

509 6th STREET
KASLO, BC
\$798,000



DETAILS

Kaslo is a small village on Kootenay Lake — a genuine community with a lake, mountains, and a pace of life that's hard to find anywhere else in BC.

This custom-built home sits in the heart of the village. Well-finished throughout — cherrywood cabinetry, polished concrete floors with in-floor radiant heat on the main level, maple hardwood upstairs, and a 4-piece ensuite with a soaker tub in the primary suite. Four bedrooms, three bathrooms, an attached double garage, a den or office, and a large laundry and mudroom with deck access. The main floor is open — living, dining, and kitchen flow together with a wood stove anchoring the living area. The primary suite has a private balcony with partial lake views.

Walkable to the lake, shops, restaurants, and trails. For someone drawn to small town Kootenay life with a quality home to settle into, this is worth a closer look.

MLS: 10383125 **Size:** 60'x135'

Services: municipal water, septic, and hydro, fibre 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.

509 6TH ST KASLO

Area-Jurisdiction-Roll: 21-533-00420.010



Total value \$860,000

2026 assessment as of July 1, 2025

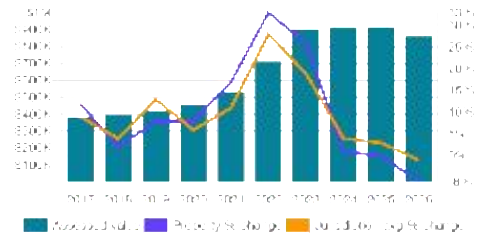
Land	\$117,000
Buildings	\$743,000

Previous year value	\$911,000
Land	\$110,000
Buildings	\$801,000

Property value history

2026	-6%	\$860,000
2025	0%	\$911,000
2024	+1%	\$910,000
2023	+26%	\$898,000
2022	+53%	\$711,000

Property value and Village of Kaslo jurisdiction change



Property information

Year built	2012
Description	2 STY house - Standard
Bedrooms	3
Baths	3
Carports	
Garages	G
Land size	8100 Sq Ft
First floor area	1,388
Second floor area	1,232
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	

Legal description and parcel ID

LOT 2, PLAN NEP10642, DISTRICT LOT 208, KOOTENAY LAND DISTRICT
PID: 012-896-853

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

EXPENSES

Property Taxes:



2025

\$ 5754.43

Municipal Water:



2026

\$ 397 approx. / year

Hydro (FortisBC):



2025

\$150 approx. / month

Propane 1000/yr

Insurance (Western Financial):



\$2703 / year

Internet (Kaslo InfoNet):

\$75 / month

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

SUBDIVISION PLAN

Status: Filed

Plan #: NEP10642 App #: N/A Crtl #:

RCVD: 1998-02-05 RGST: 2025-06-21 06:33:21

A-21 CK

PLAN OF SUBDIVISION OF
LOTS 50 TO 54
BLOCK 11, PLAN 559
D.L. 208
KOOTENAY DISTRICT

SCALE - 1:1000

PLAN 10642

DEPOSITED IN THE LAND REGISTRY
OFFICE AT NELSON, B.C. THIS 2ND
DAY OF JUNE, 1977.

