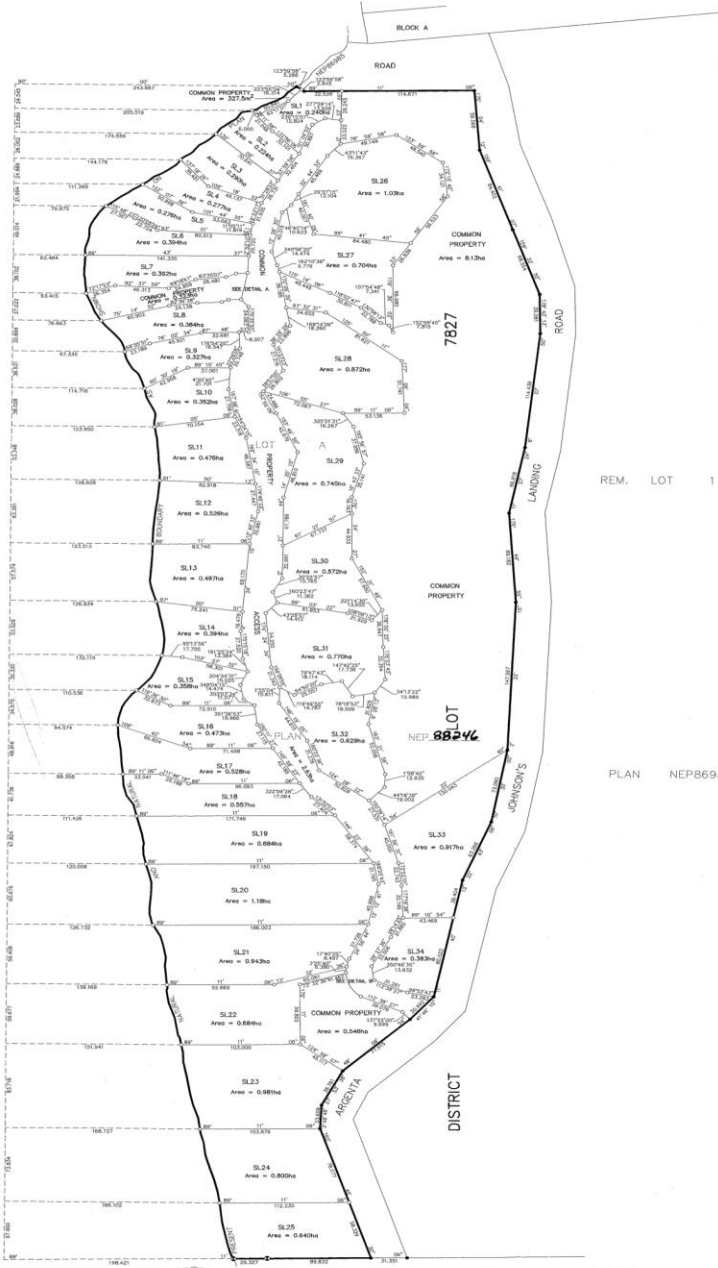
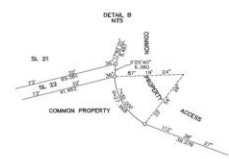
**BARE LAND STRATA PLAN OF LOT A,  
DISTRICT LOT 7827, KOOTENAY DISTRICT,  
PLAN NEP 88246**

BCGS 82K.016

SCALE 1: 1500

Distances are in metres  
Bearings to bearings lines are magnetic  
Bearings to astronomic derived from Plan NCP68885

**LEGEND**  
 ■ DENOTES STANDARD CAPPED POST FOUND  
 ● DENOTES STANDARD IRON POST FOUND  
 ○ DENOTES STANDARD IRON POST SET  
 NELSON - TRAIL ASSIGNMENT DISTRICT  
 QUIC ADDRESS: ARGENTA, JOHNSON'S LANDING RD



DISTRICT LOT 8388

REM. LOT 1

PLAN NEP68985

DISTRICT LOT 8093

PLAN No. NES 3603  
 Deposited and registered in the Land Title Office of Kootenay, B.C.  
 this 6 day of JAN 2009  
*A. Brass*  
 Approved as a Bare Land Strata  
 under the Strata Property Act  
 this 5 day of Dec 2008  
*[Signature]*  
 Registrar of Transportation and Infrastructure  
 MOT FILE NO. 02-010-20158



