

23 Birchgrove Bend,  
Kaslo BC  
\$949,000

Kootenay  
BC



FAIR REALTY

REAL ESTATE 



# DETAILS

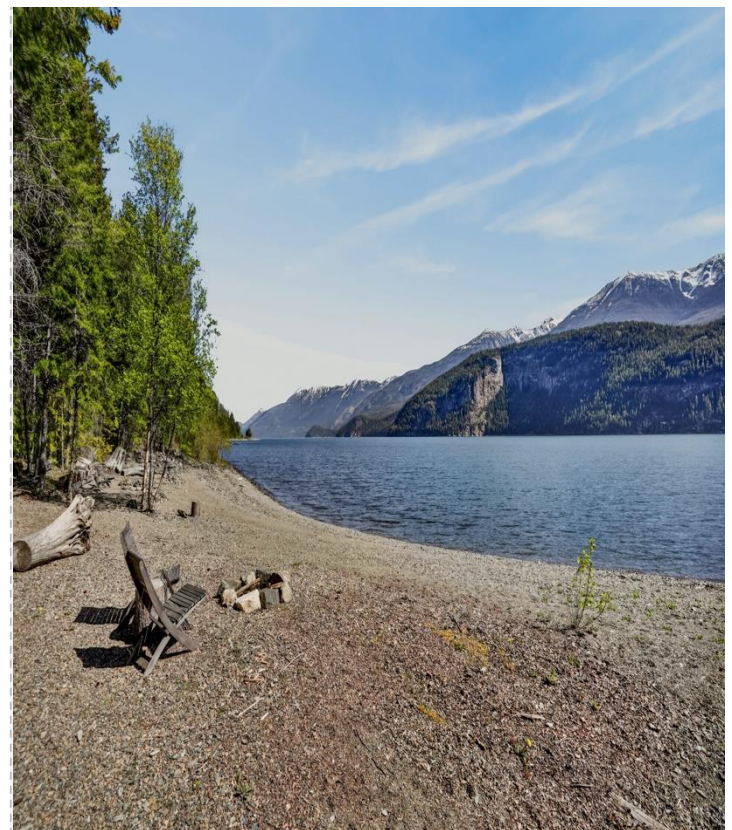
Located within The Residences at Wing Creek, this 2023-built timber frame home by Hamill Creek Timberframe Homes offers a refined approach to Kootenay living—where craftsmanship, privacy, and simplicity come together. Set within a phased strata community, the property is designed for lock-and-leave ownership, with grounds maintained for ease of use without the demands of rural upkeep.

The 1,830 sq ft timber home features reclaimed timbers from a historic grain mill, adding depth, texture, and a sense of permanence. Quality of build and materials is evident throughout. The main living area is open and connected to the landscape, with large windows and glass doors leading to a substantial timber frame deck positioned to take in views of Kootenay Lake and the Purcell Mountains. A gas fireplace anchors the space. The main-floor bedroom is privately set, with a well-appointed bathroom featuring a walk-in shower and adjacent laundry—supporting single-level living. The walk-out lower level offers a large second bedroom, three-piece bathroom, and expansive living area with direct access to a green outdoor space. The exterior reflects an Arts & Crafts influence, expressed through strong timber elements and a covered entry.

Ownership at Wing Creek includes access to a fenced orchard with 100+ fruit trees, trails to 500 ft of beach, and a community centre. A turnkey home offering a modern Kootenay lifestyle—more time to enjoy, less time maintaining.

