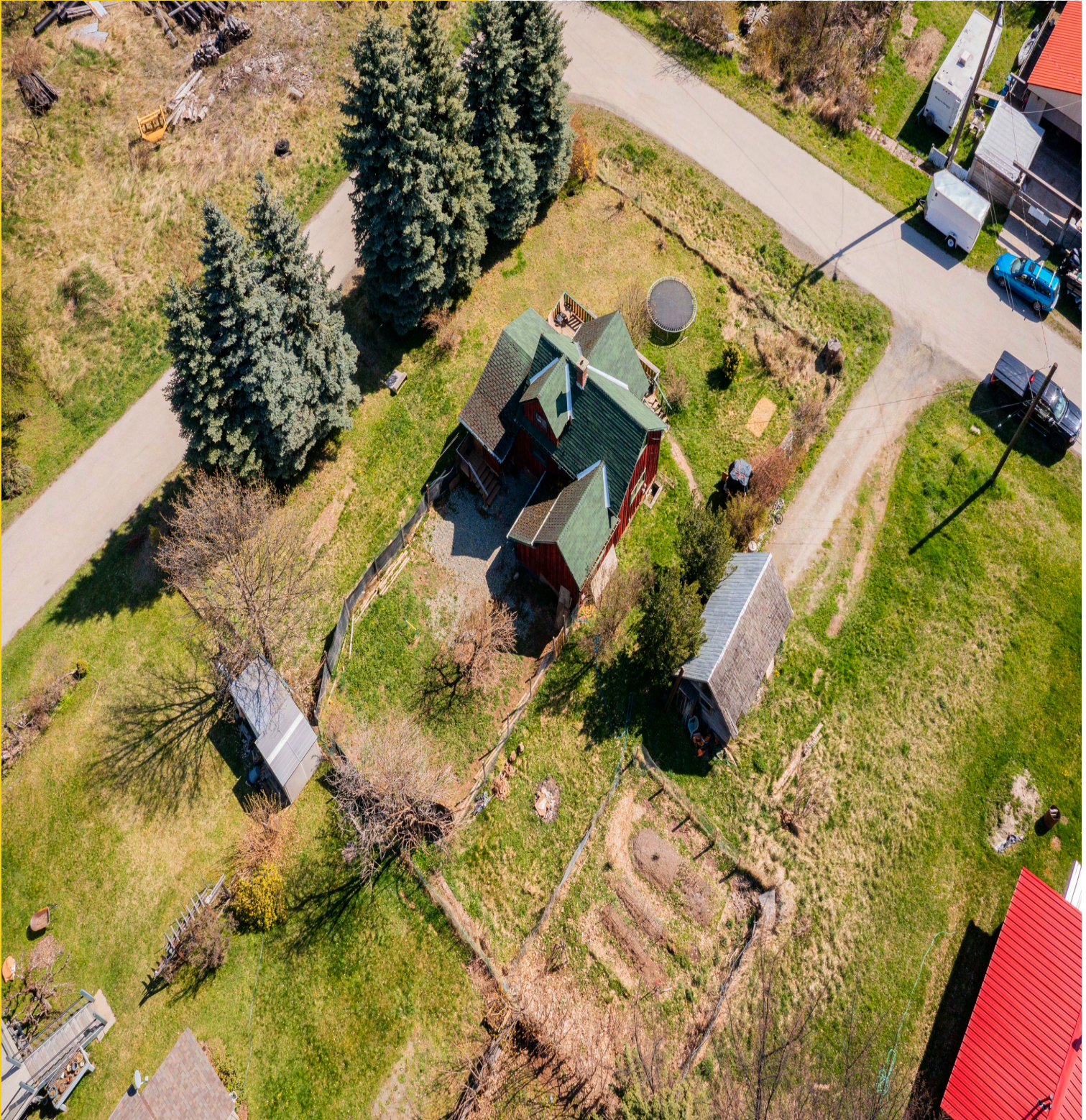


**131 Washington St N,
Kaslo BC
\$375,000**



REAL ESTATE FAIR REALTY

FAIR REALTY

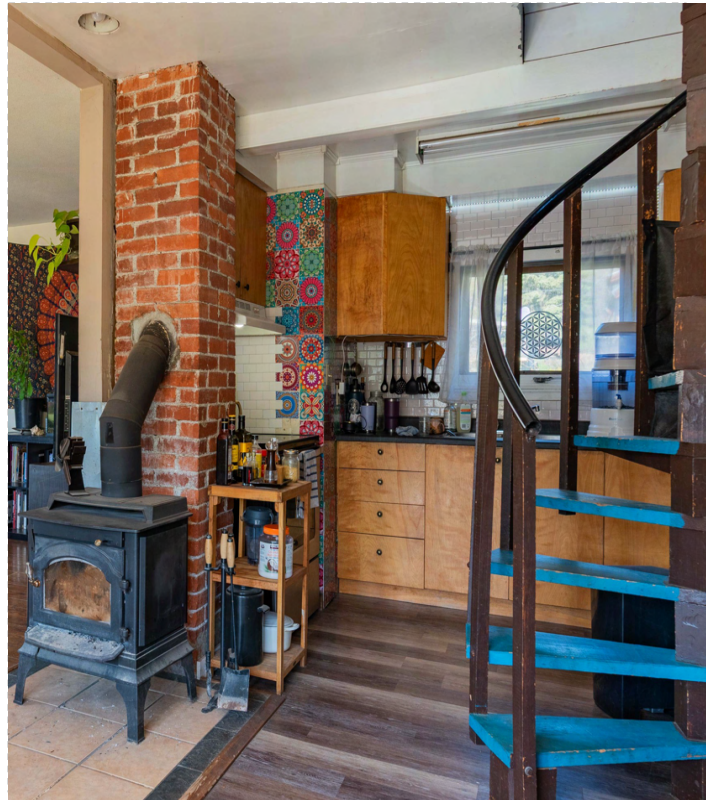


DETAILS

Comprised of two separately titled lots, this 125' x 120' property features a 2-bedroom, 1.5-bathroom home, a shed, and established garden space. Whether you're looking for an affordable home to update over time, a renovation project, or a property with future potential, this offering provides plenty of options. The home is functional as it is, while leaving room for your own improvements and ideas.

Located within walking distance of downtown Kaslo, the school, and the health center, you'll enjoy the convenience of in-town living while still being close to everything the area has to offer. From hiking, boating, and skiing to fishing and mountain biking, outdoor recreation is right at your doorstep.

MLS:10396629 Lot Size: 15000 sq ft
Services: Hydro, Septic, Municipal water, internet



TITLE

TITLE SEARCH PRINT

File Reference: 131 Washington

Declared Value \$350000

2026-07-26, 11:24:44

Requestor: Emily Early

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

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CB2885773

CA8545613

Application Received

2026-06-29

Application Entered

2026-07-02

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area

Kaslo, Village of

Description of Land

Parcel Identifier:

023-346-256

Legal Description:

PARCEL J (SEE XK5510) BLOCK 2 DISTRICT LOT 208 KOOTENAY DISTRICT
PLAN 559

Legal Notations

NONE

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

TITLE – Lot beside

TITLE SEARCH PRINT

File Reference: 131 Washington