**BURNERS DEVELOPMENT LTD.**  
 INC. NO. 40070012  
 4700 600 4TH AVE SW.  
 CALGARY, ALTA  
 ACCOUNTANT  
 OCCUPATION

**MORTGAGE AND ASSIGNMENT OF BENEFITS**  
 HSC Bank Canada  
*[Signature]*  
 MORTGAGE OFFICER  
**COSE MORTGAGE ASSISTANT**  
 MORTGAGE OFFICER  
**ALBERTA SAVINGS SOCIETY**  
 MORTGAGE OFFICER  
 MORTGAGE OFFICER  
 MORTGAGE OFFICER  
 MORTGAGE OFFICER  
 MORTGAGE OFFICER

The Registered Surveyor (designated person), hereby declares that they have adhered to the terms, conditions or covenants with the Regional District of Central Kootenay and with the Ministry of the Queen in the right of the Province of British Columbia as represented by the Director of Transportation and Infrastructure under Section 215 of the Land Title Act.

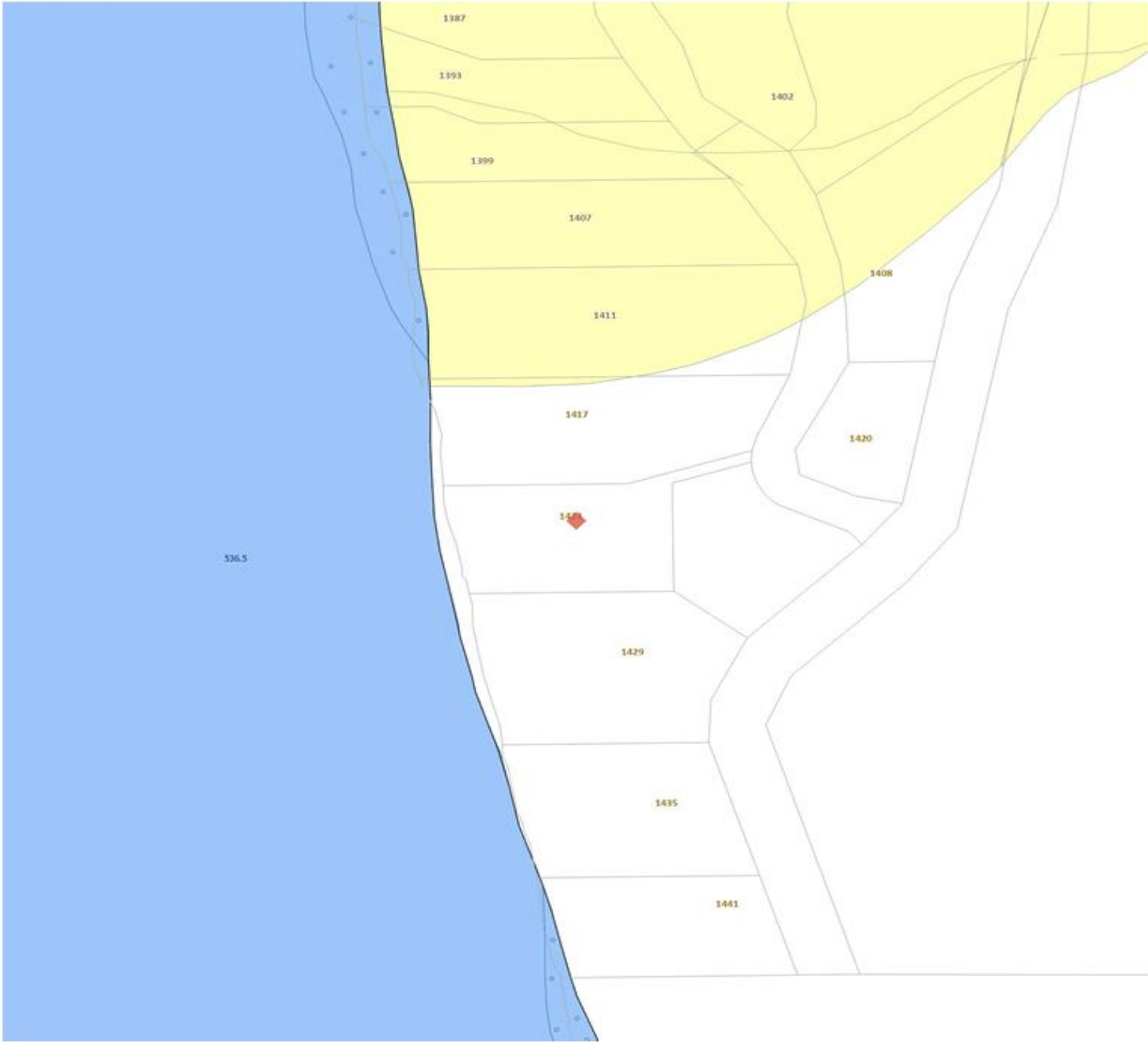
This plan lies within the Central Kootenay Regional District.  
 I, Peter Ward, a British Columbia Land Surveyor, of the City of Kelowna, in British Columbia, certify that I was present at the boundary monument line survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 27th day of September, 2008. The plan was completed and checked, and the final plan filed under #88246, on the 27th day of October, 2008.  
*[Signature]*  
 Peter Ward      P. Eng. B.C.L.S.  
 ORIGINAL

