

1732 ZWICKY RD,
KASLO BC
\$1,200,000

Kootenay
BC



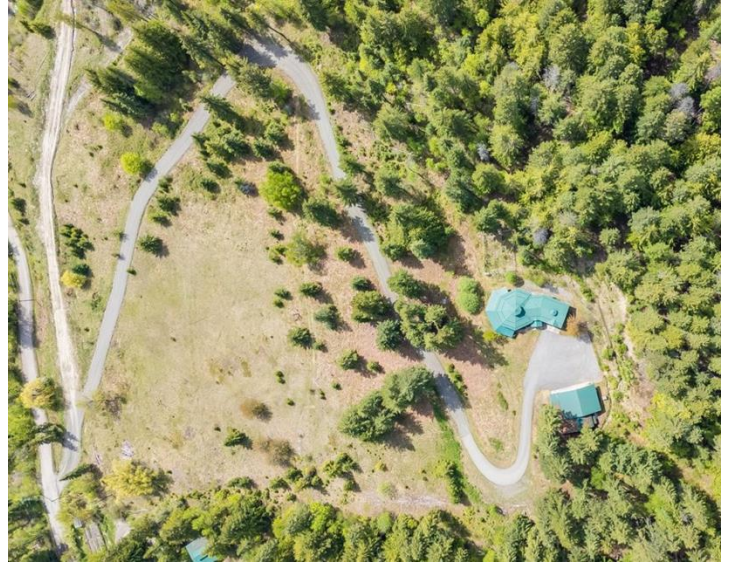
FAIR REALTY

REAL ESTATE FAIR REALTY



DETAILS

Eighteen and a half acres on two separate titles, minutes from Kaslo Village, with a custom post-and-beam home positioned to capture Kootenay Lake and the surrounding peaks. Genuine privacy and meaningful acreage within a short drive of the village's shops, school, and health centre. Completed in 2003, the home was designed around the land. Southern exposure carries light through the main living space all day, showcasing the craftsmanship of the post-and-beam construction and framing views that shift with the seasons. The open kitchen, dining, and living area is warmed year-round by geothermal in-floor radiant heat. The main level offers two bedrooms and a full bath. A welcoming entry, powder room, and generous laundry/mudroom connect to the attached double garage. The walkout lower level adds two further bedrooms, a full bath, and an expansive recreation room opening to a covered, screened patio. Over 3,200 square feet of finished living space. Outside, open ground transitions into mature forest, with a fenced garden area and a detached workshop complementing the attached garage. A property where the land and home carry equal weight — acreage, construction, and proximity to Kaslo all working together.



MLS® 10388002

Lot Size: 18.5 acres (Lot 10: 9.64 ac + Lot 11: 8.84 ac)
Building: 3,002 sq ft (4 bed / 3 bath, built 2003) Zoning: RC
Country Residential Services: Well water (97 ft), FortisBC
hydro, Internet

EXPENSES



Property Taxes (Lot 10 + Lot 11):

2025

\$5,361 (combined)



Insurance: Western Financials

\$4499



Water:

Drilled Well (97 ft) on Lot 10
Does have a Water License for an older water line.



Internet (Telus / Kaslo Info Net / Starlink):

Varies by provider



Hydro (FortisBC):

Home is vacant

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

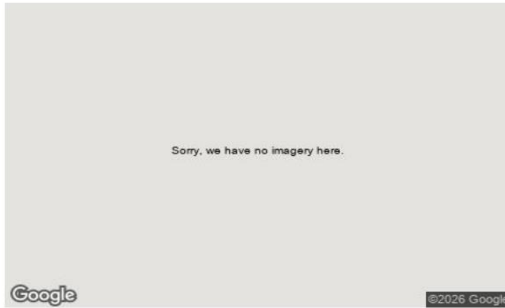
BC ASSESSMENT (LOT 10)



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.

