

**5278 Amundsen Rd
KASLO, BC
\$5,600,000**



DETAILS

Embrace an extraordinary ownership opportunity at The Sentinel, a fully equipped retreat and lodge perched on the tranquil shores of Kootenay Lake. Set on approximately 5.6 acres of lakefront property, this unique offering includes luxury lodging, wellness facilities, and event amenities—all designed to deliver an immersive guest experience.

Property Highlights:

Lodge & Guest Rooms: Accommodates up to 24 guests in elegantly appointed rooms with ensuite bathrooms, lake and mountain views, and heated tile floors

Maloca Roundhouse: Iconic, timber-framed ceremonial space for up to 40 participants, suitable for retreats, yoga, events, and gatherings. A new addition of a beautiful Mongolian Yurt for events and gatherings.

Wellness & Recreation Amenities: Includes a cedar-lined wood-fired sauna, hot tub, cold plunge, spa area, fire pits, lakeside yoga space, and more

Food & Dining: On-site chef-curated meals prepared from organic garden produce with flexible menu options and dietary accommodations

Outdoor Experience: 700+ feet of Kootenay Lake frontage with dock access; kayaks, canoes, fishing equipment; forested grounds and trails for guests to explore

Shared Spaces: The Lodge features panoramic A-frame windows, wood-burning stove, curated art collection, tea/coffee station, and a library-style great room that opens to the lake view

Location & Access:

Just 7 minutes from Kaslo and under an hour's drive from Nelson, The Sentinel is ideally positioned between the Purcell and Selkirk mountain ranges. Nearest airport access via Castlegar (approx. 1.5 hours away).

Use Potential:

As a fully operational wellness and retreat center, this property combines heritage ambiance with modern amenities—ideal for boutique resort operation, luxury bed & breakfast, holistic wellness programming, or private estate use.

Experience & Guest Impressions:

Consistently rated 5.0/5, guests consistently praise The Sentinel for its healing energy, quality of service, scenery, and transformational retreat environment

MLS10357746 **Size:** 5.86 Acre

Services: Lake Intake Licensed water, septic, hydro, 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.

AMUNDSEN RD MIRROR LAKE

Area-Jurisdiction-Roll: 21-786-05743.500



Total value **\$2,138,000**

2025 assessment as of July 1, 2024

Land	\$773,000
Buildings	\$1,365,000

Previous year value	\$2,102,000
Land	\$809,000
Buildings	\$1,293,000

Property information

Year built	1999
Description	1.5 STY house-Semi-Custom
Bedrooms	7
Baths	8
Carports	
Garages	G
Land size	5.856 Acres
First floor area	1,625
Second floor area	800
Basement finish area	820
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 1, PLAN EPPT19244, DISTRICT LOT 7386, KOOTENAY
LAND DISTRICT
PID: 031-813-526

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

FACILITY

The property currently includes:

Main lodge with lounge, kitchen, sunroom, and 10 guest rooms

Staff accommodation

Three-car garage

Spa area with cedar hot tub, wood-fired sauna, onsite treatment rooms and expansive decks

Two post and beam cabins

40' dock

2,300 sq ft timber framed roundhouse ("Maloca")

700 sq ft Mongolian Yurt Traditional authorized sweat lodge

Large organic garden & orchard

36 ft × 13 ft greenhouse

Infrastructure: All underground services and water pump station New hydro system 135 ft of septic field with new septic tanks 400 sq ft yoga deck 40 ft × 7 ft storage area

REFERENCE PLAN

Status: Filed

Plan #: EPP119244 App #: CB225604 Ctrl #: 164-735-6549

RCVD: 2022-09-16 RQST: 2025-07-17 09:09:39

REFERENCE PLAN FOR
CONSOLIDATION OF LOT A
DISTRICT LOT 7386 KOOTENAY
DISTRICT PLAN NEP19585;
AND LOT A DISTRICT LOT
7386 KOOTENAY DISTRICT
PLAN EPP105385.

