

**Unit 204 550 Rainbow Drive
Kaslo BC
\$440,000**



REAL ESTATE FAIR REALTY



DETAILS

This second-floor waterfront condo offers an exceptional opportunity to enjoy low-maintenance living with stunning views of Kaslo Bay, Kootenay Lake, and the Purcell Mountains. A covered patio provides the perfect place to take in the scenery rain or shine, while a private boat slip makes it easy to spend your days on the water.

The floor plan offers a spacious primary bedroom with a full ensuite, a versatile den that works well as a guest room, office, or hobby space, and an additional two-piece bathroom. Large windows bring in plenty of natural light, while in-suite laundry, secure underground parking, and a private storage locker add everyday convenience.

Residents enjoy beautifully maintained common areas, furnished lobbies, a recreation room, and an outdoor hot tub. Whether you're relaxing on your covered patio, heading down to your boat, or taking a stroll along the lake, the setting encourages an active yet peaceful lifestyle.

Just minutes from downtown Kaslo, the golf course, shops, restaurants, and a variety of hiking and recreational trails, this home is well suited to those looking for a full-time residence, a lock-and-leave vacation property, or a comfortable place to retire. Combining waterfront living with convenience and easy access to everything Kaslo has to offer, this is a property you'll enjoy in every season.

MLS: 10395367 **Beds/Baths:** 1 Bedroom + Den
1.5 Bathrooms **Services:** hydro, septic, municipal water, internet



EXPENSES



Property Taxes:

2026
\$2872.79



Insurance ([INSURER]):

2026
\$800 / year



Water:

2026 Municipal
\$40 / month



Hydro (FortisBC):

2026
\$60-\$140 avg / month

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

FLOOR PLAN

204 550 Rainbow drive, Kaslo, BC

Main Floor Exterior Area 803.36 sq ft
Interior Area 745.68 sq ft



0 3 6 ft

PREPARED: 2026/07/28



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.

RDCK MAP



RDCK REPORT

7/22/26, 5:18 PM

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Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	533.00459.324	027-024-903	550 RAINBOW DR, KASLOKASLO	Strata-Lot Residence (Condominium)	NES3200

#	LTO Number	Lot	Block	District Lot	Land District
1	LB150285	14	-	208	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	STRATA LOT 14 PLAN NES3200 DISTRICT LOT 208 KOOTENAY LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	-	WIDTH/DEPTH	< 0.01

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	550 RAINBOW DR	305	550	RAINBOW	DR	Kaslo	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Kaslo	Suzan Hewat	< 0.01

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2300	KASLO	< 0.01

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	KASLO	-	MUNICIPAL	< 0.01

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	C1	Waterfront Commercial	Village of Kaslo	1130	-	< 0.01

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1280	WDA	Waterfront Development Area	Comprehensive Development	-	< 0.01

Development Permit Areas

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2/3

RDCK REPORT

7/22/26, 5:18 PM

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#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	1280	Kaslo - Lakefront Protection	1280 Village of Kaslo Official Community Plan	The Lakefront Protection DPA is designated to protect the natural beauty of Kootenay Lake's shoreline, the area as a natural resource and as a water source for many users.	< 0.01

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

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

SUMMARY

Summary Sheet

204-550 RAINBOW DR Kaslo BC

PID	027-024-903
Legal Description	STRATA LOT 14 DISTRICT LOT 208 KOOTENAY DISTRICT STRATA PLAN NES3200 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3200
Zoning	C1 - Waterfront Commercial Zone
Community Plan(s)	OCP: Waterfront Development Area , not in ALR



Year Built	2006	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Lot Size	-	Floor Area	787 Ft²
Bathrooms	2	Bedrooms	1
Max Elev.	562.74 m	Min Elev.	536.93 m
Walk Score	22 / Car-Dependent	Transit Score	-
Tax Year	2025	Annual Taxes	\$2,682.05

ASSESSMENT

	2025	%	2026
Building	\$214,000	↓ -0.93	\$212,000
Land	\$205,000	↓ -0.49	\$204,000
Total	\$419,000	↓ -0.72	\$416,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$416,000	↑ 57.93
Sales History	20/12/2007	\$263,410	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10395367	Preactive 22/07/2026		\$440,000 /	Fair Realty (Kaslo)