1732 ZWICKY RD KASLO

Area-Jurisdiction-Roll: 21-786-03381.100



Total value \$993,000

2026 assessment as of July 1, 2025

Land	\$193,000
Buildings	\$800,000
Previous year value	\$1,004,000
Land	\$164,000
Buildings	\$840,000

Property value history

2026	-1%	\$993,000
2025	+9%	\$1,004,000
2024	+13%	\$920,000
2023	+20%	\$814,000
2022	+7%	\$679,000

Property value and Creston Rural jurisdiction change



Property information

Year built	2003
Description	1 STY house - Standard
Bedrooms	4
Baths	3
Carports	C
Garages	G
Land size	9.64 Acres
First floor area	1,702
Second floor area	
Basement finish area	1,300
Strata area	
Building storeys	1
Gross leasable area	
Net leasable area	

Legal description and parcel ID

LOT 10, PLAN NEP1326, DISTRICT LOT 875, KOOTENAY LAND DISTRICT
PID: 015-877-485

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

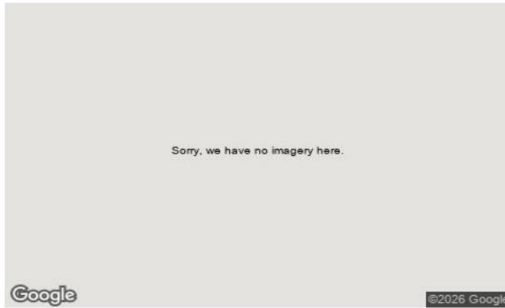
BC ASSESSMENT (LOT 11)



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ZWICKY RD KASLO

Area-Jurisdiction-Roll: 21-786-03381.200



Total value \$164,000

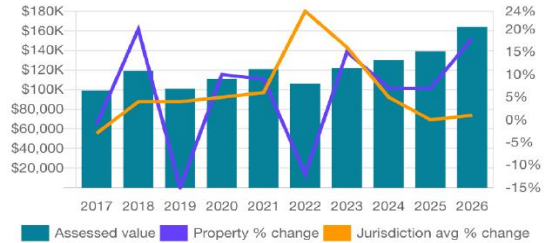
2026 assessment as of July 1, 2025

Land	\$164,000
Buildings	\$0
Previous year value	\$139,000
Land	\$139,000
Buildings	\$0

Property value history

2026	+18%	\$164,000
2025	+7%	\$139,000
2024	+7%	\$130,000
2023	+15%	\$122,000
2022	-12%	\$106,000

Property value and Creston Rural jurisdiction change



Property information

Year built	
Description	2 Acres Or More (Vacant)
Bedrooms	
Baths	
Carpports	
Garages	
Land size	8.84 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	

Legal description and parcel ID

LOT 11, PLAN NEP1326, DISTRICT LOT 875, KOOTENAY LAND DISTRICT
PID: 015-877-507

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

RDCK MAP



RDCK Property Report

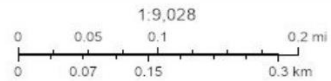
Area of Interest (AOI) Information

Area : 18.5 acres

Apr 17 2026 12:32:07 Pacific Daylight Time



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



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	786.03381.100	015-877-485	1732 ZWICKY RD, RURAL KASLO	2 Acres Or More (Single Family Dwelling, Duplex)	NEP1326
2	786.03381.200	015-877-507	ZWICKY RD, RURAL KASLO	2 Acres Or More (Vacant)	NEP1326

#	LTO Number	Lot	Block	District Lot	Land District
1	CB426519	10	-	875	KOOTENAY
2	CB426520	11	-	875	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 10 PLAN NEP1326 DISTRICT LOT 875 KOOTENAY LAND DISTRICT	9.64	ACRES	9.68
2	LOT 11 PLAN NEP1326 DISTRICT LOT 875 KOOTENAY LAND DISTRICT	8.84	ACRES	8.82

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1732 ZWICKY RD	-	1732	ZWICKY	RD	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	18.50

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	18.50

Official Community Plan

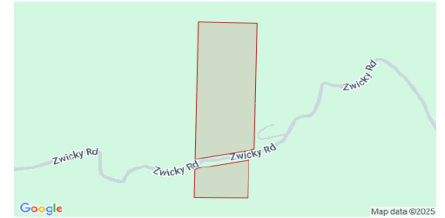
#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	RC	Country Residential	Country Residential	https://rdck.ca/wp-content/uploads/2024/11/2435-D CLUB Consolidated_2956-V2.pdf	18.50