2026-07-26, 11:25:37

Requestor: Emily Early

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CB2885774
From Title Number	CA8545614
Application Received	2026-06-29
Application Entered	2026-07-02
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	
Taxation Authority	Nelson Trail Assessment Area Kaslo, Village of
Description of Land	
Parcel Identifier:	016-224-515
Legal Description:	LOT 49 BLOCK 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 559
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

RDCK MAP

8/5/26, 7:20 PM

about:blank



RDCK Property Report

Area of Interest (AOI) Information

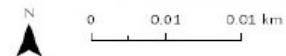
Area : 0.34 acres

Aug 5 2026 19:20:02 Pacific Daylight Time

RDCK Map



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



Scale: 1:564
August 5, 2026 7:20 PM
Size: 8.5 x 11"



The map data are approximate for reference only.
The Regional District of Central Kootenay is not
liable for any errors or omissions on this map nor
any loss or damage resulting from its use.

about:blank

1/2

EXPENSES



Property Taxes:

2026

\$2841.70



Insurance ([INSURER]):

2026

\$2454.09 / year



Water:

2026

\$417 / year

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

RDCK REPORT

8/5/26, 7:20 PM

about:blank

BCA Property Information

#	Folio	PID	Site Address	BCA Actual Use	Plan Number	LTO Number	Lot	Block
1	533.00374.100	023-346-256	131 WASHINGTON ST, KASLO	Single Family Dwelling	NEP559	CB2885773	-	2

#	District Lot	Land District	BCA Legal Description	BCA Lot Size	BCA Lot Description	Area(acres)
1	208	KOOTENAY	PARCEL J BLOCK 2 PLAN NEP559 DISTRICT LOT 208 KOOTENAY LAND DISTRICT (SEE XK5510)	15000	SQUARE FEET	0.34

