

1851 Johnson's Landing Rd,  
Johnson's Landing, BC  
\$898,000

Kootenay  
BC



FAIR REALTY

REAL ESTATE  FAIR REALTY



# DETAILS

1851 Johnson's Landing Rd is a four-bedroom, two-bathroom home built in 2014, set on 1.51 lakefront acres at the north end of Kootenay Lake near Argenta and Johnson's Landing. The lot runs down to its own beach, with lake and mountain views and the Purcell range behind.

The house is a two-storey, frame-built home of about 3,348 finished sq ft over the main and upper floors, with a loft overlooking the living room. It has fibre-cement siding, an asphalt-shingle roof, a concrete foundation, hardwood floors, a covered deck, and electric radiant-floor heating. Four bedrooms and two bathrooms.

Outbuildings include a detached shop with an insulated workshop and an enclosed bay at the front, with barn doors sized for a quad or ATV. A 1937 log cabin and an old sauna also remain on site, both now used for storage.

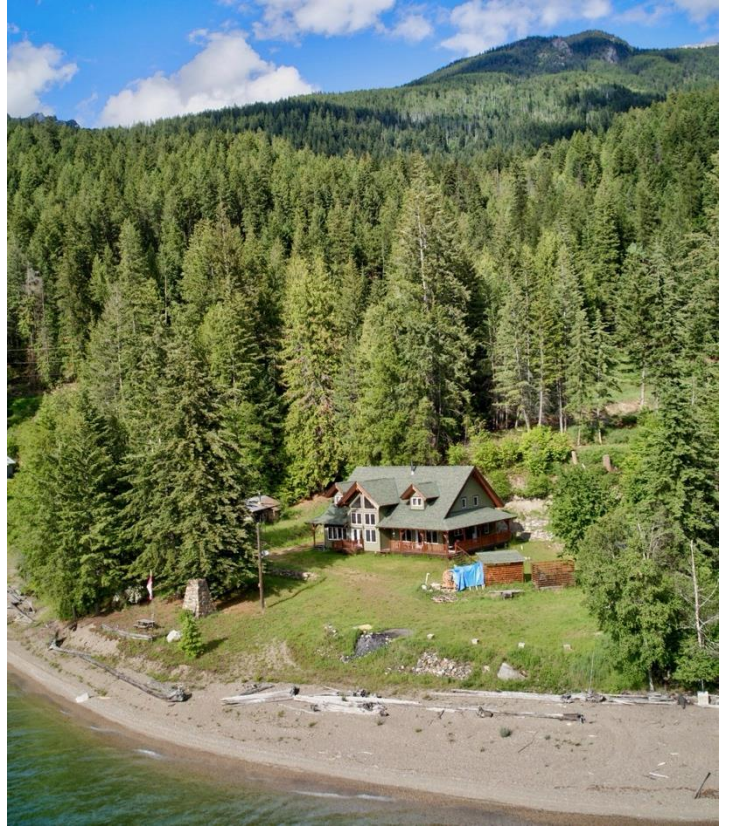
Water is a licensed lake intake with UV filtration, and the property also holds a licence for creek water. There is a septic tank and field, BC Hydro electricity, and a propane-powered Generac backup generator.

Johnson's Landing is a small community at the end of the road on the north arm of Kootenay Lake, bordering the Purcell Wilderness Conservancy — lakefront, space, and quiet, with Kaslo the nearest hub for shopping, schools and services.

**MLS:** 10390267

**Lot Size:** 1.51 acres

**Services:** licensed lake intake with UV filtration (plus a creek-water licence), septic tank and field, BC Hydro electricity, propane Generac backup generator. Internet to be confirmed.



# EXPENSES



## Property Taxes:

2026  
\$3,829.32



## Insurance (TD Insurance):

—  
\$4,543 / yr (2nd/vacation)



## Water:

Lake Intake with UV filtration  
And License for Creek



## Internet ([PROVIDER]):

Providers: Kaslo Info Net & Starlink



## Hydro (BC Hydro):

[Propane Gas Backup Generator]

*\*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 : 1.51 acres

Jun 4 2026 11:22:43 Pacific Daylight Time



1:2,257

0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km

- 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, Paris Canada

# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05944.100	027-354-431	1851 ARGENTA-JOHNSONS LANDING RD, RDCK REGION	Single Family Dwelling	NEP85759

#	LTO Number	Lot	Block	District Lot	Land District
1	CB2138909	1	-	9039	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 1 PLAN NEP85759 DISTRICT LOT 9039 KOOTENAY LAND DISTRICT	1.51	ACRES	1.51

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1851 ARGENTA-JOHNSONS LANDING RD	-	1851	ARGENTA-JOHNSONS LANDING	RD	Argenta	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.51

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	2435	RR	Rural Residential	Rural Residential	<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>	1.51
2	2435	RA	Resource Area	Resource Area	<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>	< 0.01

## Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	2435	Watercourse	<a href="https://rdck.ca/wp-content/uploads/2024/11/2435-D_CLUB_Consolidated_2956-V2.pdf">2435-D_CLUB_Consolidated_2956-V2.pdf</a>	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.	0.89

## 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

# SUMMARY

## Summary Sheet

### 1851 JOHNSONS LANDING RD Rural BC

PID	027-354-431
Registered Owner	WE*, A*
Legal Description	LOT 1 DISTRICT LOT 9039 KOOTENAY DISTRICT PLAN NEP85759
Plan	NEP85759
Zoning	
Community Plan(s)	OCP: <a href="#">Rural Residential</a> , not in ALR



Year Built	2014	Structure	SINGLE FAMILY DWELLING
Lot Size	1.50 acres	Floor Area	3348 Ft²
Bathrooms	2	Bedrooms	4
Max Elev.	556.92 m	Min Elev.	533.31 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$3,829.32