MLS® 10387580

Services: Hydro (FortisBC), septic, well, internet (KIN or Telus), strata



# EXPENSES



## Property Taxes:

2025  
\$4,640



## Insurance:

Strata covers grounds & common



## Water:

Well



## Internet:

KIN or Telus available



## Hydro (FortisBC):

Connected, vacant



## Strata Fees:

\$209.27 / month  
Wing Creek Resort strata

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

# RDCK MAP

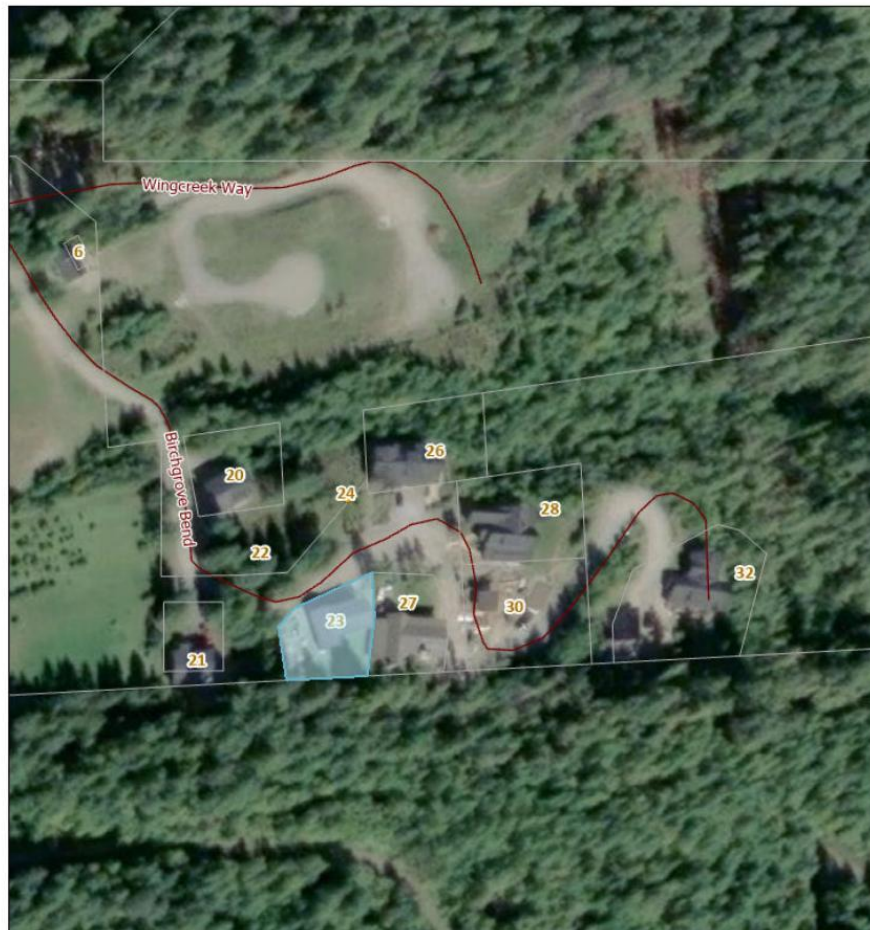


## RDCK Property Report

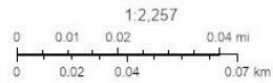
### Area of Interest (AOI) Information

Area : 0.19 acres

Apr 19 2026 9:11:20 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., HEREINACA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03146.210	031-968-589	23 BIRCHGROVE BEND,	Row Housing (Single Unit Ownership)	NES3623
#	LTO Number	Lot	Block	District Lot	Land District
1	CB659060	11	-	819	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	STRATA LOT 11 PLAN NES3623 DISTRICT LOT 819 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	11.251	ACRES	0.19	

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	23 BIRCHGROVE BEND	-	23	BIRCHGROVE BEND	-	Shutty Bench	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.19

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.19

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	TC	Tourist Commercial	Commercial	<a href="https://rdck.ca/wp-content/uploads/2024/11/2435-D CLUB Consolidated_2956-V2.pdf">https://rdck.ca/wp-content/uploads/2024/11/2435-D CLUB Consolidated_2956-V2.pdf</a>	0.19

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Wing Creek	Wing Creek	-	G	0.19

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

# SUMMARY

## Summary Sheet

### 23 BIRCHGROVE BN Rural BC

PID	031-968-589
Registered Owner	error
Legal Description	STRATA LOT 11 DISTRICT LOT 819 KOOTENAY DISTRICT STRATA PLAN NES3623 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3623
Zoning	
Community Plan(s)	OCP: <a href="#">Tourist Commercial</a> , not in ALR



