1851 Johnson's Landing Rd, Johnson's Landing, BC
$849,000

Kootenay BC REAL ESTATE

FAIR REALTY



DETAILS

1851 Johnson's Landing Rd is a four-bedroom, two-bathroom home built in 2014, set on 1.51 lakefront acres at the north end of Kootenay Lake near Argenta and Johnson's Landing. The lot runs down to its own beach, with lake and mountain views and the Purcell range behind.

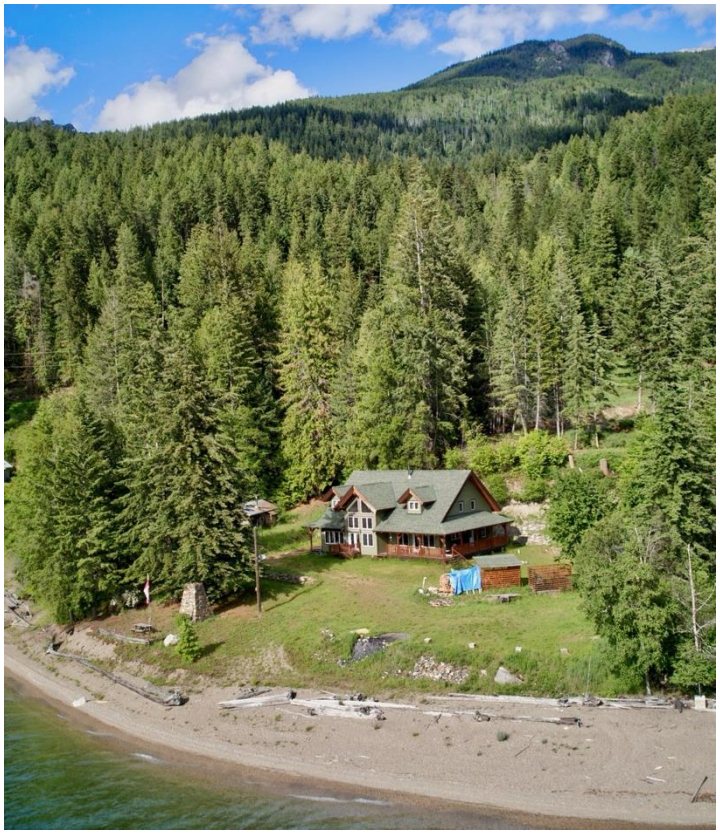
The house is a two-storey, frame-built home of about 3,348 finished sq ft over the main and upper floors, with a loft overlooking the living room. It has fibre-cement siding, an asphalt-shingle roof, a concrete foundation, hardwood floors, a covered deck, and electric radiant-floor heating. Four bedrooms and two bathrooms.

Outbuildings include a detached shop with an insulated workshop and an enclosed bay at the front, with barn doors sized for a quad or ATV. A 1937 log cabin and an old sauna also remain on site, both now used for storage.

Water is a licensed lake intake with UV filtration, and the property also holds a licence for creek water. There is a septic tank and field, BC Hydro electricity, and a propane-powered Generac backup generator.

Johnson's Landing is a small community at the end of the road on the north arm of Kootenay Lake, bordering the Purcell Wilderness Conservancy — lakefront, space, and quiet, with Kaslo the nearest hub for shopping, schools and services.

MLS: 10390267
Lot Size: 1.51 acres
Services: licensed lake intake with UV filtration (plus a creek-water licence), septic tank and field, BC Hydro electricity, propane Generac backup generator. Internet to be confirmed.





EXPENSES



Property Taxes:

2026

$3,829.32



Insurance (TD Insurance):

—

$4,543 / yr (2nd/vacation)



Water:

Lake Intake with UV filtration
And License for Creek



Internet ([PROVIDER]):

Providers: Kaslo Info Net & Starlink



Hydro (BC Hydro):

[Propane Gas Backup Generator

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

RDCK MAP

RDCK Property Report

Area of Interest (AOI) Information

Area : 1.51 acres

Jun 4 2026 11:22:43 Pacific Daylight Time



Electoral Areas
RDCK Streets
Cadastre - Property Lines
Address Points

1:2,257

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Source: Esri, Vantor, 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	786.05944.100	027-354-431	1851 ARGENTA-JOHNSONS LANDING RD, RDCK REGION	Single Family Dwelling	NEP85759