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

SUMMARY (LOT 10)

Summary Sheet

1732 ZWICKY RD Rural BC



PID	015-877-485
Registered Owner	TE*, M*
Legal Description	LOT 10 DISTRICT LOT 875 KOOTENAY DISTRICT PLAN 1326
Plan	NEP1326
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR

Year Built	2003	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	9.71 acres	Floor Area	3002 Ft ²
Bathrooms	3	Bedrooms	4
Max Elev.	840.97 m	Min Elev.	697.12 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$4,563.43

ASSESSMENT

	2024	%	2025
Building	\$766,000	↑ 9.66	\$840,000
Land	\$154,000	↑ 6.49	\$164,000
Total	\$920,000	↑ 9.13	\$1,004,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$1,004,000	↑ 508.48
Sales History	07/03/2001	\$165,000	↑ 120
	21/10/1996	\$75,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2113079KO	Cancelled 03/09/2015	6650	\$995,000 / \$0	Nelson Realty
2116472KO	Expired 31/12/2006	333	\$995,000 / \$0	Nelson Realty

DEVELOPMENT APPLICATIONS

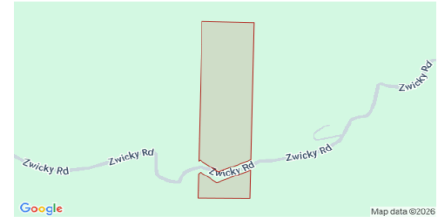
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The enclosed information, while deemed to be correct, is not guaranteed.

SUMMARY (LOT 11)

Summary Sheet

ZWICKY RD Rural BC



PID	015-877-507
Registered Owner	TE*, M*
Legal Description	LOT 11 DISTRICT LOT 875 KOOTENAY DISTRICT PLAN 1326
Plan	NEP1326
Zoning	
Community Plan(s)	OCP: Country Residential , not in ALR

Year Built	-	Structure	2 ACRES OR MORE (VACANT)
Lot Size	8.84 acres	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	851.55 m	Min Elev.	709.89 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$797.73

ASSESSMENT

	2025	%	2026
Building	\$0	-	\$0
Land	\$139,000	↑ 17.99	\$164,000
Total	\$139,000	↑ 17.99	\$164,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$164,000	↓ -0.61
Sales History	07/03/2001	\$165,000	↑ 154
	10/11/1995	\$65,000	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

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UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

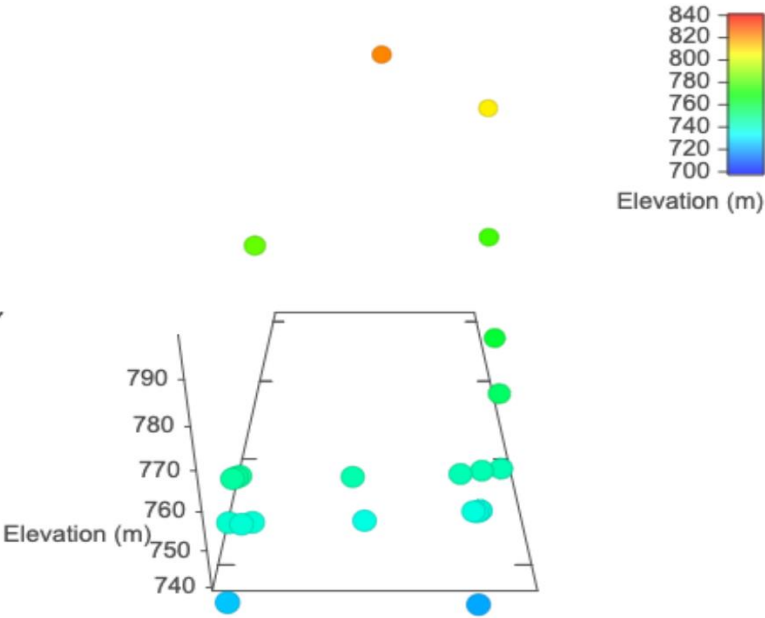
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- RDCK OWNED
- Address Points
- Cadastre - Property Lines