Addressing

#	Civic Address	Unit	Number	Street Name	Street Type	Community	Count
1	131 WASHINGTON ST N	-	131	WASHINGTON	ST	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.34

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.34

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.34

Zoning

#	Zoning Class	Class Description	Bylaw Number	Area Name	Document Link	Area(acres)
1	R1	Single and Two Family Residential	1130	Village of Kaslo	-	0.34

Official Community Plan

#	Class	Class Description	Bylaw	Area Name	Document Link	Area(acres)
1	RN	Neighbourhood Residential	1280	Village of Kaslo	-	0.34

The map data shown are approximate representation for reference purposes only. The Regional District of Central Kootenay is not liable for any errors or omissions on this map nor any loss or damage resulting from the use of this map.

SUMMARY

Summary Sheet

131 WASHINGTON ST N Kaslo BC



PID	023-346-256
Legal Description	PARCEL J (SEE XK5510) BLOCK 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 559
Plan	NEP559
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: Neighbourhood Residential , not in ALR

Year Built	1947	Structure	SINGLE FAMILY DWELLING
Lot Size	14987.69 ft²	Floor Area	1190 Ft²
Bathrooms	2	Bedrooms	3
Max Elev.	610.86 m	Min Elev.	606.00 m
Walk Score	44 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$2,535.51

ASSESSMENT

	2025	%	2026
Building	\$237,000	↑ 2.53	\$243,000
Land	\$139,000	↑ 5.76	\$147,000
Total	\$376,000	↑ 3.72	\$390,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$390,000	↑ 11.43
Sales History	29/06/2026	\$350,000	↑ 28
	03/11/2020	\$274,108	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10344624	Sold 01/06/2026	402	\$448,000 / \$350,000	Fair Realty (Nelson)
2109908KO	Sold 31/05/2005	6	\$118,000 / \$115,000	Coldwell Banker Rosling Real Estate (Kaslo)
2098353KO	Expired 31/10/2003	104	\$115,000 / \$0	Coldwell Banker Rosling Real Estate (Kaslo)

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



Cadastral Property Lines



RDCK OWNED

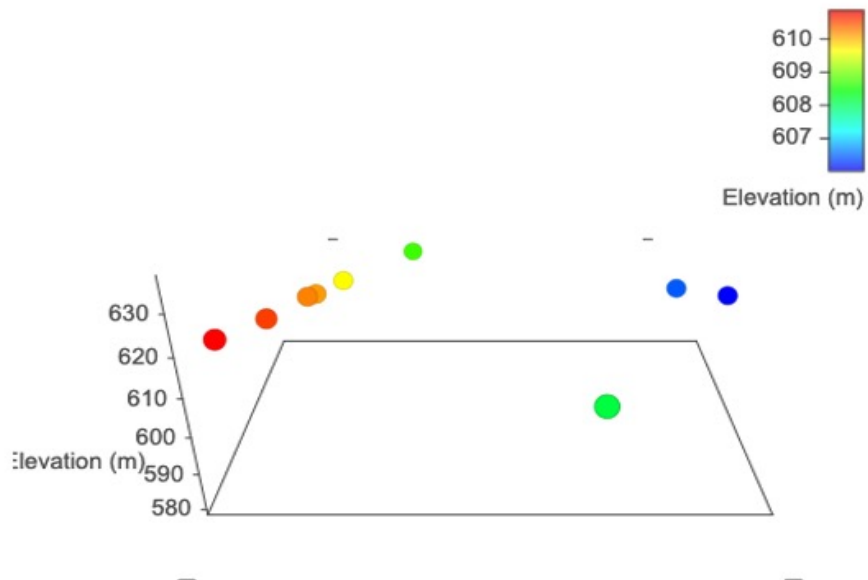
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 610.86 m | Min Elevation: 606.00 m | Difference: 4.86 m