**WARD ENGINEERING AND LAND SURVEYING LTD.**  
 1024 Granville Street      Kelowna, BC      V1Y 1S5      TEL: 250-861-1100  
 1000-10th Street      Kamloops, BC      V2C 2S1      TEL: 250-838-1111

# FLOOD MAP

Regional District of Central Kootenay GIS

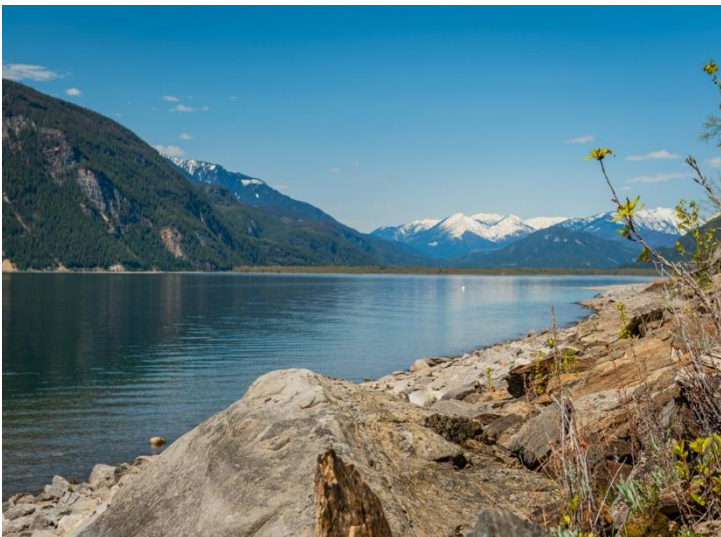
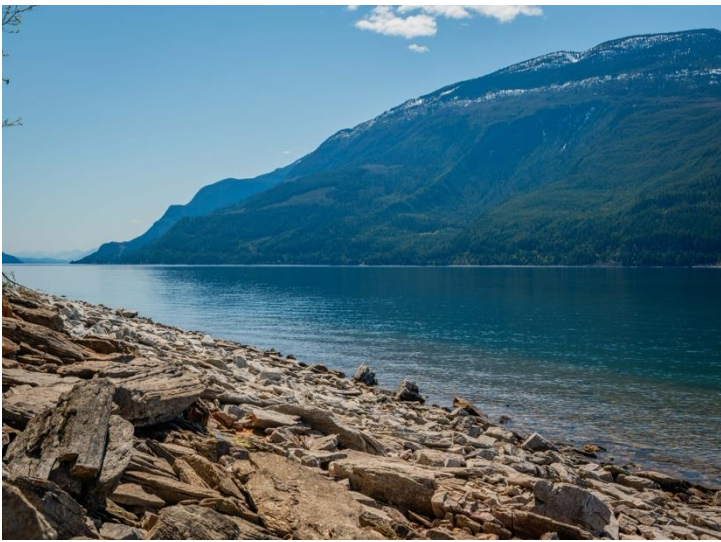
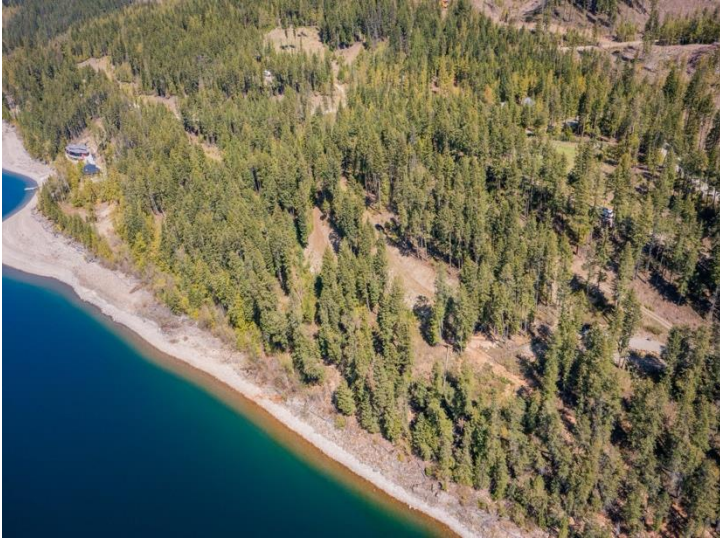
## Flood and Hazard