ELEVATION (LOT 10)

Estimated Lot Dimensions and Topography



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



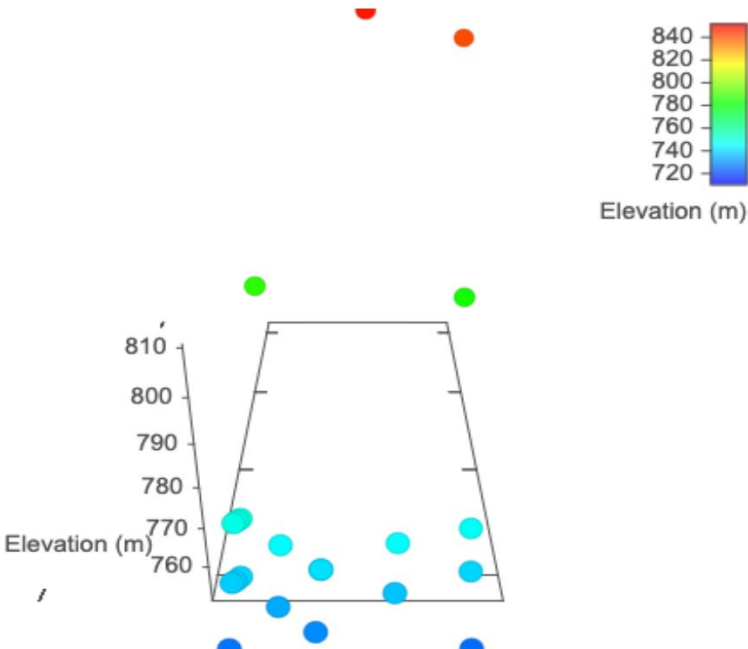
Max Elevation: 840.97 m | Min Elevation: 697.12 m | Difference: 143.85 m

ELEVATION (LOT 11)

Estimated Lot Dimensions and Topography



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



Max Elevation: 851.55 m | Min Elevation: 709.89 m | Difference: 141.65 m

ZONING

Land Use

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

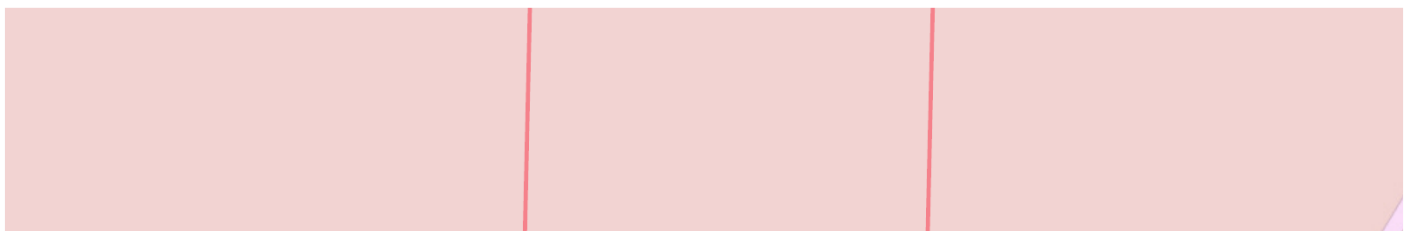
Zoning



Subject Property Designations:

Not Applicable

Official Community Plan



SUBDIVISION PLAN (NEP1326)

Status: Filed

Plan #: NEP1326 App #: NA Crtl #:

RCVD: 1998-02-05 RGST: 2026-05-13 07:32:32

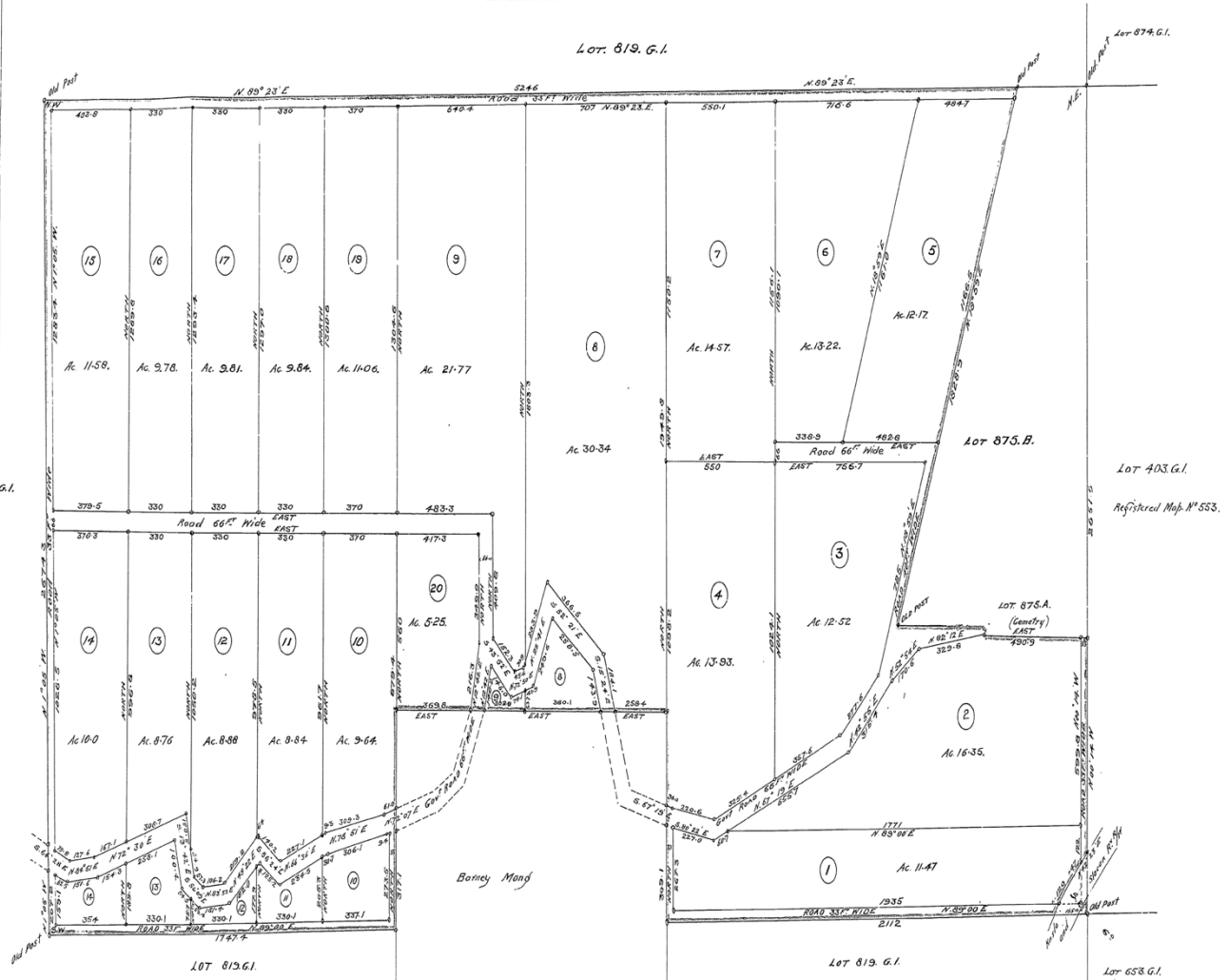
NEP 1326

Deposited this 13th day of Jun- 1977

District Registrar

PLAN
 OF
SUBDIVISION OF PART OF LOT 875, G.I.
 WEST KOOTENAY, B.C.

Scale 200 Feet = 1 Inch.



