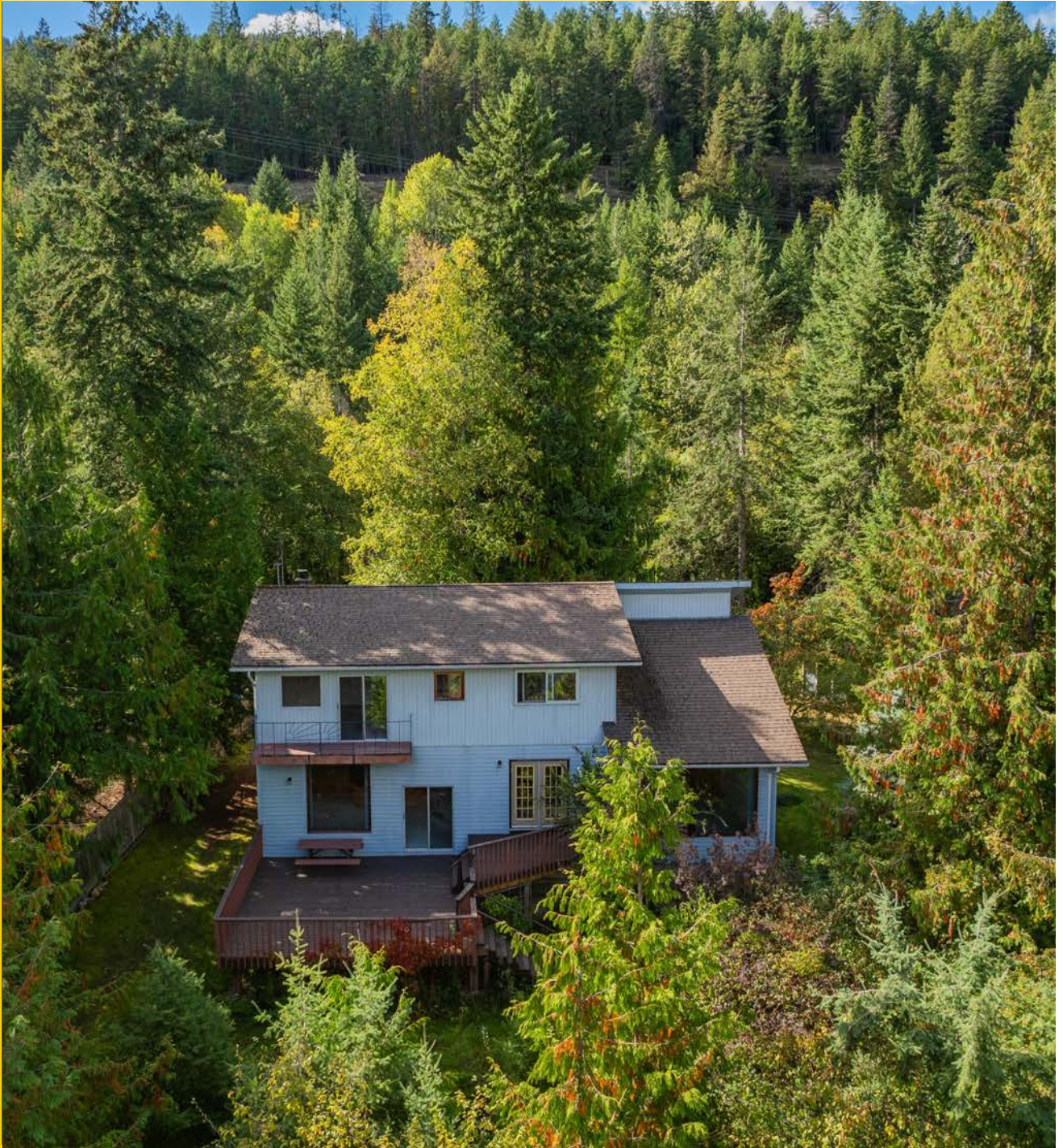


5342 AMUNDSEN ROAD,
(MIRROR LAKE)
KASLO BC
\$746,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Kootenay Lake waterfront home in Kaslo BC! The home was built in the mid 80s, with spacious living areas, 3 bedrooms and 3 bathrooms, attached garage/workshop. Walk down to the shores of Kootenay Lake from the home and enjoy the surroundings or go for a cool swim. Priced at the assessed value, this home presents an opportunity for those looking for a home in the Kootenays that they can renovate or update to make their lakeside living dream a reality. The property's location offers a perfect balance of seclusion and convenience, with the charming village of Kaslo just minutes away, providing access to shopping, dining, and local amenities. Nelson, a cultural hub, is also a short drive, offering additional urban conveniences and vibrant community life. Whether you're seeking a peaceful lakeside retreat or an opportunity to create your dream waterfront home, this property is a great find with a ton of potential.