DEVELOPMENT APPLICATIONS

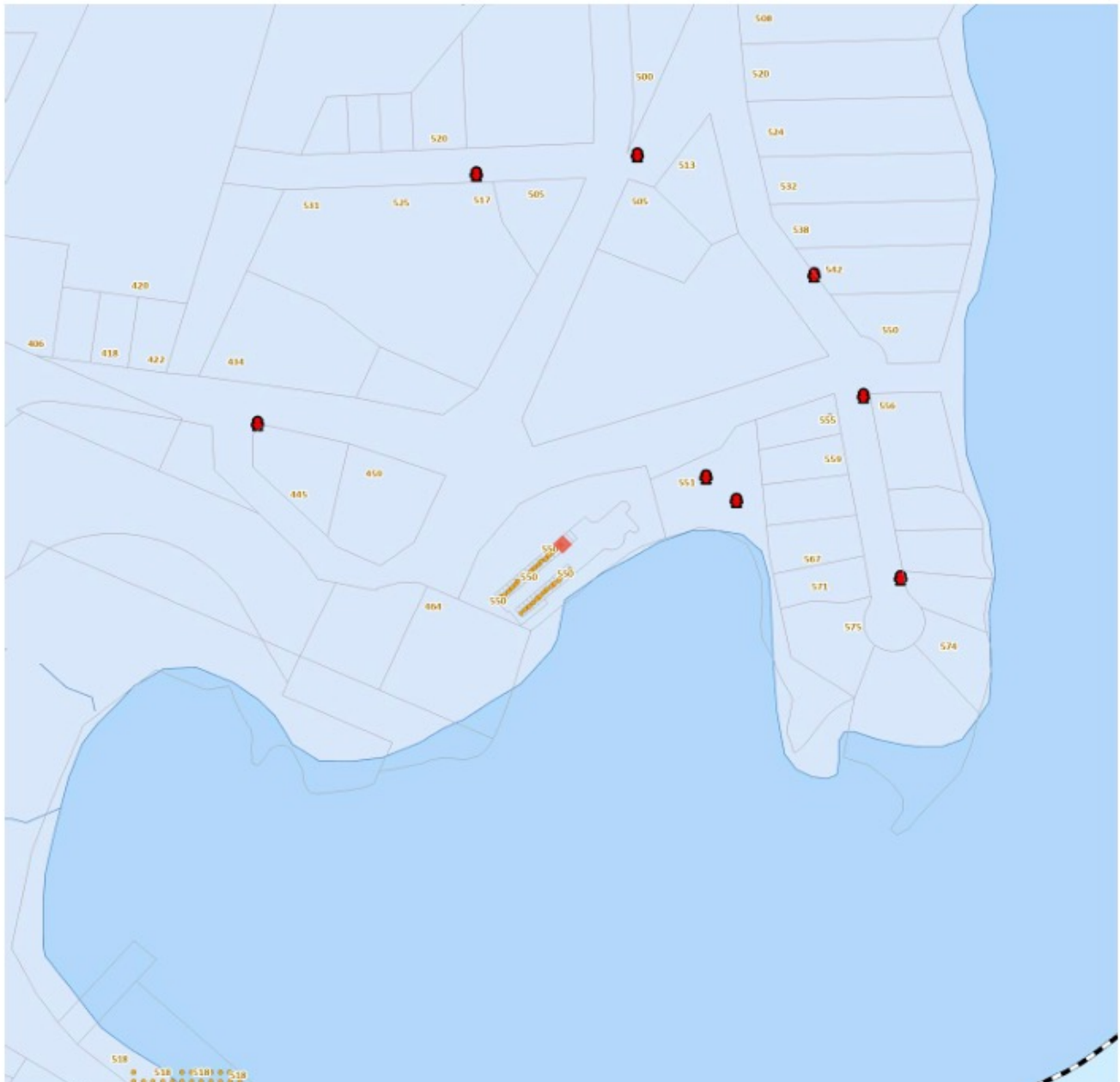
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The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