144 Bylaw of the City of Kaslo British Columbia Land Survey made with and any that had personally made the Survey represented by this Plan and that the Survey and Plan are correct. The said Survey was completed on the 1st day of December 1915

R. R. Hayward

Given to at the City of Kaslo
 in the Province of British
 Columbia this 27 day January 1916

W. Williams

N.B.
 Double Wooden Posts placed
 at all Corners & Ends
 Boundary Lines from Survey Maps M. 553

*Lot 658 G.I.
 Registered Map N° 553.*

FLOOD MAP

Flood and Hazard



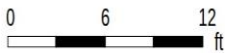
Legend

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

FLOOR PLAN — MAIN FLOOR

1732 Zwicky Rd, Kaslo, BC

Main Floor Exterior Area 1719.32 sq ft
Interior Area 1629.85 sq ft
Excluded Area 499.00 sq ft



PREPARED: 2026/05/08

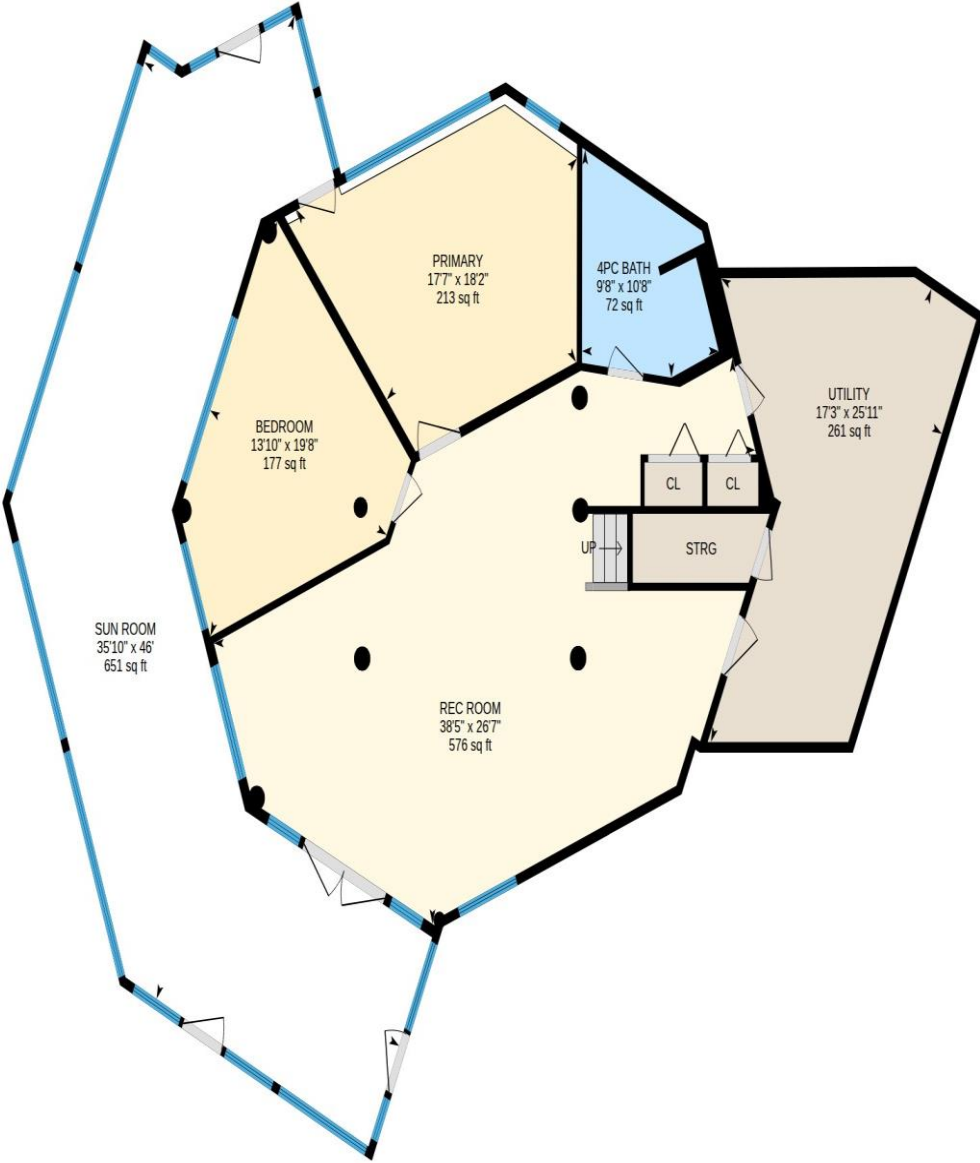


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

FLOOR PLAN — BASEMENT

1732 Zwicky Rd, Kaslo, BC

Basement (Below Grade) Exterior Area 1492.17 sq ft
Interior Area 1412.39 sq ft
Excluded Area 699.98 sq ft