ZONING

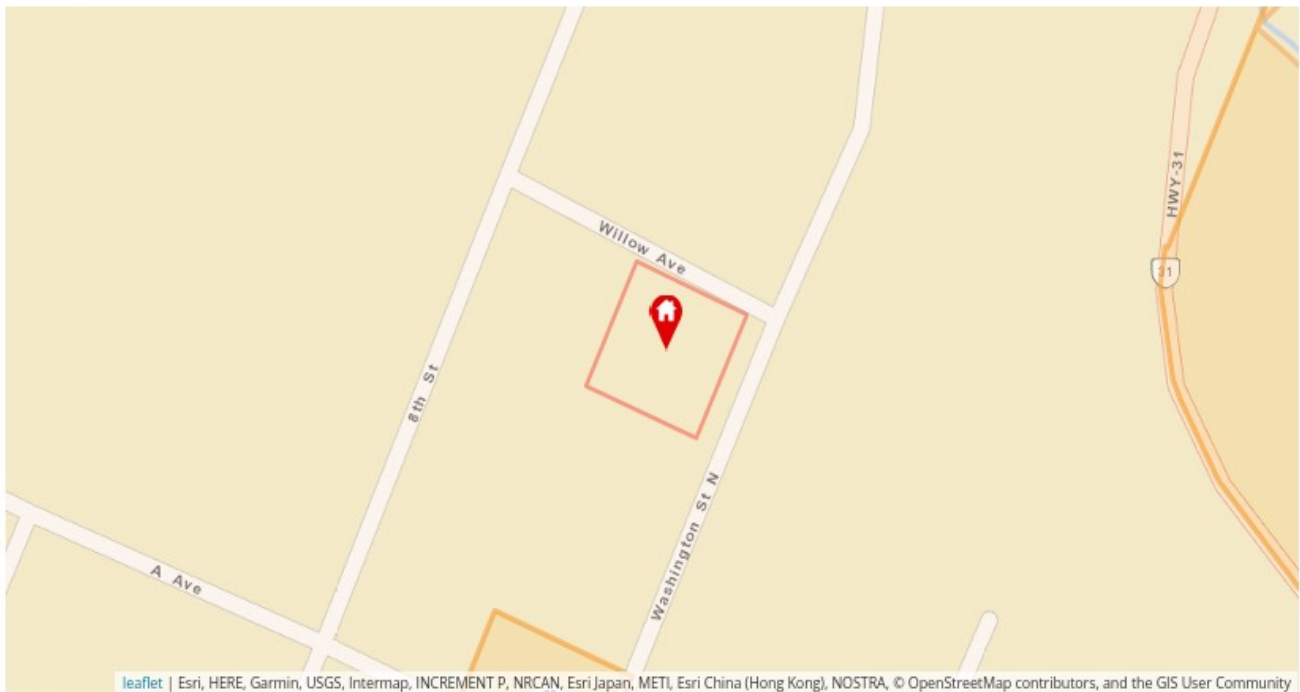
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone

Land Use

Zoning



Subject Property Designations:

Code: [R1](#)

Description: Single Family and Two Family Residential Zone

Layer Legend:

	Code	Description
	R1	Single Family and Two Family Residential Zone
	C3	Neighbourhood Commercial Zone
	C1	Waterfront Commercial Zone

LTSA MAP

ParcelMap BC Print Report



August 5, 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 2026 LTSA

SUBDIVISION PLAN



FLOOD MAP

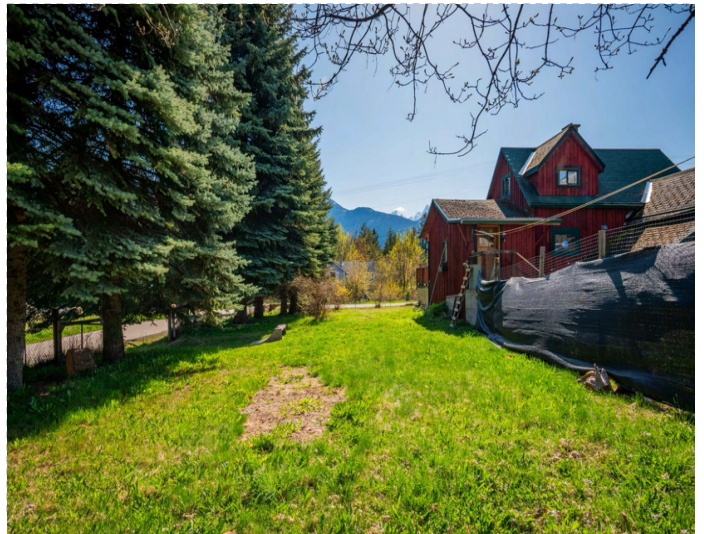
Flood and Hazard



Legend

- Flood Construction Levels - 1990
 Non Standard Flooding Erosion Area
 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
North Kootenay Lake & Lardeau Valley	Vancouver, BC	727	approx. 8.5–9 hr
	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>