Year Built	2023	Structure	ROW HOUSING (SINGLE UNIT OWNERSHIP)
Lot Size	-	Floor Area	1104 Ft <sup>2</sup>
Bathrooms	2	Bedrooms	3
Max Elev.	646.47 m	Min Elev.	544.14 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$4,640.44

#### ASSESSMENT

	2025	%	2026
Building	\$255,000	↑ 12.55	\$287,000
Land	\$766,000	↑ 12.53	\$862,000
Total	\$1,021,000	↑ 12.54	\$1,149,000

#### APPRECIATION

	Date	(\$)	% Growth
List Price	08/09/2025	\$949,000	↓ -7.05

#### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10362250	Active 08/09/2025	223	\$949,000 /	Easy List Realty
2476499KO	Cancelled 21/08/2025	480	\$950,000 /	Easy List Realty

#### DEVELOPMENT APPLICATIONS

-

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

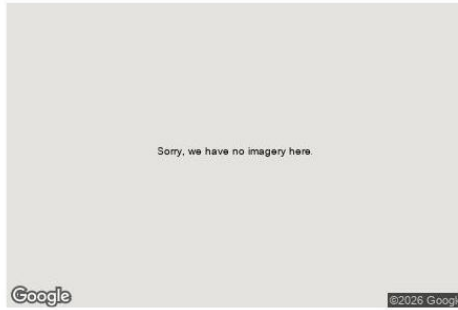
# BC ASSESSMENT



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.

## 23 BIRCHGROVE BEND SHUTTY BENCH

Area-Jurisdiction-Roll: 21-786-03146.210



**Total value** **\$1,149,000**

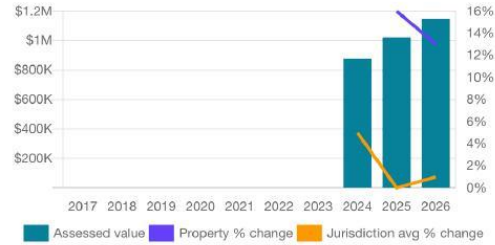
2026 assessment as of July 1, 2025

**Previous year value** **\$1,021,000**

### Property value history

Year	% Change	Value
2026	+13%	\$1,149,000
2025	+16%	\$1,021,000
2024	+100%	\$878,000
2023	0%	\$0
2022	0%	\$0

### Property value and Creston Rural jurisdiction change



### Property information

Year built	2023
Description	Strata Townhouse
Bedrooms	3
Baths	2
Carpports	
Garages	G
Land size	11.251 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	1,104
Building storeys	1
Gross leasable area	
Net leasable area	

### Legal description and parcel ID

STRATA LOT 11, PLAN NES3623, DISTRICT LOT 819, 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

PID: 031-968-589

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



## Legend

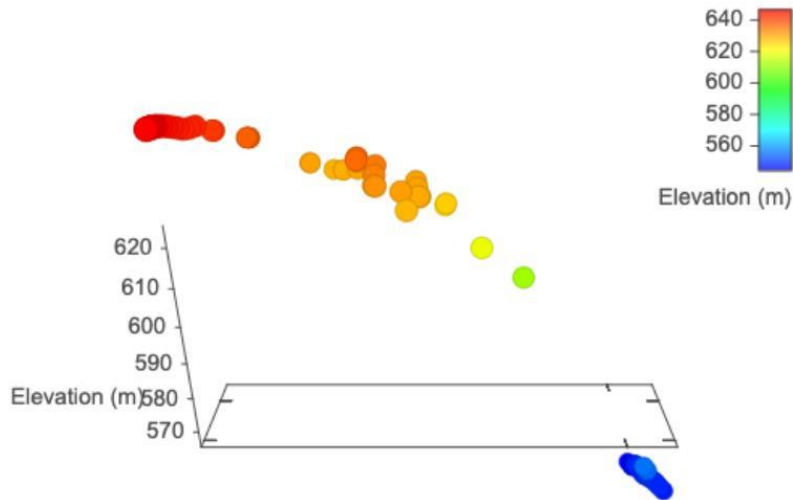
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- RDCK OWNED
- Address Points