#	LTO Number	Lot	Block	District Lot	Land District
1	CB2138909	1	-	9039	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 1 PLAN NEP85759 DISTRICT LOT 9039 KOOTENAY LAND DISTRICT	1.51	ACRES	1.51

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1851 ARGENTA-JOHNSONS LANDING RD	-	1851	ARGENTA-JOHNSONS LANDING	RD	Argenta	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.51

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	RR	Rural Residential	Rural Residential	https://rdck.ca/wp-content/uploads/2024/11/2435-D_CLUB_Consolidated_2956-V2.pdf	1.51
2	2435	RA	Resource Area	Resource Area	https://rdck.ca/wp-content/uploads/2024/11/2435-D_CLUB_Consolidated_2956-V2.pdf	< 0.01

Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	2435	Watercourse	2435-D_CLUB_Consolidated_2956-V2.pdf	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.	0.89

Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	NO	536.5	15	Kootenay Lake	< 0.01

SUMMARY

Summary Sheet

1851 JOHNSONS LANDING RD Rural BC



PID	027-354-431
Registered Owner	WE*, A*
Legal Description	LOT 1 DISTRICT LOT 9039 KOOTENAY DISTRICT PLAN NEP85759
Plan	NEP85759
Zoning	
Community Plan(s)	OCP: Rural Residential, not in ALR

Year Built	2014	Structure	SINGLE FAMILY DWELLING
Lot Size	1.50 acres	Floor Area	3348 Ft²
Bathrooms	2	Bedrooms	4
Max Elev.	556.92 m	Min Elev.	533.31 m
Walk Score	–	Transit Score	–
Tax Year	2026	Annual Taxes	$3,829.32

ASSESSMENT

	2025	%	2026
Building	$625,000	↑ 2.08	$638,000
Land	$242,000	↑ 21.07	$293,000
Total	$867,000	↑ 7.38	$931,000

APPRECIATION

	Date	($)	% Growth
Assessment	2026	$931,000	↑ 7.38

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10390267	Preactive 17/06/2026		$898,000 /	Fair Realty (Kaslo)

DEVELOPMENT APPLICATIONS

–

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

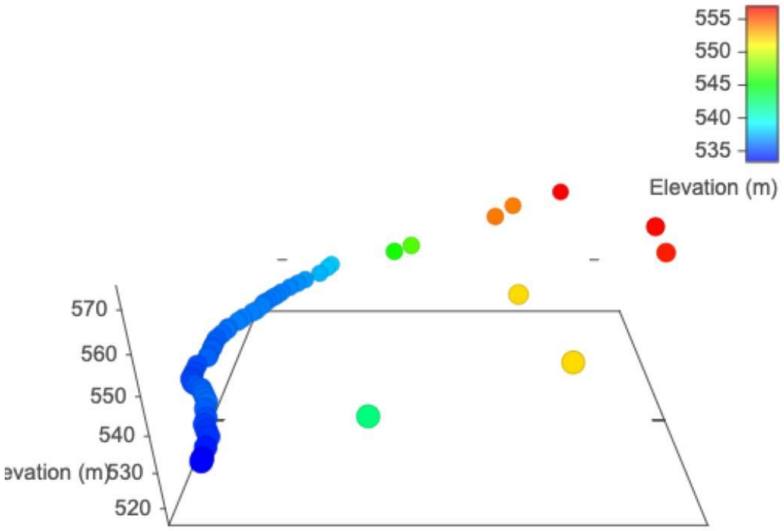
Hydrant
Stand Pipe
Other
MUNICIPAL OWNED
RDCK OWNED
Streams and Shorelines
Lakes and Rivers
Cadastre - Property Lines
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 556.92 m | Min Elevation: 533.31 m | Difference: 23.61 m