MLS: 2479939 **Size:** 0.69 acres
Services: Lake Intake, septic, hydro,
and internet



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.

5342 AMUNDSEN RD MIRROR LAKE

Area-Jurisdiction-Roll: 21-786-05759.000



Total value **\$731,000**

2024 assessment as of July 1, 2023

Land \$299,000

Buildings \$432,000

Previous year value \$612,000

Land \$241,000

Buildings \$371,000

Property information

Year built 1984

Description 2 STY house - Standard

Bedrooms 3

Baths 3

Carports C

Garages G

Land size .69 Acres

First floor area 1,432

Second floor area 1,144

Basement finish area

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 3, PLAN NEP10684, DISTRICT LOT 7386, KOOTENAY LAND DISTRICT

PID: 007-436-408

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

TITLE

TITLE SEARCH PRINT

File Reference: Lingo
Declared Value \$ 189000

2024-06-25, 13:49:50
Requestor: Cheryl Burr

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

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

KP162690
KP162689

Application Received

2000-06-08

Application Entered

2000-06-09

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Description of Land

Parcel Identifier:

007-436-408

Legal Description:

LOT 3 DISTRICT LOT 7386 KOOTENAY DISTRICT PLAN 10684

Legal Notations

HERETO IS ANNEXED EASEMENT M16293 (SEE M16291) OVER LANDS AS THEREIN
SET OUT

HERETO IS ANNEXED EASEMENT M16311 (SEE M16310) OVER LANDS AS THEREIN
SET OUT

Charges, Liens and Interests

Nature:

RIGHT OF WAY

Registration Number:

M14340

Registration Date and Time:

1978-07-12 15:43

Registered Owner:

WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED

Remarks:

INTER ALIA
PART PLAN 11494

TITLE

TITLE SEARCH PRINT

2024-06-25, 13:49:50

File Reference: Lingo

Requestor: Cheryl Burr

Declared Value \$ 189000

Nature:	EASEMENT
Registration Number:	M16294
Registration Date and Time:	1978-08-04 13:27
Remarks:	APPURTENANT TO LANDS AS THEREIN SET OUT PART PLAN 11494. SEE M16291

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

EXPENSES

Property Taxes:

2024
\$3221.17



Insurance

2024
\$2534.00. Great Western Financial

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

RDCK Report



RDCK Property Report

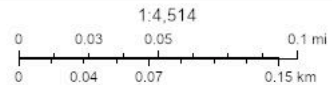
Area of Interest (AOI) Information

Area : 0.73 acres

Sep 30 2024 7:20:13 Pacific Daylight Time



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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCAN, Parks Canada

RDCK Report

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05759.000	007-436-408	5342 AMUNDSEN RD, MIRROR LAKE	Single Family Dwelling	NEP10684

#	LTO Number	Lot	Block	District Lot	Land District
1	KP162689	3	-	7386	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 3 PLAN NEP10684 DISTRICT LOT 7386 KOOTENAY LAND DISTRICT	.69	ACRES	0.73

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	5348 AMUNDSEN RD	-	5348	AMUNDSEN	RD	Mirror Lake	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.73