# ELEVATION

## Estimated Lot Dimensions and Topography



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



Max Elevation: 646.47 m | Min Elevation: 544.14 m | Difference: 102.32 m

# ZONING

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">Tourist Commercial</a>
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve

# ZONING

Land Use

## Official Community Plan



### Subject Property Designations:

Tourist Commercial

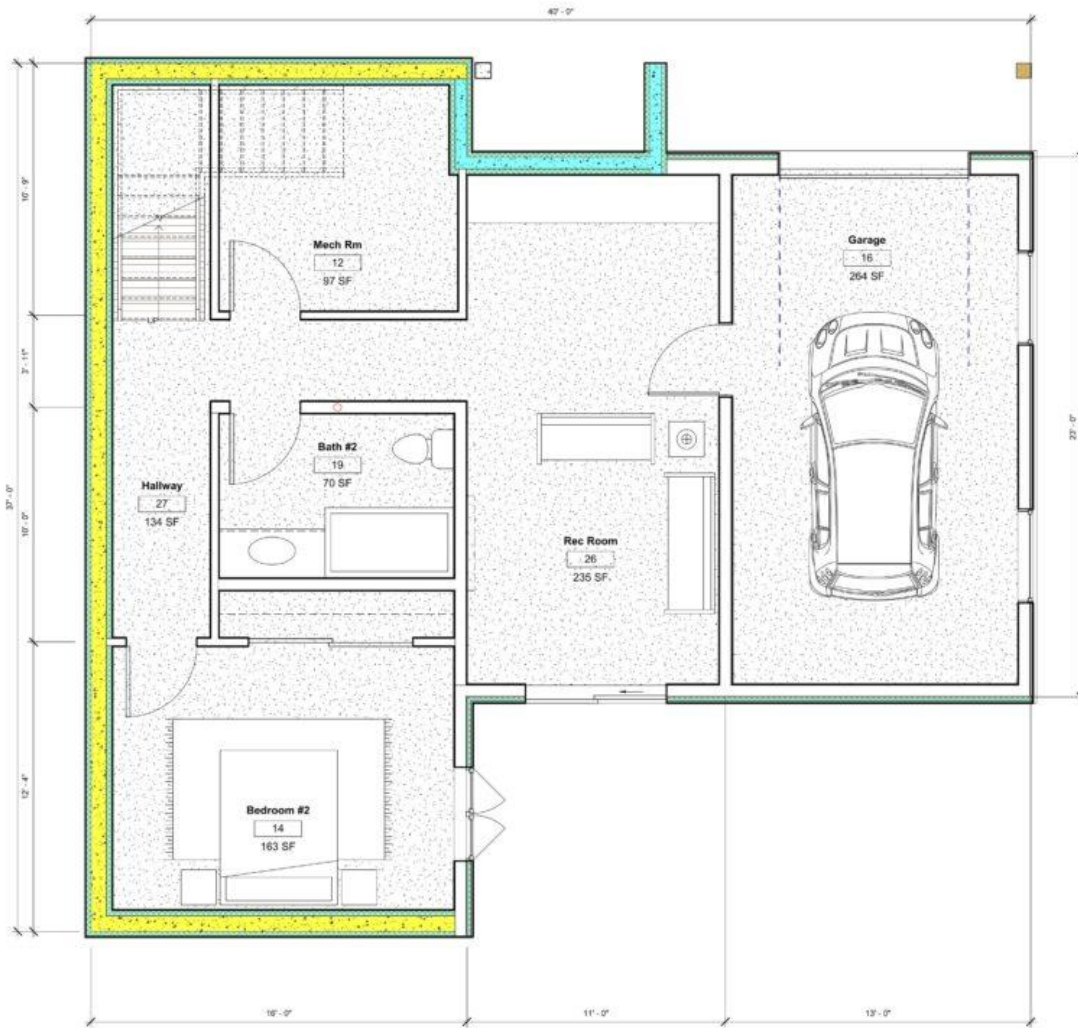
### Layer Legend:

- Tourist Commercial
- Country Residential
- Agriculture

# FLOOR PLANS



# FLOOR PLANS

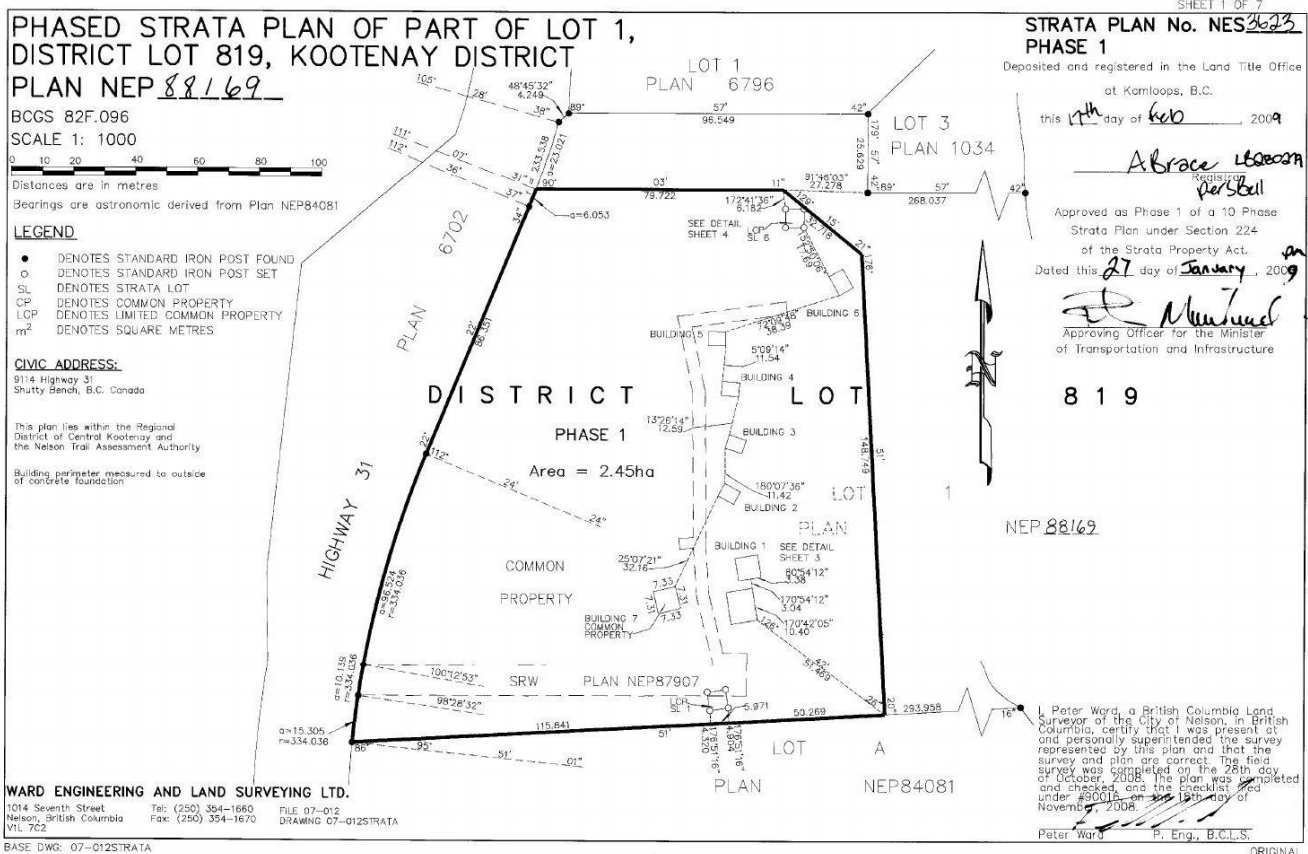


# STRATA PLAN - PHASE 1

Status: Filed

Doc #: NES3623

RCVD: 2009-02-17 RQST: 2018-09-19 10.39.20