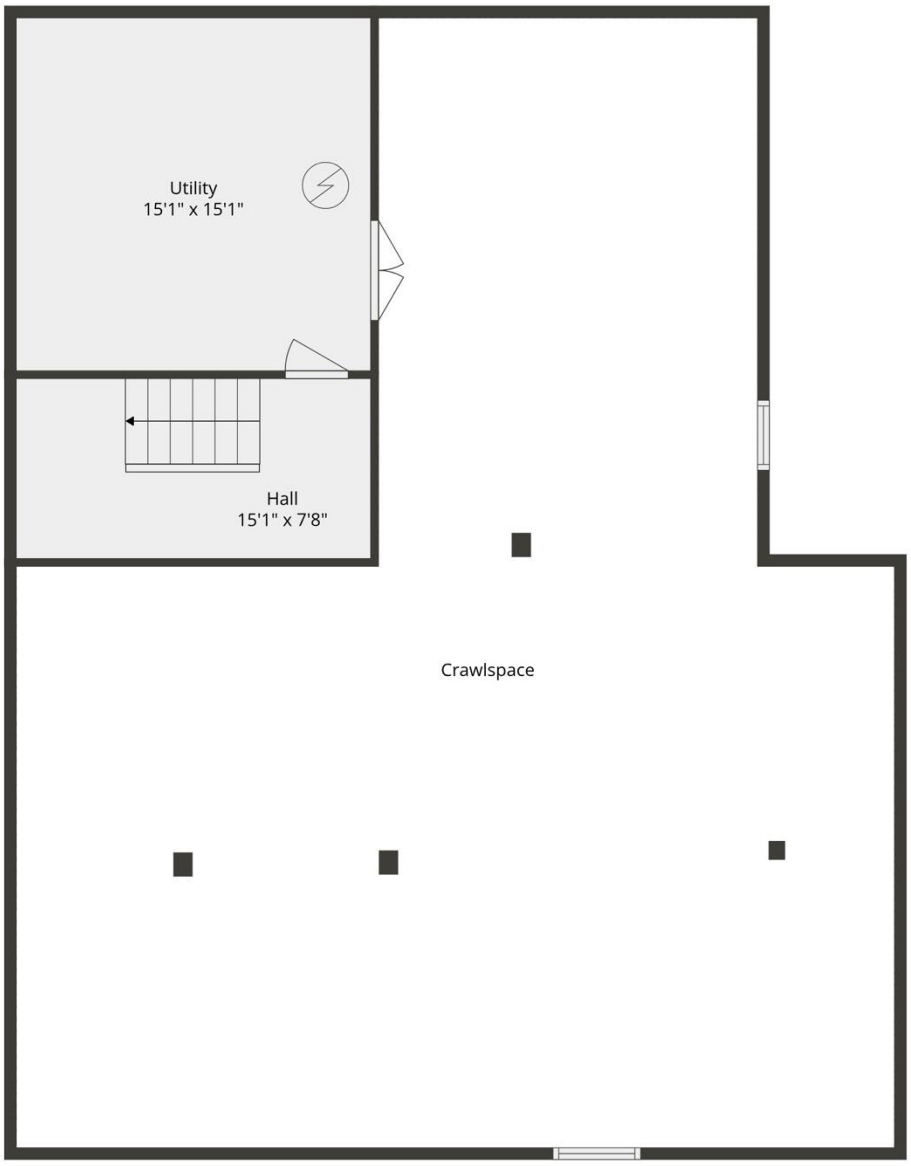
ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Rural Residential
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve

FLOOR PLANS



TOTAL: 3385 sq. ft

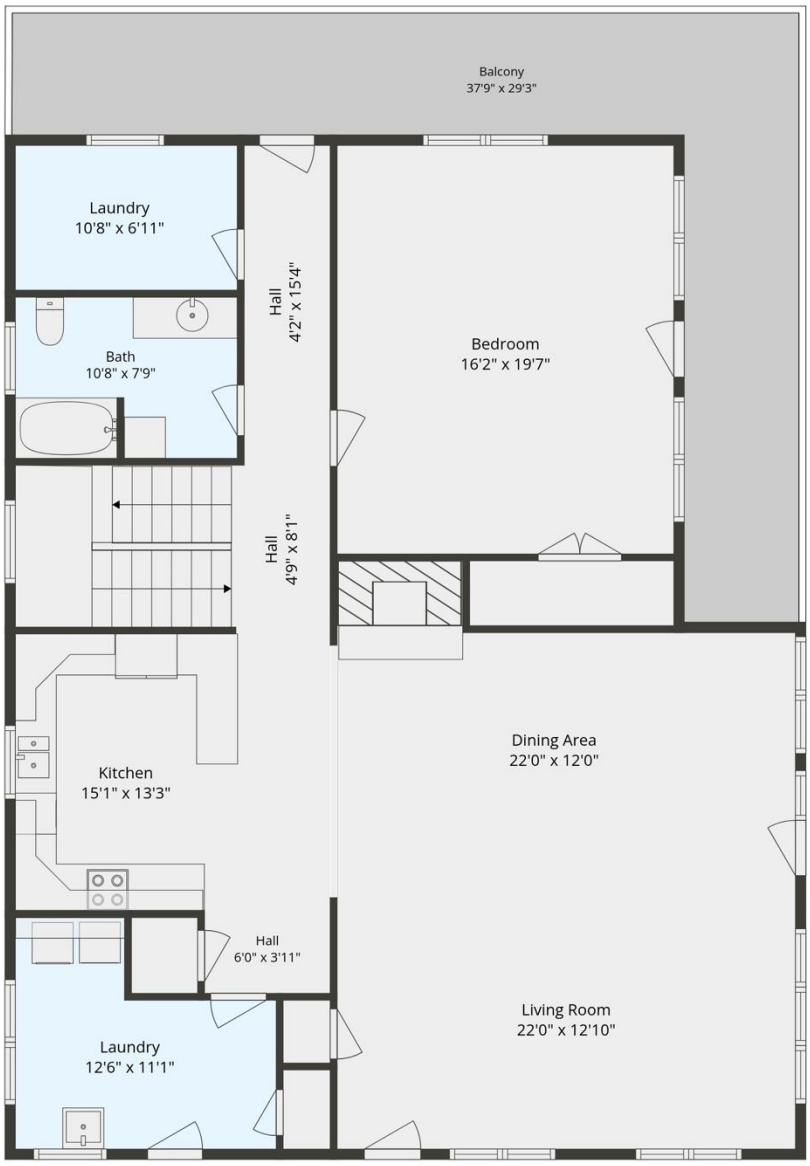
Basement: 361 sq. ft, 1st floor: 1668 sq. ft, 2nd floor: 1356 sq. ft

EXCLUDED AREAS: CRAWL SPACE: 1307 sq. ft, BALCONY: 350 sq. ft, OPEN TO BELOW: 168 sq. ft, WALLS: 254 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary

N

FLOOR PLANS



TOTAL: 3385 sq. ft

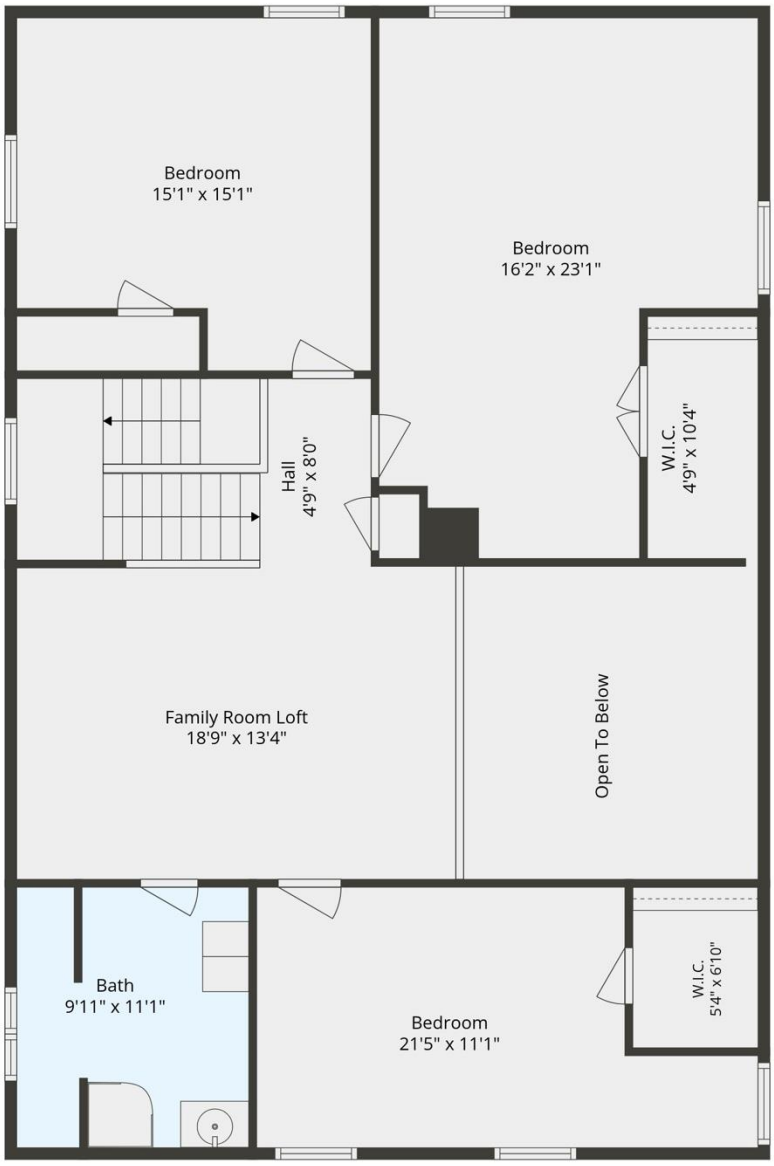
Basement: 361 sq. ft, 1st floor: 1668 sq. ft, 2nd floor: 1356 sq. ft