### Legend

- Flood Construction Levels - 1990
- Cadastral - Property Lines
- Non Standard Flooding Erosion Area
- Address Points
- Streams and Shorelines
- Lakes and Rivers

# PICTURES



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	J.V. Humphries (K-12), Kaslo	40	approx. 40-50 min
<b>Shopping</b>	Meadow Creek Store (groceries, basics)	0	in community
	Cooper Creek (gas, convenience)	5	approx. 5-8 min
	Front Street, Kaslo	40	approx. 40-50 min
	Baker Street, Nelson	120	approx. 2 hr - 2 hr 15
<b>Distance from Kaslo to:</b>	Lardeau	32	approx. 35-40 min
	Cooper Creek	35	approx. 35-45 min
	Meadow Creek	40	approx. 40-50 min
	Howser	42	approx. 45-55 min
	Argenta	48	approx. 50 min - 1 hr
	Johnson's Landing	60	approx. 1 hr - 1 hr 15
	Poplar Creek (gravel section)	70	approx. 1 hr 15 - 1 hr 30
	Gold Hill (former mining site)	80	approx. 1 hr 30 - 1 hr 45
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	150	approx. 2 hr 15 - 2 hr 30
<b>Major Cities</b>	Kaslo, BC	40	approx. 40-50 min
	Nelson, BC	120	approx. 2 hr - 2 hr 15
	Nakusp, BC (via Galena Bay ferry)	—	approx. 3.5-4 hr
<b>Hospital / Medical Centre</b>	Victorian CHC, Kaslo (ER 9 am-5 pm Mon-Fri)	40	approx. 40-50 min
	Kootenay Lake Hospital, Nelson (24/7 ER)	120	approx. 2 hr - 2 hr 15
<b>Postal Services</b>	Canada Post, Meadow Creek	0	in community
	Canada Post, Argenta	—	community outpost
	Canada Post, Kaslo (full service)	40	approx. 40-50 min
<b>Library</b>	Kaslo Public Library	40	approx. 40-50 min

## North Kootenay Lake & Lardeau Valley

The Lardeau Valley sits at the north end of Kootenay Lake along Highway 31 into the Duncan and Lardeau river drainages. About 400 full-time residents live across small communities — Lardeau, Cooper Creek, Meadow Creek, Howser, Poplar Creek, Argenta and Johnson's Landing — with smaller settlements at Gold Hill. Meadow Creek is the central community and main service stop. Kaslo (approx. 40-50 min south of Meadow Creek) is the closest service centre with schools, health centre, post office and most shopping. Driving times in the table below are from Meadow Creek unless shown in the 'Distance from Kaslo to:' rows. Travel times along Highway 31 vary seasonally; the highway becomes gravel north of Meadow Creek toward Trout Lake.

## Communities of the Lardeau Valley

The Lardeau Valley is a rural area with no incorporated villages — all communities sit within RDCK Electoral Area D. Meadow Creek has the Meadow Creek Store, Canada Post, gas, a restaurant and pub, and a community hall. Cooper Creek is on the Highway before Meadow Creek. Argenta has a Canada Post outpost and a community hall; Johnson's Landing has a community hall but no commercial services — both are accessed by the Argenta-Johnson's Landing Road off Highway 31. Lardeau, Howser, Poplar Creek, Gold Hill are smaller settlements. Residents typically travel to Kaslo for groceries beyond what the Meadow Creek Store carries, for schools, the local health centre, and most weekly services. Recreation centres on Kootenay and Duncan Lakes, the Lardeau River, Purcell Wilderness access, the Meadow Creek salmon spawning channel, Goat Range Provincial Park, wildlife viewing, hunting, fishing, hiking and backcountry skiing. The area suits buyers seeking a remote, self-sufficient rural lifestyle with limited local services.

## Weather

**Avg Yearly Rainfall:** 750 mm

**Avg Winter Snowfall:** 250 cm

**Avg High Temp:** 24°C

**Avg Low Temp:** -8°C

# COMMUNITY INFORMATION

## Recreational Facilities

Recreation in the Lardeau Valley centres on the natural landscape. Kootenay Lake and Duncan Lake offer fishing, paddling, kayaking and primitive camping, with the thoroughfare between the two lakes a popular paddling route. The Meadow Creek salmon spawning channel is open to visitors (10 am–2 pm late August to early October, subject to bear activity). The Purcell Wilderness Conservancy Provincial Park borders the valley to the east and is accessed via trailheads near Argenta and Johnson's Landing, including the Earl Grey Pass trail. Goat Range Provincial Park extends west of the valley with backcountry hiking, wildlife viewing and camping. Meadow Mountain and Glacier Creek offer alpine hiking; Trout Lake offers rainbow trout fishing. Winter brings backcountry skiing, snowmobiling and ice fishing. The Duncan Dam is open to public visits via signed access off Highway 31 north of Meadow Creek.