Pursuant to Section 100(1)(b) of the Land Title Act.
BCGS 82F.086

The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:600.



LEGEND

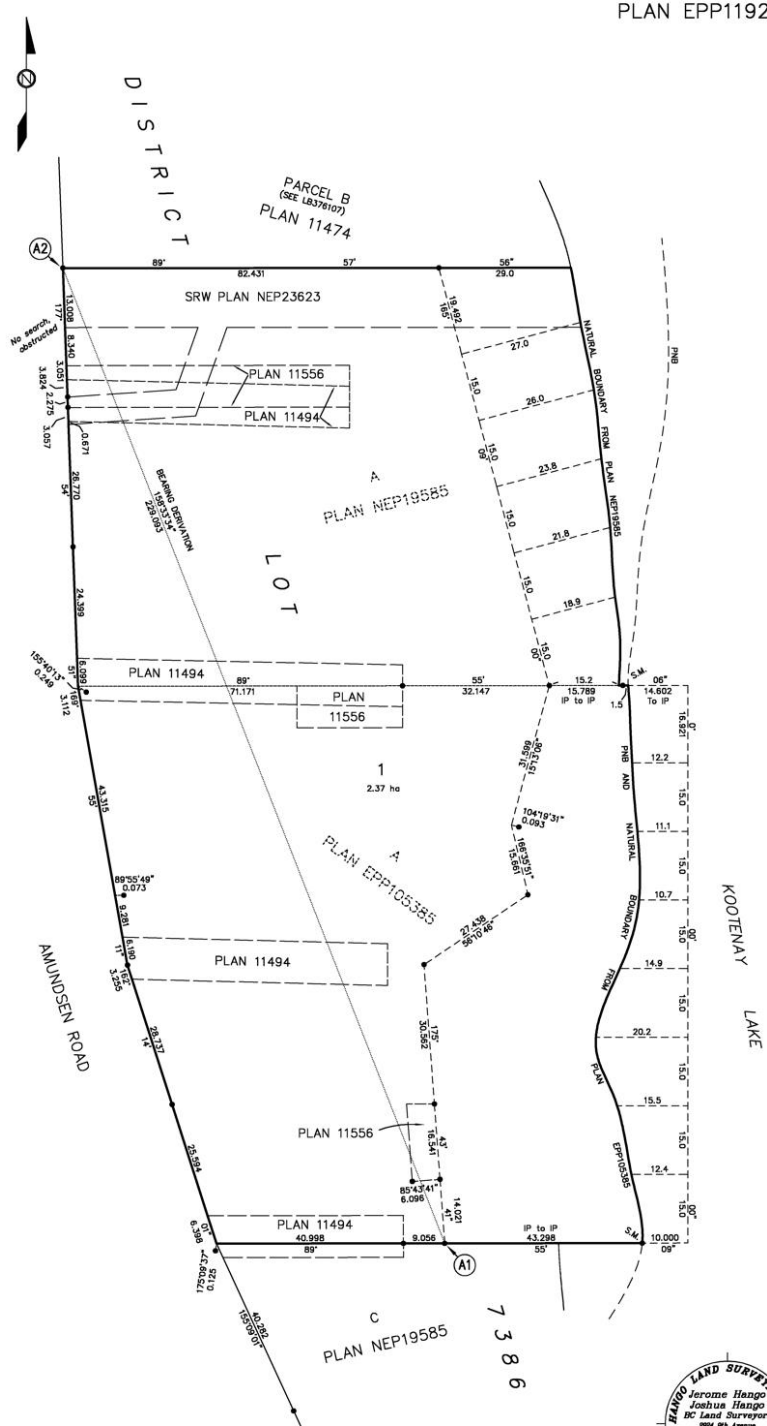
Bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North. The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service. This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.9995162.

The combined scale factor has been determined based on an ellipsoidal elevation of 538 metres.