EXCLUDED AREAS: CRAWL SPACE: 1307 sq. ft, BALCONY: 350 sq. ft, OPEN TO BELOW: 168 sq. ft, WALLS: 254 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary

N

FLOOR PLANS



TOTAL: 3385 sq. ft

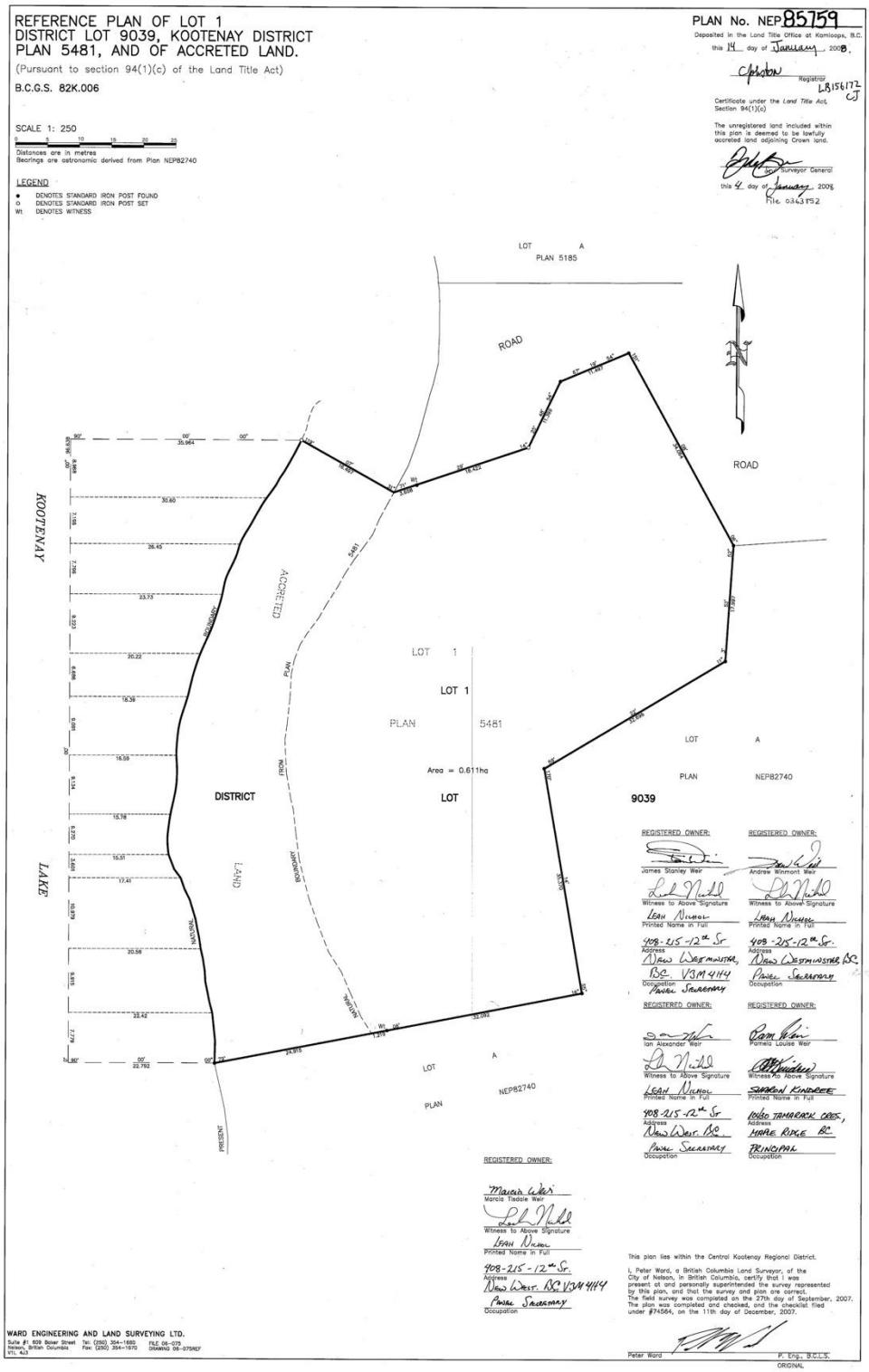
Basement: 361 sq. ft, 1st floor: 1668 sq. ft, 2nd floor: 1356 sq. ft