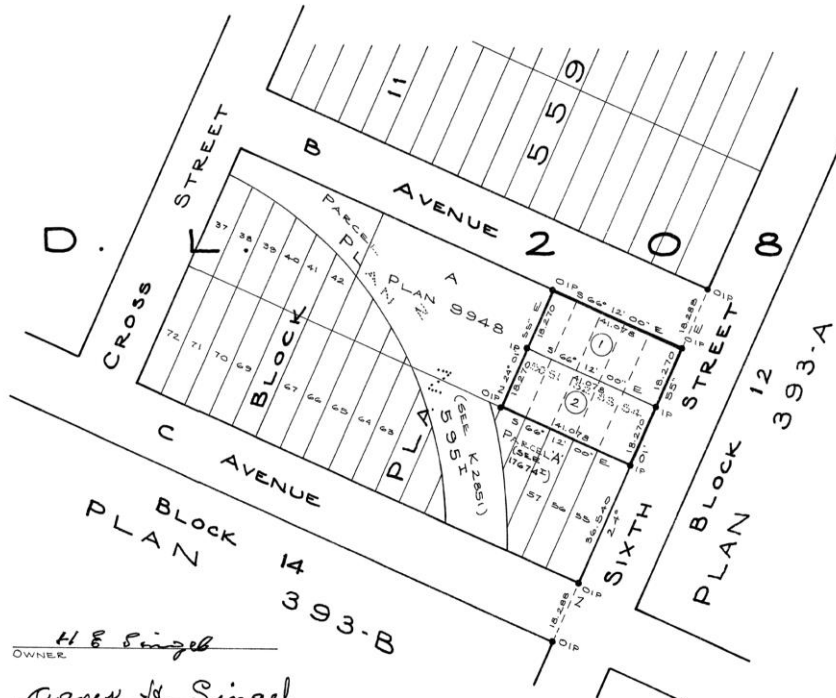
E. H. L. L. L.
REGISTRAR

LEGEND

BEARINGS ARE ASTRONOMIC, DERIVED FROM PLAN 9948

ALL DISTANCES ARE IN METRES

- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES STANDARD IRON POST SET



H. E. Singel
OWNER

Agnes H. Singel
OWNER

G. Stein
WITNESS AS TO BOTH SIGNATURES

APPROVED UNDER THE LAND REGISTRY ACT
THIS 20th DAY OF May, 1977.

Yvonne Barney
APPROVING OFFICER
VILLAGE OF KABLO

THIS PLAN LIES WITHIN THE REGIONAL
DISTRICT OF CENTRAL KOOTENAY

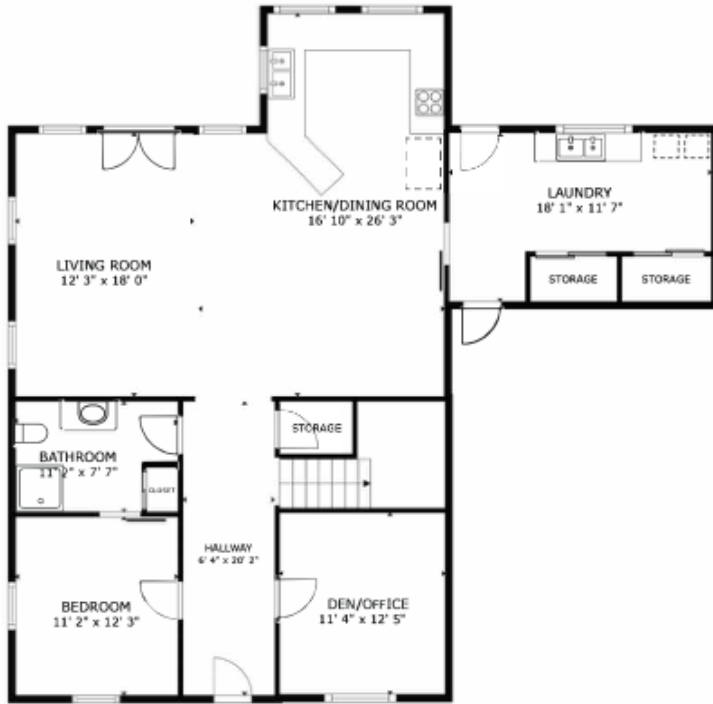
I, GORDON STEIN, OF NELSON, BRITISH COLUMBIA LAND
SURVEYOR, MAKE OATH AND SAY THAT I WAS PRESENT AT
AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED
BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE
CORRECT. THE SAID SURVEY WAS COMPLETED ON THE
27th DAY OF APRIL, 1977.