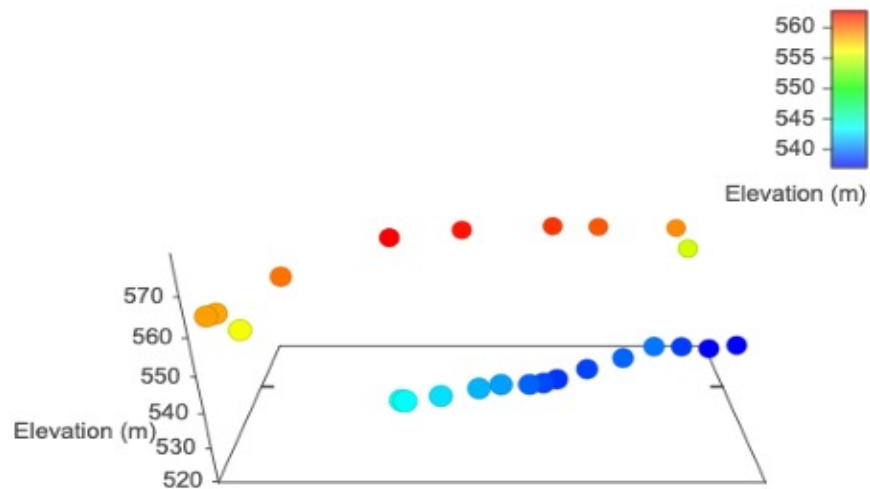
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 562.74 m | Min Elevation: 536.93 m | Difference: 25.81 m

ZONING

Land Use

Zoning



Subject Property Designations:

Code: **C1**

Description: Waterfront Commercial Zone

Layer Legend:

Code	Description
C1	Waterfront Commercial Zone
R1	Single Family and Two Family Residential Zone
P1	Park and Open Space Zone
P2	Civic / Institutional Zone

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C1 Description: Waterfront Commercial Zone

SUBDIVISION PLAN

Status: Filed

Doc #: NES3200

RCVD: 2007-04-03 ROST: 2026-07-14 14.14.55
Sheet 1 of 8

**STRATA PLAN OF
LOT A, DISTRICT LOT 208
KOOTENAY DISTRICT
PLAN NEP 83519
B.C.G.S. 82F.096**

SCALE 1: 500

0 10 20 30 40 50

Distances are in metres

Bearings are astronomic derived from Plan NEP 83519

LEGEND

- DENOTES STANDARD IRON POST FOUND
- SL DENOTES STRATA LOT
- PT DENOTES PART
- D DENOTES DECK
- CP DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY FOR A STRATA LOT
- m² SQUARE METRES