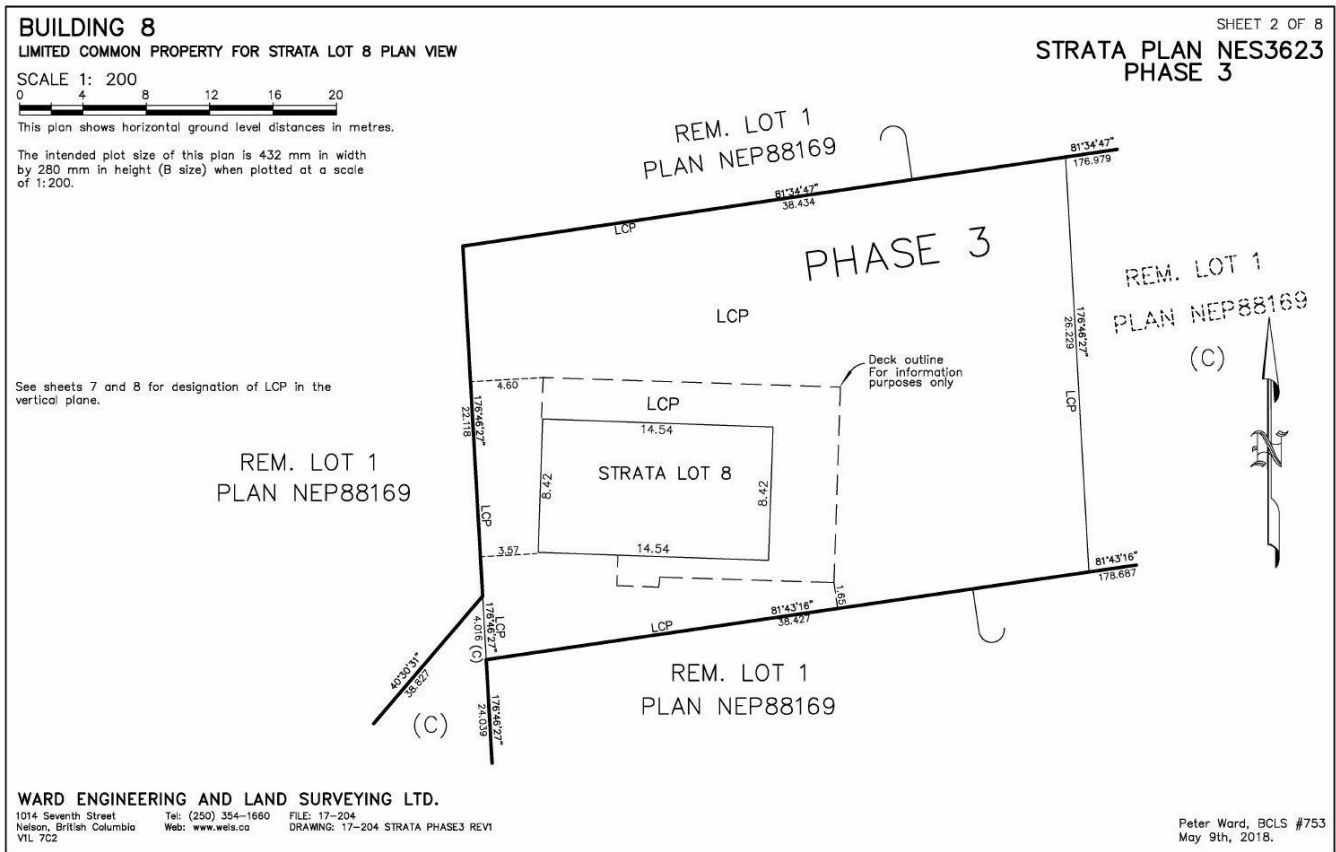


# STRATA PLAN - PHASE 3

Status: Filed

Doc #: NES3623

RCVD: 2009-02-17 RQST: 2018-09-19 10.39.20

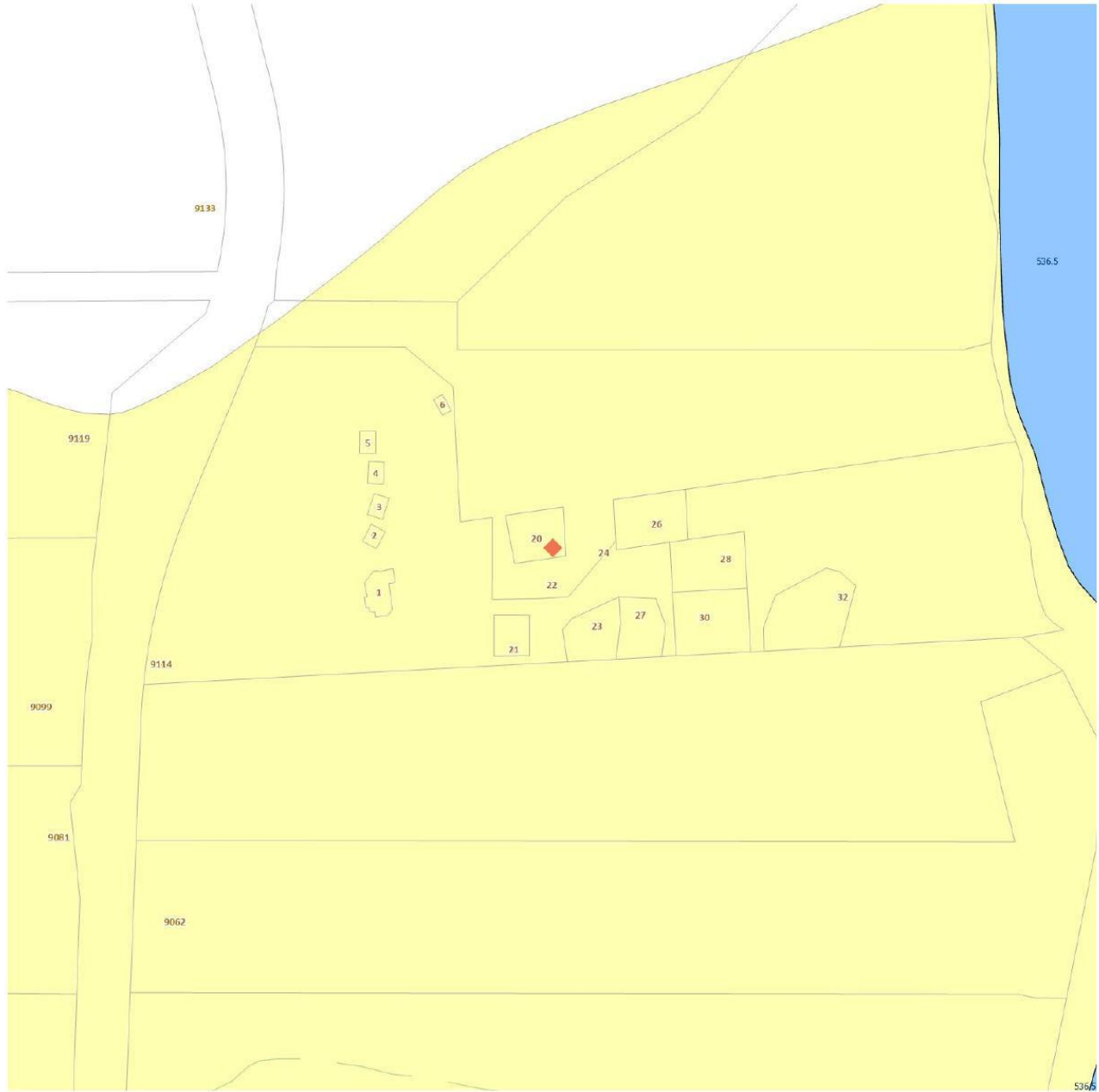


**WARD ENGINEERING AND LAND SURVEYING LTD.**  
 1014 Seventh Street Nelson, British Columbia V1L 7C2  
 Tel: (250) 354-1660 Web: www.wels.ca  
 FILE: 17-204 DRAWING: 17-204 STRATA PHASE3 REVI

Peter Ward, BCLS #753  
May 9th, 2018.