G. Stein B.C.L.S.

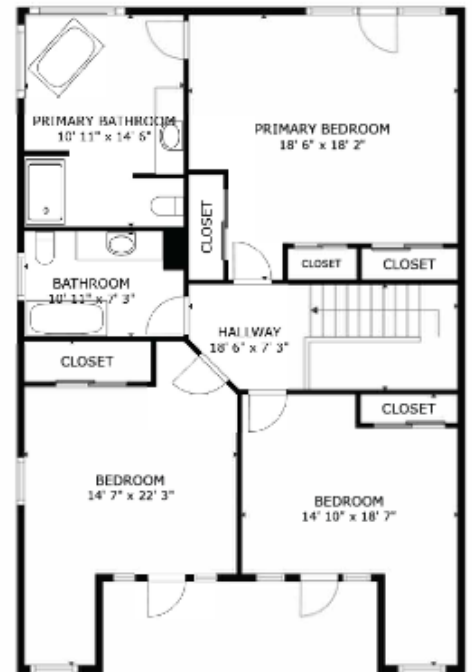
SWORN BEFORE ME THIS 4th DAY OF MAY, 1977

W. Sutherland
A COMMISSIONER FOR TAKING AFFIDAVITS FOR B.C.

FLOOR PLAN



FLOOR 1



FLOOR 2

FINAL BLDNG PERMIT

RDCK BUILDING INSPECTION DEPARTMENT FIELD INSPECTION NOTICE Regional District of Central Kootenay Box 590, 202 Lakeside Dr., Nelson, B.C. V1L 5R4 1-800-268-7325 Field Offices: Nelson - 250-352-8155 Nakusp - 250-265-4111 Creston - 250-428-5717 Kaslo - 250-353-9614	PERMIT NO: <u>33/2012</u>	NAME: <u>Mc Murchy</u> ADDRESS: <u>609 6th St</u> DATE: <u>June 14/2014</u> TIME: _____ NO. OF PAGES: _____ OF _____		
THIS INSPECTION INVOLVES: Indicated by box checked below				
<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; padding: 2px;">CONSTRUCTION TYPE:</td> <td style="border: none; padding: 2px;"><u>S.F.D</u></td> </tr> </table>			CONSTRUCTION TYPE:	<u>S.F.D</u>
CONSTRUCTION TYPE:	<u>S.F.D</u>			
☐ SITING & FTG. FORMS ☐ DAMPPROOFING & DRAIN TILE ☐ FRAMING ☐ PLUMBING ☐ INSULATION / VAPOUR BARRIER ☒ FINAL ☐ OTHER (Specify) _____				
INSPECTION COMMENTS: final inspection passed NEXT REQ'D INSP: file closed				
REJECTED: <u>No</u> RECALL REQ'D: <u>No</u> INSPECTOR: <u>leber</u>				

WETT CERTIFICATION

Ainsworth Chimney



INSPECTION
REPORT
Wett#12326

Requested by: Elaine McMurphy
Location: Insurance 509-6th street Kaslo BC.
Reason for inspection:
Level of Inspection: 1 2 3 Date: June 10 2025 Manual available: Appliance Y N Venting Y N

Wood Burning Appliance: Type: Free standing wood stove Mfg: Blaze King Model: Sirocco 30
SN 11-4315 Standard ULC5627 EPA ✓ Listed by OTL Flue collar size: 6"
Installed in: Home Location: Living Room By: Percy Date: 2013
Mobile home approved ✓ Alcove approved: ✓ Outdoor Air Connection Y N Required Y N

Connected by Flue Pipe Pellet Vent or Liner: Type Required DW Clearance: 18" 6 1" Length: 6'
Fastening ✓ Elbows ✓ Expansion ✓ Rise ✓ Termination ✓

Chimney: ✓ Masonry ✓ with S/S liner ✓ F-B Flue Size: 6' Brand: ICC Height above roof 4'
Condition (shell, liner, flashing) good Cleanout ✓ Approx. Age 12 years Rain cap/Crown ✓
Clearances good Enclosed or hidden areas no (UTI) Footings/braces N/A

Sides are open more than 4"
Appliance: Clearance for combustible walls, mantles, ceiling: Real need. 6" has 6.5"