This plan lies within the Nelson Trail Assessment Authority

CIVIC ADDRESS

550 Rainbow Drive
Kaslo, BC

STRATA PLAN No. NES 3200

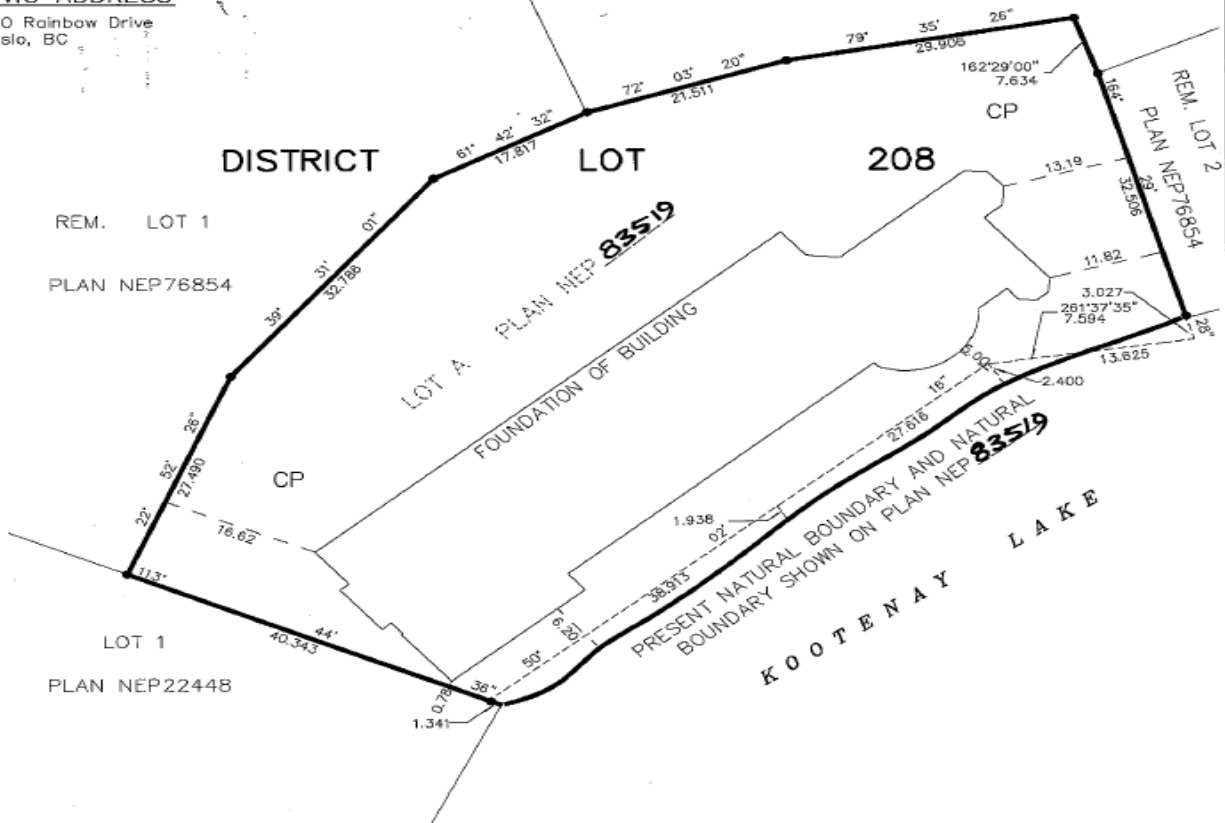
Deposited and registered in the Land Title Office
at Kamloops, B.C.

this 3 day of APRIL, 2007

CRAIG JOHNSTON
Registrar

LB37335

LOT B
PLAN NEP 83519



This plan lies within the Regional
District of Central Kootenay
This plan lies within the Village of Kaslo

WARD ENGINEERING AND LAND SURVEYING LTD.

Suite #1 609 Baker Street Tel: (250) 354-1660 FILE 2115
Nelson, British Columbia Fax: (250) 354-1670 DRAWING 2115STRATA
v/L 4.13

I, Peter Ward, a British Columbia Land
Surveyor of the City of Nelson, in British
Columbia, certify that I was present at
and personally superintended the survey
represented by this plan and that the
survey and plan are correct. The field
survey was completed on the 11th day
of October, 2006. The plan was completed
and checked, and the checklist filed
under #55429, on the 11th day of
October, 2006.

Peter Ward P. Eng., B.C.L.S.

ORIGINAL

FLOOD MAP

Flood and Hazard



Legend

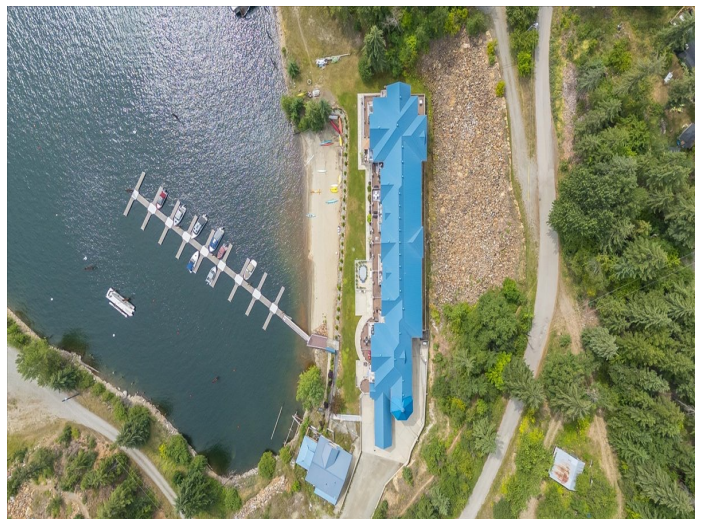
■ Flood Construction Levels - 1990
□ Cadastre - Property Lines

■ 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>