Fire Service Areas

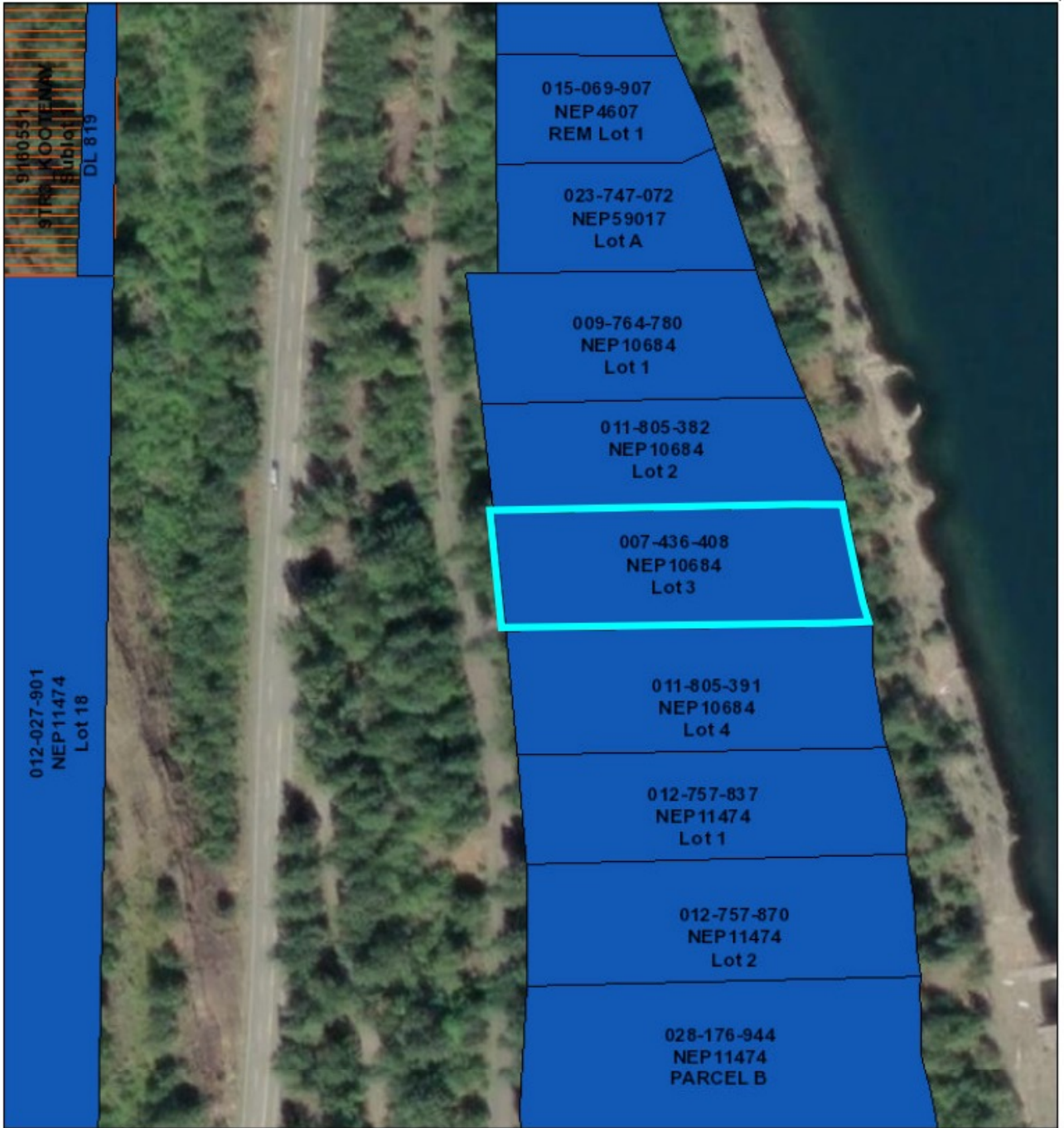
#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.64

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	0.65
2	2435	RA	Resource Area	Resource Area	0.08