# 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

# PICTURES



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries School, Kaslo (K-12)	1.2	4 min
Shopping	Front Street, Kaslo	0.6	2 min
	Baker Street, Nelson	68.7	1 hr – 1 hr 10
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 30 – 1 hr 45
	Trail Regional Airport	147	2 hr – 2 hr 15
Major Cities	Nelson, BC	68.7	1 hr – 1 hr 10
	Castlegar, BC	110	1 hr 30 – 1 hr 45
	Cranbrook, BC	227	3.5–4 hr
	Spokane, WA	307	4–4.5 hr
	Kelowna, BC	335	4.5–5 hr
	Calgary, AB	604	7–7.5 hr
Hospital / Medical Centre	Vancouver, BC	727	8.5–9 hr
	Victorian Community Health Centre, Kaslo	1.3	4 min
	North Kootenay Lake Community Services	0.5	2 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr – 1 hr 10
Dentist	Kootenay Boundary Regional Hospital, Trail	139	2 hr – 2 hr 15
	Silverton Dental Clinic, Silverton	51.6	45–55 min
Postal Services	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr – 1 hr 10
	Canada Post, Kaslo	0.7	2 min
Library	Kaslo & District Public 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. 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, while 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 nine-hole golf course, an ice arena used 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 of the area — accessible from Kaslo's marina and beaches for boating, kayaking, paddleboarding, sailing, swimming, fishing and houseboating, with houseboat rentals available locally. Groomed and wilderness hiking trails radiate from town in every direction, and winter activity includes backcountry skiing, snowmobiling, ice fishing and Nordic skiing on local trails. Several cat-skiing and heli-skiing operators are based in or near Kaslo.

## Historic and Heritage Sites

Kaslo was incorporated as a city on August 14, 1893 — among the earliest incorporated communities in the Kootenay region — and re-incorporated as a village in 1959. The SS Moyie, berthed permanently at the foot of Front Street, is the world's oldest intact passenger sternwheeler and a National Historic Site, restored and operated by the Kootenay Lake Historical Society as a self-guided museum. The Village Hall, built in 1898, is one of the oldest civic buildings still in continuous use in BC. Heritage homes and storefronts from the silver-mining era remain along Front Street and in the surrounding blocks. The Langham Cultural Centre — a former hotel that housed Japanese-Canadian internees during the Second World War — now operates as an arts venue, gallery and Japanese-Canadian museum. The Kootenay Star Mining Museum on Front Street holds tools and artefacts from the boomtown years.

## Festivals and Events

May Days, held over the Victoria Day long weekend, has been a Kaslo tradition since 1892. The festival includes a parade, Logger Sports competitions, the Show 'n' Shine car show, a maypole dance performed by local children, and vendors and live music in Vimy Park. The Kaslo Jazz Etc. Summer Music Festival, founded in 1992, is held on the August long weekend at Kaslo Bay Park, with performances on a floating stage on Kootenay Lake. Other annual events include the iDIDaRide running and mountain-biking event in late summer, weekly Saturday markets through the warmer months, and the Kaslo Trade Fair.

## Geography

The village of Kaslo is the largest community 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 Mountains to the east and the Selkirk Mountains to the west; Mount Loki (2,779 m) rises across Kootenay Lake. The Selkirks behind Kaslo include Goat Range and Kokanee Glacier Provincial Parks, both of which support year-round backcountry recreation. Village elevation 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://kaslochamber.com>

**Visit Kaslo (visitor info)**

<https://www.visitkaslo.com>

**Regional District of Central Kootenay (RDCK)**

<https://rdck.ca>

**Building & Permits — Village of Kaslo (RDCK delivers inspections)**

<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 (community 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 & District Public Library**

<https://kaslo.bc.libraries.coop>