EXCLUDED AREAS: CRAWL SPACE: 1307 sq. ft, BALCONY: 350 sq. ft, OPEN TO BELOW: 168 sq. ft, WALLS: 254 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary

N

PLAN



Kootenay BC Real Estate — Kaslo branch office of Fair Realty
311 4th Street, Kaslo, BC • KootenayBC.com

FLOOD MAP

Flood and Hazard



Legend

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

PICTURES













COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo (K–12)	1.2	4 min
Shopping	Front Street, Kaslo	0.6	2 min
	Baker Street, Nelson	68.7	approx. 1 hr – 1 hr 10
Airport	West Kootenay Regional Airport, Castlegar	110	approx. 1 hr 30 – 1 hr 45
	Trail Regional Airport	147	approx. 2 hr – 2 hr 15
Major Cities	Nelson, BC	68.7	approx. 1 hr – 1 hr 10
	Castlegar, BC	110	approx. 1 hr 30 – 1 hr 45
	Nakusp, BC	98	approx. 1 hr 30 – 1 hr 45
	Cranbrook, BC	227	approx. 3.5–4 hr
	Spokane, WA	307	approx. 4–4.5 hr
	Kelowna, BC	335	approx. 4.5–5 hr
	Calgary, AB	604	approx. 7–7.5 hr
	Vancouver, BC	727	approx. 8.5–9 hr
North Kootenay Lake & Lardeau Valley	Meadow Creek (closest store, gas, post office)	40	approx. 40–50 min
	Argenta	48	approx. 50 min – 1 hr
	Johnsons Landing	60	approx. 1 hr – 1 hr 15
Hospital / Medical Centre	Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri)	1.3	4 min
	North Kootenay Lake Community Services	0.5	2 min
	Kootenay Lake Hospital, Nelson (24/7 ER)	68.3	approx. 1 hr – 1 hr 10
	Kootenay Boundary Regional Hospital, Trail (24/7 ER)	139	approx. 1 hr 55 – 2 hr 15
Dentist	Kootenay Lake Dental Clinic, Nelson	68.8	approx. 1 hr – 1 hr 10
	Silverton Dental Clinic, Silverton	51.6	approx. 45–55 min
Postal Services	Canada Post, Kaslo	0.7	2 min
Library	Kaslo Library	0.4	2 min

North Kootenay Lake

Kaslo sits on the west shore of Kootenay Lake at the mouth of the Kaslo River, in the North Kootenay Lake region of southeast British Columbia. The site began as a sawmill operation in 1889 and grew into a town through the silver-mining boom of the early 1890s. Today it is a small heritage village known for its restored Victorian buildings, the SS Moyie sternwheeler National Historic Site, and an active arts community. North of Kaslo, the Lardeau Valley extends to a string of smaller rural communities — Lardeau, Cooper Creek, Meadow Creek, Howser, Poplar Creek, Argenta and Johnson's Landing — where many residents come to Kaslo for shopping, schools, healthcare and weekly services. Distances: Nelson approx. 1 hr – 1 hr 10; Castlegar approx. 1 hr 30 – 1 hr 45; Nakusp approx. 1 hr 30 – 1 hr 45. Travel times along Highway 31 and Highway 31A can vary seasonally, particularly in winter conditions.