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

LTSA MAP



October 7, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

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

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

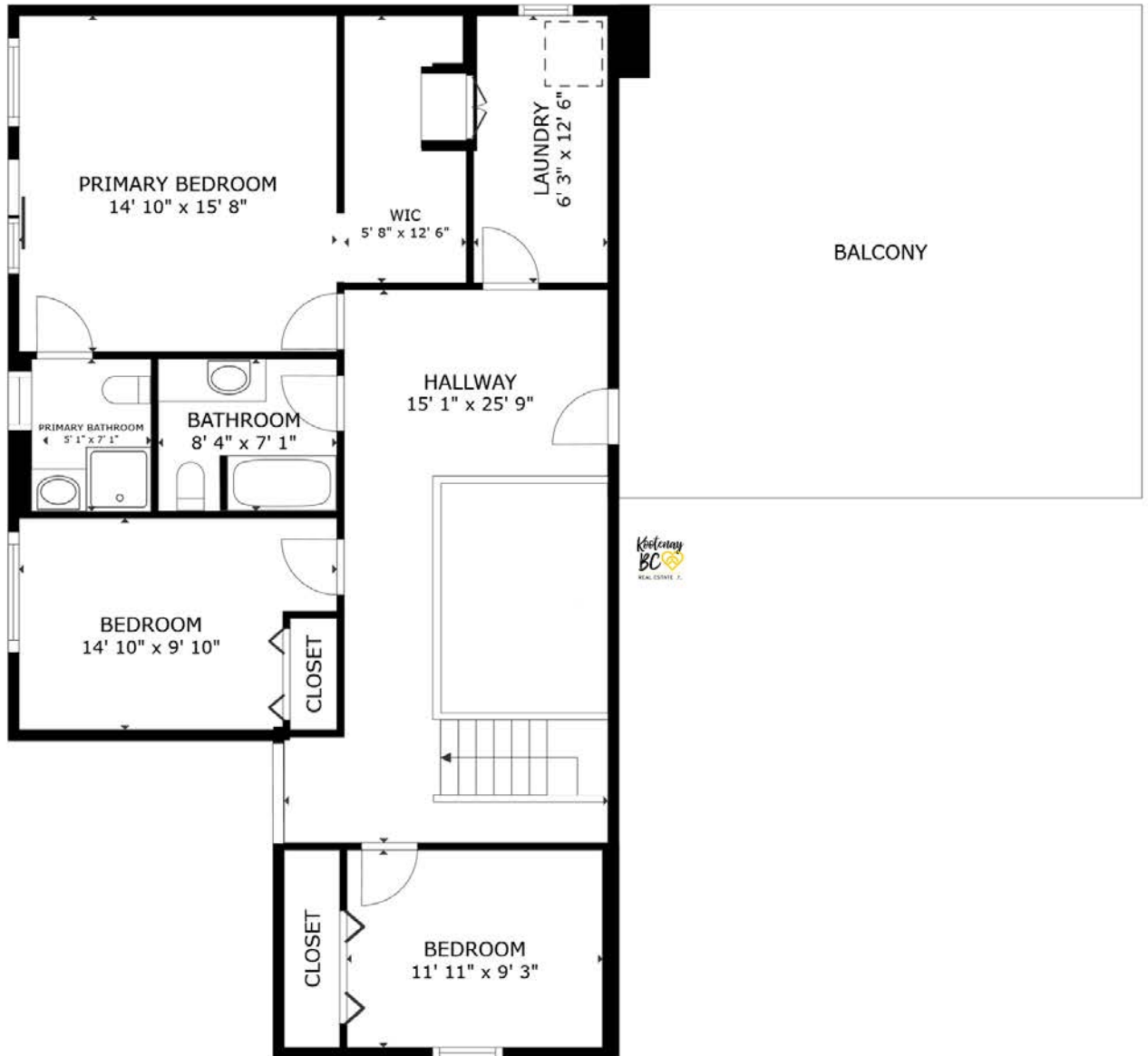
MAIN FLOOR PLAN



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 1,358 sq.ft. FLOOR 2 1,128 sq.ft.
EXCLUDED AREAS : DECK 472 sq.ft. GARAGE 553 sq.ft. VERANDA 61 sq.ft. BALCONY 561 sq.ft.
TOTAL : 2,486 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

UPPER FLOOR PLAN



Koolenay
BC
REAL ESTATE LTD.

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,358 sq.ft. FLOOR 2 1,128 sq.ft.
EXCLUDED AREAS : DECK 472 sq.ft. GARAGE 553 sq.ft. VERANDA 61 sq.ft. BALCONY 561 sq.ft.
TOTAL : 2,486 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SUMMARY

5342 AMUNDSEN RD Rural BC

PID	007-436-408
Registered Owner	LI*, B*
Legal Description	LOT 3 DISTRICT LOT 7386 KOOTENAY DISTRICT PLAN 10684
Plan	NEP10684
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR



Year Built	1984	Structure	SINGLE FAMILY DWELLING
Lot Size	31585.43 ft ²	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	565.49 m	Min Elev.	548.22 m
Floor Area	2576 Ft ²	Walk Score	-
Transit Score	-	Annual Taxes	\$3,221.17