PREPARED: 2026/05/08

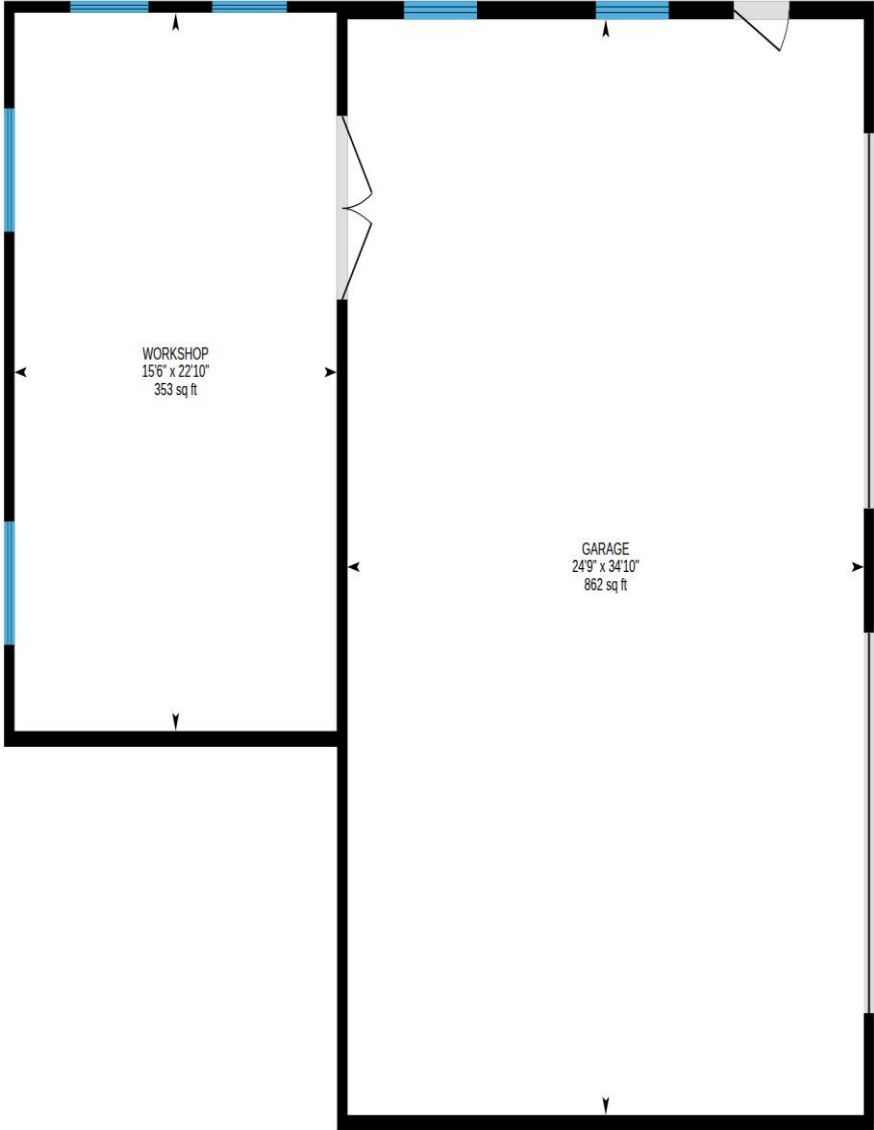


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

FLOOR PLAN — GARAGE / WORKSHOP

1732 Zwicky Rd, Kaslo, BC

Garage Excluded Area 1301.94 sq ft



PREPARED: 2026/05/08



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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>