Ember Protection: Material Concrete Loading side 18" or more Y N Other side 18" or more Y N

Heat Protection below: Required Y N, Non-combustible surface

Shielding: Reduction achieved: 50% 60%

Smoke Alarm ✓ Carbon Monoxide Alarm ✓ Fire Extinguisher ✓

System Complies with Applicable Code Requirements Y N

Comments on non-compliance:

Thank you,

Steven Robinson

250 551 2112

ainsworthchimney@gmail.com

Date: June 10 2025

LTSA MAP

ParcelMap BC Print Report



June 22, 2025

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

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

Cadastral data from ParcelMap BC
Copyright 2025 LTSA

RDCK MAP

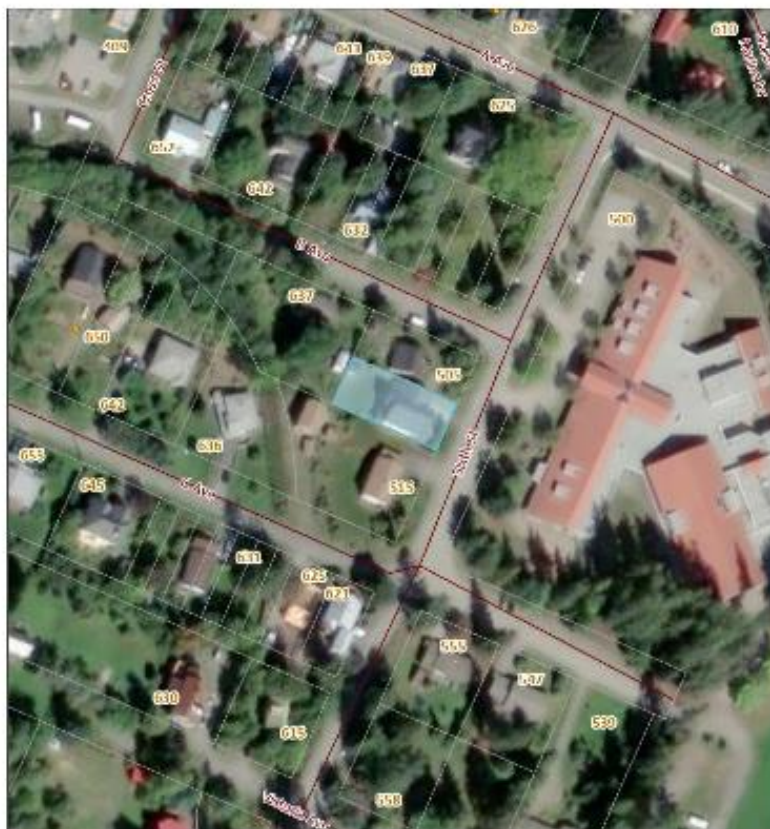


RDCK Property Report

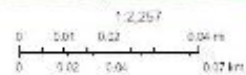
Area of Interest (AOI) Information

Area : 0.19 acres

Jun 22 2025 10:11:15 Pacific Daylight Time



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



RDCK

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00420.010	012-896-853	509 6TH ST, KASLO	Single Family Dwelling	NEP10642

#	LTO Number	Lot	Block	District Lot	Land District
1	CA2824168	2	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 2 PLAN NEP10642 DISTRICT LOT 208 KOOTENAY LAND DISTRICT	8100	SQUARE FEET	0.19

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	0.19

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	0.19

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	0.19

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R1	Single and Two Family Residential	Village of Kaslo	1130	0.19

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1280	RN	Neighbourhood Residential	Suburban Residential	0.19

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

SUMMARY

Summary Sheet

509 6TH ST Kaslo BC

PID	012-896-853
Registered Owner	MC ⁴ , E ⁴
Legal Description	LOT 2 DISTRICT LOT 208 KOOTENAY DISTRICT PLAN 10642
Plan	NEP10642
Zoning	R1 - Single Family and Two Family Residential Zone
Community Plan(s)	OCP: RN - Neighbourhood Residential, not in ALR