ASSESSMENT

	2023	%	2024
Building	\$371,000	↑ 16.44	\$432,000
Land	\$241,000	↑ 24.07	\$299,000
Total	\$612,000	↑ 19.44	\$731,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$731,000	↑ 286.77
Sales History	02/05/2000	\$189,000	↑ 116
	20/08/1989	\$87,500	-

DEVELOPMENT APPLICATIONS

-

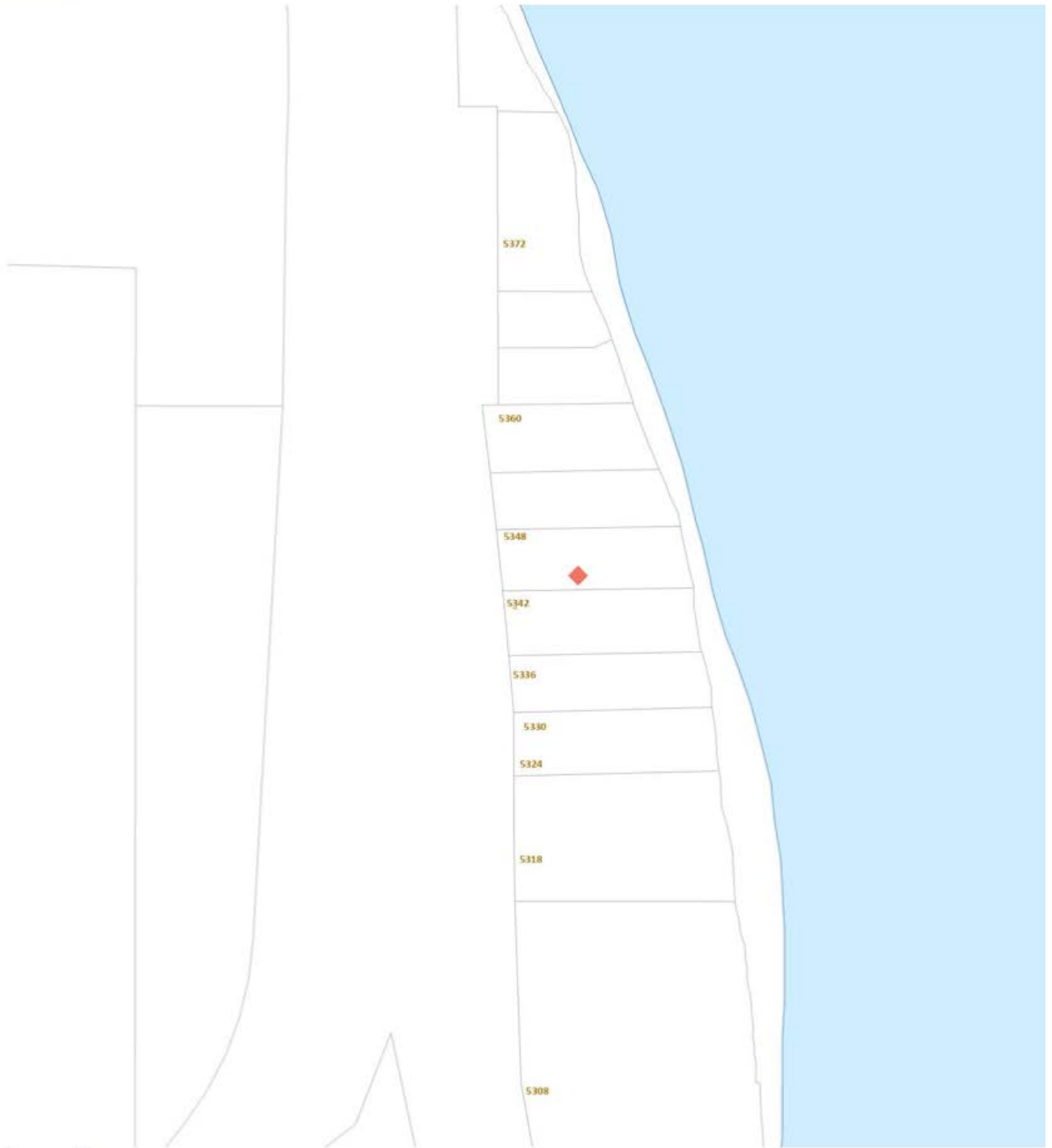
SCHOOL CATCHMENT

	Elementary	Nearest Middle	Secondary
Catchment	J V Humphries	Trafalgar Middle School	J V Humphries
School District	SD 8	SD 8	SD 8
Grades	K - 12	6 - 8	K - 12