## Historic and Heritage Sites

The area was first settled at the turn of the 20th century when prospectors arrived searching for ore deposits. In 1912 the first homesteading families arrived to farm and log the valley's bench lands. The Lardeau Valley Historical Museum in Meadow Creek showcases artifacts from the mining and homesteading eras. Gold Hill, a former goldrush townsite established in 1903, is now a ghost town site along Highway 31. The Duncan Dam, completed in 1967, was the first of the three Columbia River Treaty dams built in Canada and controls the flow of the Duncan River into Kootenay Lake. Starting in the 1950s the valley saw an influx of residents seeking a sustainable, back-to-the-land lifestyle, including a Quaker community at Argenta — a demographic that continues to shape the area today.

## Festivals and Events

The Lardeau Valley Market runs through the summer months in Meadow Creek. Lardeau Valley LINKS Society organizes community events through the year including workshops, the Christmas Bird Count, and community gatherings in the Meadow Creek, Argenta and Johnson's Landing community halls. Many residents also participate in Kaslo's festivals — Kaslo Jazz Etc. in August, May Days, and the Kaslo Trade Fair. The Meadow Creek salmon spawning viewing season in late August through early October draws visitors from across the region.

## Geography

The Lardeau Valley occupies the broad flats at the head of Kootenay Lake, formed by sediment deposited over thousands of years by the Duncan and Lardeau Rivers. The valley sits between the Selkirk Mountains (west) and the Purcell Mountains (east), with the Purcell Wilderness Conservancy bordering the area. The area includes five biogeoclimatic zones, from low-lying wet valleys with cedar and cottonwood forest to alpine meadows on the surrounding peaks. Wildlife is abundant: deer, moose, elk, black and grizzly bears, mountain caribou, wolverine, wolves and mountain goats are all present. More than 68 bird species have been recorded. Streams in the area hold native cutthroat and rainbow trout, Dolly Varden (bull trout) and mountain whitefish. Elevation in the valley bottom is approximately 550–600 m.

# RESOURCES

*Helpful links and contacts for new residents:*

**KootenayBC Real Estate**

<https://kootenaybc.com>

**Lardeau Valley LINKS Society (community portal)**

<https://lardeauvalley.ca>

**Village of Kaslo (closest service centre)**

<https://www.kaslo.ca>

**Kaslo & Area Chamber of Commerce**

<https://www.kaslochamber.com>

**Visit Kaslo (visitor info)**

<https://visitkaslo.com>

**Regional District of Central Kootenay (RDCK)**

<https://rdck.ca>

**Building & Permits — RDCK (rural)**

<https://rdck.ca/EN/main/services/building-inspection.html>

**Waste Disposal — RDCK Recycling & Solid Waste**

<https://rdck.ca/EN/main/services/waste-recycling.html>

**Water — Community water systems & advisories (Interior Health)**

<https://drinkingwaterforeveryone.ca>

**Water — BC Water Licences (FrontCounter BC)**

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

**Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri, 3-bed ER)**

<https://www.interiorhealth.ca/locations/victorian-community-health-centre-of-kaslo>

**North Kootenay Lake Community Services Society**

<https://nklcss.org>

**Local Hospital — Kootenay Lake Hospital, Nelson (24/7 ER)**

<https://www.interiorhealth.ca/locations/kootenay-lake-hospital>

**Regional Hospital — Kootenay Boundary Regional Hospital, Trail (24/7 ER)**

<https://www.interiorhealth.ca/locations/kootenay-boundary-regional-hospital>

**Internet — Kaslo infoNet Society (local fibre/wireless where available)**

<https://kin.bc.ca>

**Internet — Telus**

<https://www.telus.com>

**Internet — Starlink / Xplornet (rural alternatives — availability varies by property)**

<https://www.starlink.com>

**Canada Post — Meadow Creek (community post office)**

<https://www.canadapost.ca>

**Canada Post — Argenta (community post office)**

<https://www.canadapost.ca>

**Canada Post — Kaslo (full service)**

<https://www.canadapost.ca>

**Kaslo Public Library (closest library)**

<https://kaslo.bc.libraries.coop>