Note: This plan shows ties to a Natural Boundary which are perpendicular to traverse lines unless otherwise noted.

S.M. Stone mound
Found Standard iron post

UTM NAD83 (CSRS) 2002.0 Zone 11
IP A1 N 5522247.020 E 507225.405
Point combined factor: 0.9995162
Absolute accuracy 0.04
IP A2 N 5522460.156 E 507141.704
Point combined factor: 0.9995162
Absolute accuracy 0.04



This plan lies within the
Regional District of Central Kootenay.

The field survey represented by this plan
was completed on the 7th day of March, 2022
Joshua G. Hango, BCLS 953.



RDCK MAP



RDCK Property Report

Area of Interest (AOI) Information

Area : 5.86 acres

Jul 30 2025 5:53:58 Pacific Daylight Time



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



Source: Esri, Microsoft, Garmin, GeoEye, and the USGS. Data provided by Esri, Microsoft, Garmin, GeoEye, and the USGS. Data provided by Esri, Microsoft, Garmin, GeoEye, and the USGS. Data provided by Esri, Microsoft, Garmin, GeoEye, and the USGS.

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05743.500	031-813-526	5258 AMUNDSEN RD, MIRROR LAKE	2 Acres Or More (Single Family Dwelling, Duplex)	EPP119244
#	LTO Number	Lot	Block	District Lot	Land District
1	CB225606	1	-	7386	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT 1 PLAN EPP119244 DISTRICT LOT 7386 KOOTENAY LAND DISTRICT	5.856	ACRES	5.86	

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	5278 AMUNDSEN RD	-	5278	AMUNDSEN	RD	Mirror Lake	1
2	5258 AMUNDSEN RD	-	5258	AMUNDSEN	RD	Mirror Lake	1
3	5308 AMUNDSEN RD	-	5308	AMUNDSEN	RD	Mirror Lake	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	5.86

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	5.33

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	5.38
2	2435	RA	Resource Area	Resource Area	0.47

Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	2435	Watercourse	2435-D CLUB Consolidated 2956-V2.pdf	The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development.	0.86

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

LTSA MAP

ParcelMap BC Print Report



July 30, 2025

 Interest

WARNING: MAP IS NOT PRINTED TO SCALE

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

Cadastral data from ParcelMap BC
Copyright 2025 LTSA

SUMMARY

Summary Sheet

AMUNDSEN RD Rural BC

PID	031-813-526
Registered Owner	SE*
Legal Description	LOT 1 DISTRICT LOT 7386 KOOTENAY DISTRICT PLAN EPP119244
Plan	EPP119244
Zoning	
Community Plan(s)	OCP: RC - Country Residential , not in ALR



Year Built	1999	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	5.86 acres	Floor Area	3245 Ft²
Bathrooms	8	Bedrooms	7
Max Elev.	573.46 m	Min Elev.	547.81 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$9,699.95

ASSESSMENT

	2024	%	2025
Building	\$1,293,000	↑ 5.57	\$1,365,000
Land	\$809,000	↓ -4.45	\$773,000
Total	\$2,102,000	↑ 1.71	\$2,138,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$2,138,000	↑ 1.71

RECENT MLS® HISTORY

MLS® History is not available.