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

UTILITIES MAP

Utilities



Legend



— Streams and Shorelines



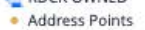
Lakes and Rivers



□ Cadastre - Property Lines



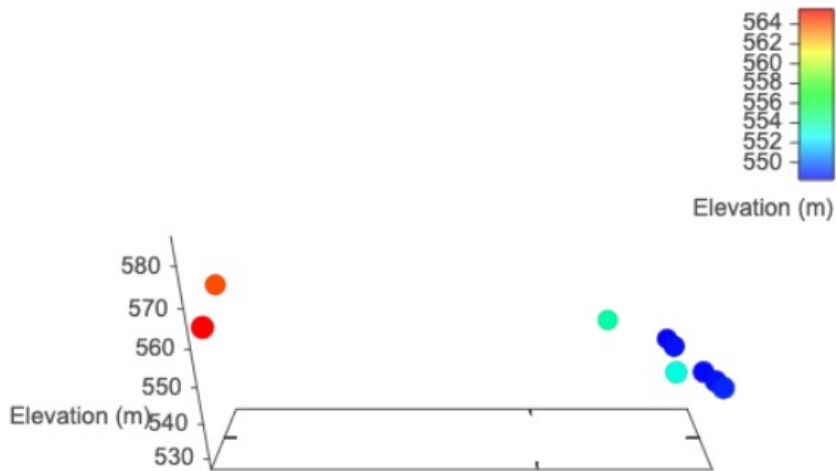
■ RDCK OWNED



ELEVATION



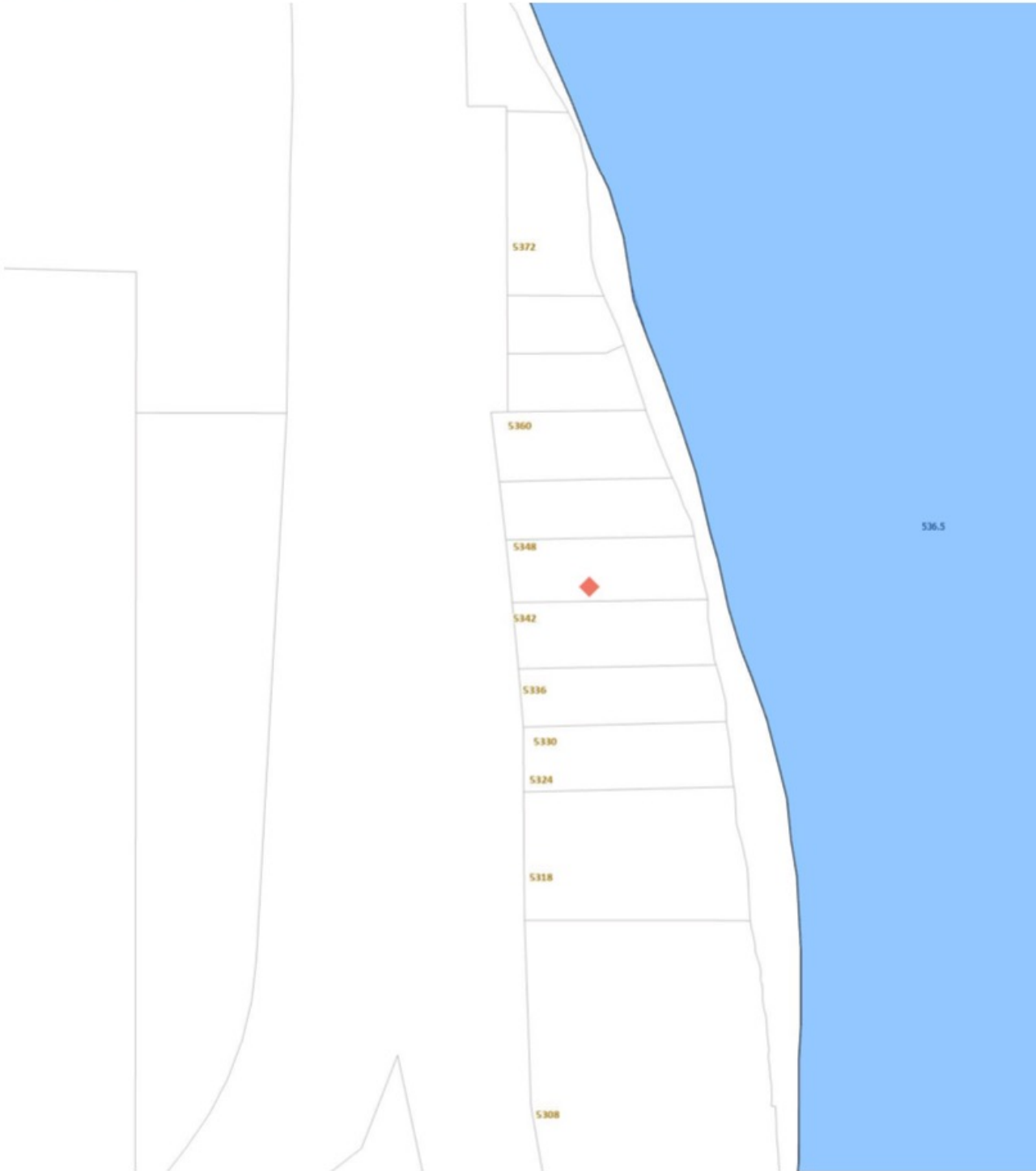
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 565.49 m | Min Elevation: 548.22 m | Difference: 17.28 m