Year Built	2012	Structure	SINGLE FAMILY DWELLING
Lot Size	8071.22 ft ²	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	600.30 m	Min Elev.	594.57 m
Floor Area	2620 Ft ²	Walk Score	56 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$1,587.00

ASSESSMENT

	2024	%	2025
Building	\$806,000	↓ -0.62	\$801,000
Land	\$104,000	↑ 5.77	\$110,000
Total	\$910,000	↑ 0.11	\$911,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$911,000	↑ 3,096.49
Sales History	26/08/2003	\$28,500	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2190406KO	Expired 30/07/2010	192	\$89,900 / \$0	Century 21 Mountainview Realty Ltd.

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

Regional District of Central Kootenay GIS

Utilities



Legend

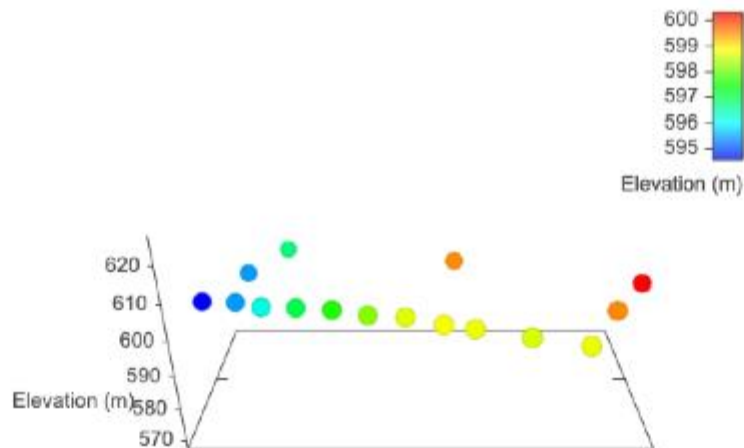
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastral - Property Lines
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 600.30 m | Min Elevation: 594.57 m | Difference: 5.73 m

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single Family and Two Family Residential Zone
Official Community Plan	RN - Neighbourhood Residential
Neighbourhood Community Plan	Not Applicable

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
P2	Civic / Institutional Zone
C1	Waterfront Commercial Zone
RM1	Multiple Residential Zone

ZONING

ZONING REGULATIONS

R-1 – SINGLE FAMILY AND TWO FAMILY RESIDENTIAL

Permitted Uses

- a. Single Family Dwelling and Two-Family Dwelling
- b. School, Church, Hospital, Personal Care Facility and Day Care
- c. Public buildings and uses
- d. Accessory Uses and Buildings
- e. Home occupation
- f. Bed and Breakfast , subject to the regulations in section 2.9.
- g. Carriage House/Secondary Suites, subject to regulations 2.13 or 2.10
- h. Short Term Rental Accommodation, subject to same regulations in Section 2.9 as Bed and Breakfast home occupations.

Lots created by Subdivision

- a. Single Family Dwelling:
 - i) Site area (minimum) – 464 square metres (4,994.5 square feet)
 - ii) Street Frontage (minimum) – 15 metres (49.2 feet)
- b. All other uses (including duplexes and semi-detached dwellings):
 - i) Site Area (minimum) – 765 square metres (8,234 square feet)
 - ii) Street Frontage (minimum): - 22 metres (72.2 feet)

Height

- a. Building height (maximum) - 10m

Setbacks and Projections

- a. Front Yard setback (minimum) - 7.5m
- b. Rear Yard setback (minimum) - 4.5m
- c. Side Yard setback (minimum) - 1.5m from interior lot line
- d. Side Yard setback (minimum) - 4.5m from exterior lot line
- e. Projections (maximum) - 0.6m into setback

Site Coverage, Open Site Space and Parking

- a. Site coverage (maximum) - 40%
- b. Open site space (minimum) - 30% of the area of a lot and 33% of a rear yard
- c. Parking - Subject to the regulations in Section 4

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>