Kaslo

Kaslo, with a population of around 1,000, is the largest community on the main body of Kootenay Lake. The village sits in a valley between the Selkirk and Purcell mountain ranges, with a downtown of independent shops and artisans along Front Street and a public lakefront park. Many heritage buildings have been restored, including the SS Moyie — the world's oldest intact passenger sternwheeler — and the 1898 Village Hall, one of the oldest civic buildings still in continuous use in BC. The village's nine-hole golf course, ice arena, public beaches and surrounding provincial parks support year-round outdoor recreation. Kaslo also functions as the service hub for the Lardeau Valley and the north end of Kootenay Lake; the broader region is the access point for hiking, paddling and wildlife viewing on Duncan Lake, the Lardeau River and the Purcell Wilderness Conservancy. Regional services in Nelson are within about an hour's drive.

Weather	
Avg Yearly Rainfall: 698 mm	**Avg Winter Snowfall:** 188 cm
Avg High Temp: 25°C	**Avg Low Temp:** -5°C

COMMUNITY INFORMATION

Recreational Facilities

Kaslo offers a 9-hole golf course, an ice arena for public skating, hockey and curling, public beaches at Kaslo Bay Park, tennis courts, a skateboard park and a riding arena. Several provincial parks are within a short drive, including Kokanee Glacier, Goat Range, Davis Creek and Lost Ledge. Kootenay Lake itself is the recreational heart — accessible from Kaslo's marina and beaches for boating, kayaking, paddleboarding, sailing, swimming, fishing and houseboating. The village rents houseboats from Kaslo's Shipyards fleet, and groomed and wilderness hiking trails radiate from town in every direction. Winter brings backcountry skiing, snowmobiling, ice fishing and Nordic skiing on local trails.

Historic and Heritage Sites

Kaslo is home to several historic and heritage sites, including the SS Moyie, the world's oldest intact passenger sternwheeler. Aboard the SS Moyie, visitors learn about Kootenay Lake's steamboat era and the Victorian engineering of the period. The village hall, built in 1898, is one of the oldest civic buildings in continuous use in BC. Heritage homes from the silver mining era line the streets, and the Langham Cultural Centre preserves a former hotel that housed Japanese-Canadian internees during WWII.

Festivals and Events

The Kaslo Jazz Etc. Summer Music Festival is the village's signature event, held annually since 1991 on the August long weekend. Audiences gather at Kaslo Bay Park to enjoy jazz, blues and roots music performed from a floating stage on Kootenay Lake. The IDidaRide is a running and mountain biking event in August offering five distance options. May Days is a long-running Kaslo tradition featuring maypole dancing, loggers' sports and a parade. The Logger Sports competition, the Kaslo Trade Fair and weekly Saturday markets through the summer round out the calendar.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village sits on the floodplain formed by the outflow of the Kaslo River, with residential neighbourhoods on the bench land above. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779 m) rises across Kootenay Lake. The Selkirks behind Kaslo are home to the Goat Range and Kokanee Glacier Provincial Parks, both of which offer full four-season recreation. Elevation in the village is approximately 535 m.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate
https://kootenaybc.com

Village of Kaslo
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 — Village of Kaslo
https://kaslo.ca/p/building-permits

Building & Permits — RDCK
https://rdck.ca/EN/main/services/building-inspection.html

Waste Disposal — Kaslo Transfer Station / RDCK Recycling
https://rdck.ca/EN/main/services/waste-recycling.html

Water — Village of Kaslo utilities
https://www.kaslo.ca

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

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)
https://kin.bc.ca

Internet — Telus
https://www.telus.com

Internet — Columbia Wireless
https://columbiawireless.ca

Internet — Starlink / Xplornet (rural alternatives — availability varies by property)
https://www.starlink.com

Canada Post
https://www.canadapost.ca

Kaslo Public Library
https://kaslo.bc.libraries.coop