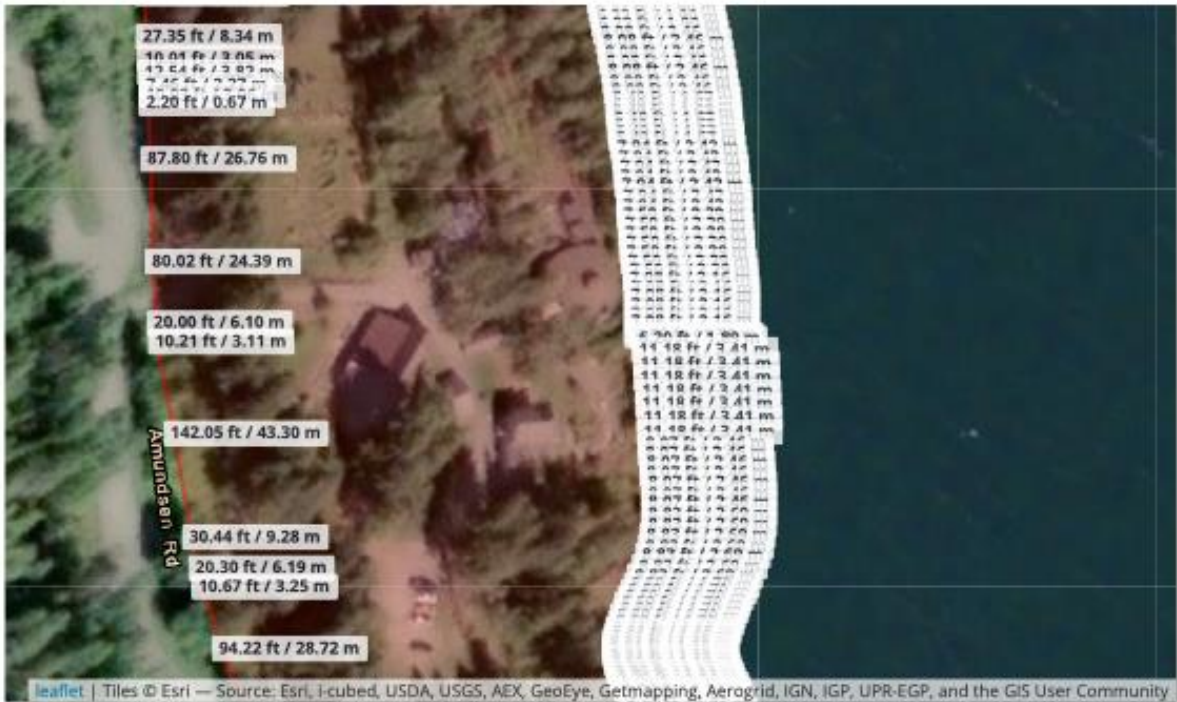
DEVELOPMENT APPLICATIONS

-

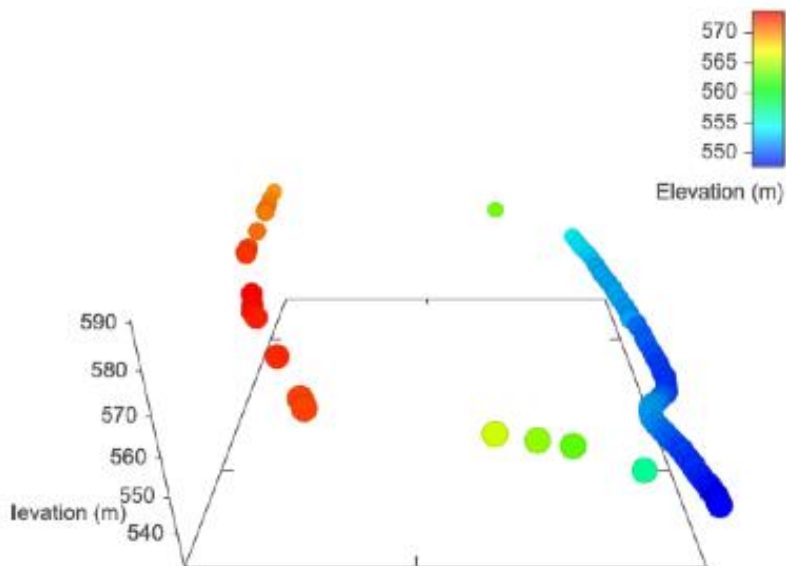
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION

Estimated Lot Dimensions and Topography



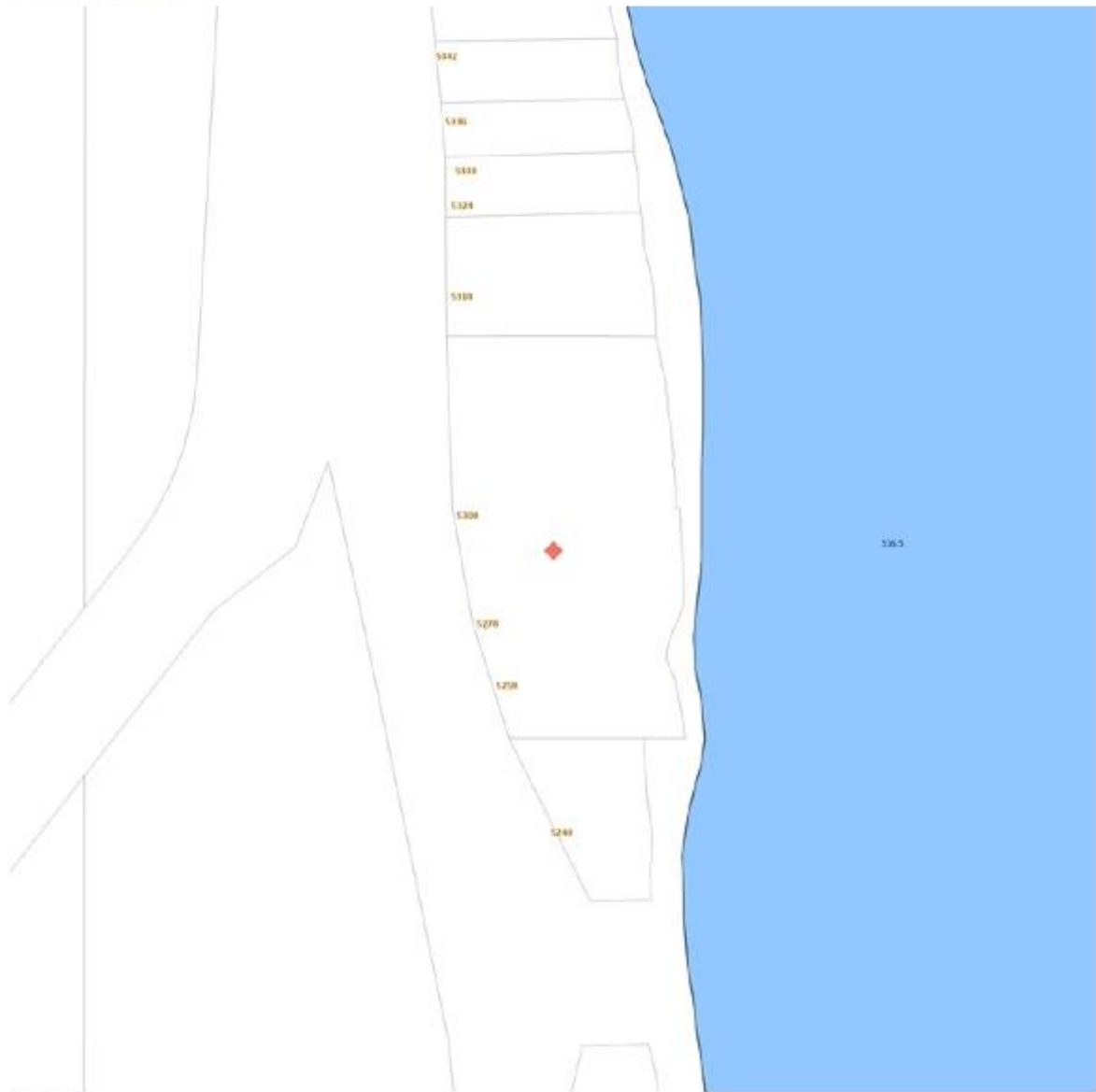
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 573.46 m | Min Elevation: 547.81 m | Difference: 25.65 m

FLOOD & HAZARD 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

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



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>