FLOOD MAP

Flood and Hazard



Legend

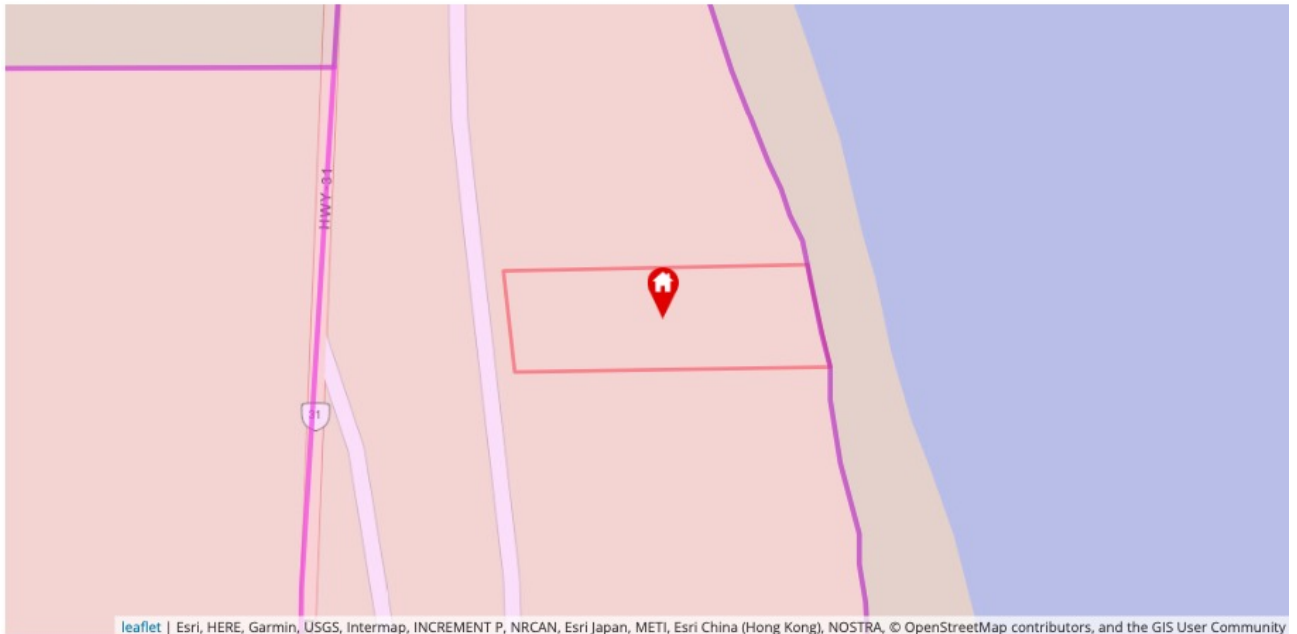
- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

ZONING

Subject Property Designation Summary

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

Official Community Plan



Subject Property Designations:

[RC - Country Residential](#)

Layer Legend:

- [RC - Country Residential](#)
- [RA - Resource Area](#)

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

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>