#### ASSESSMENT

	2025	%	2026
Building	\$625,000	↑ 2.08	\$638,000
Land	\$242,000	↑ 21.07	\$293,000
Total	\$867,000	↑ 7.38	\$931,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$931,000	↑ 7.38

#### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10390267	Preactive 17/06/2026		\$898,000 /	Fair Realty (Kaslo)

#### DEVELOPMENT APPLICATIONS

-

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

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



## Legend

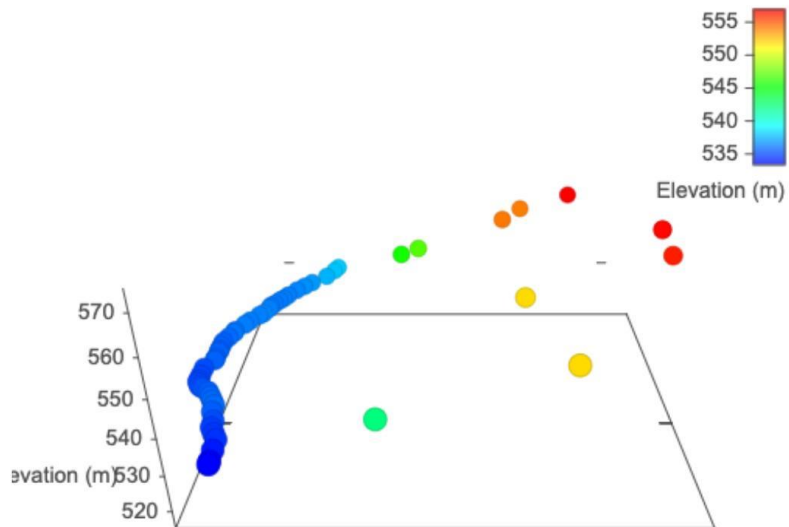
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines

# ELEVATION

## Estimated Lot Dimensions and Topography



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



Max Elevation: 556.92 m | Min Elevation: 533.31 m | Difference: 23.61 m

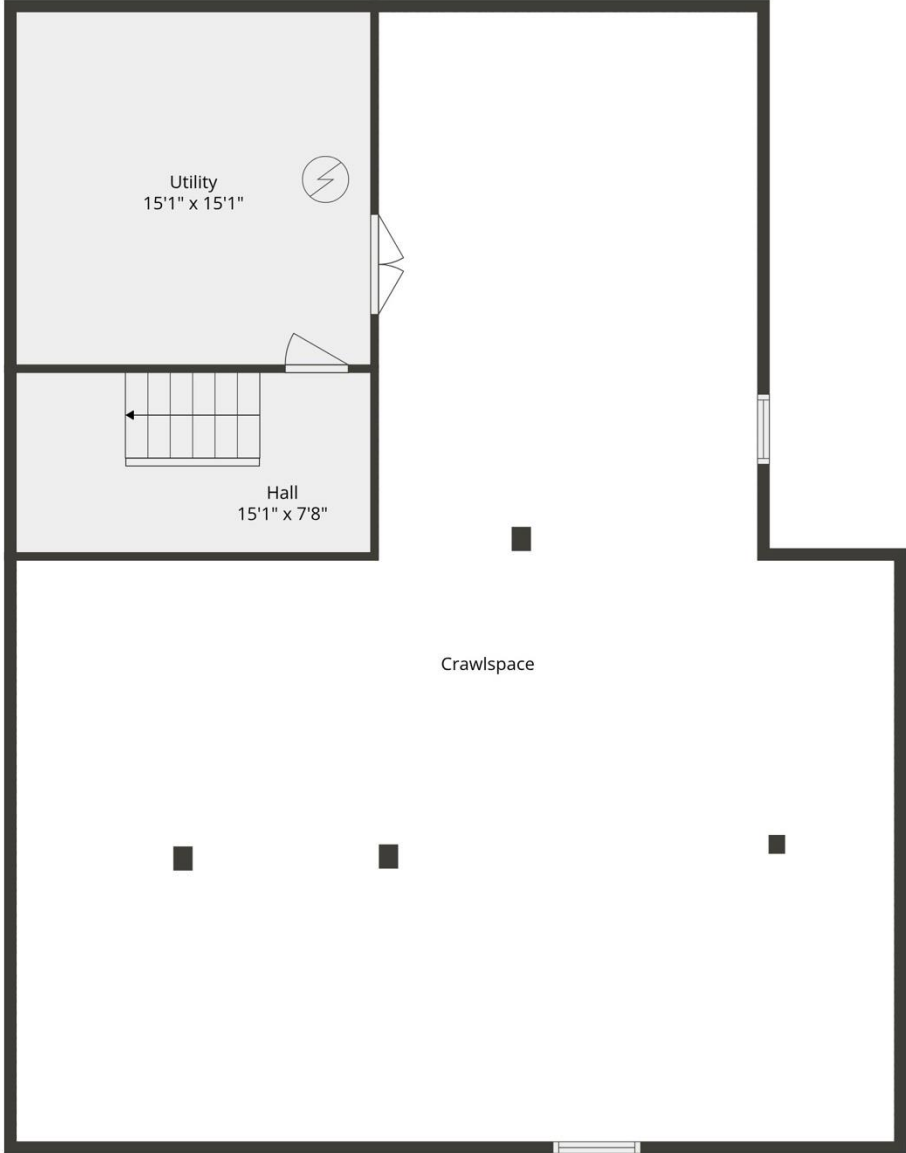
# ZONING

Land Use

## Subject Property Designation Summary

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

# FLOOR PLANS



**TOTAL: 3385 sq. ft**

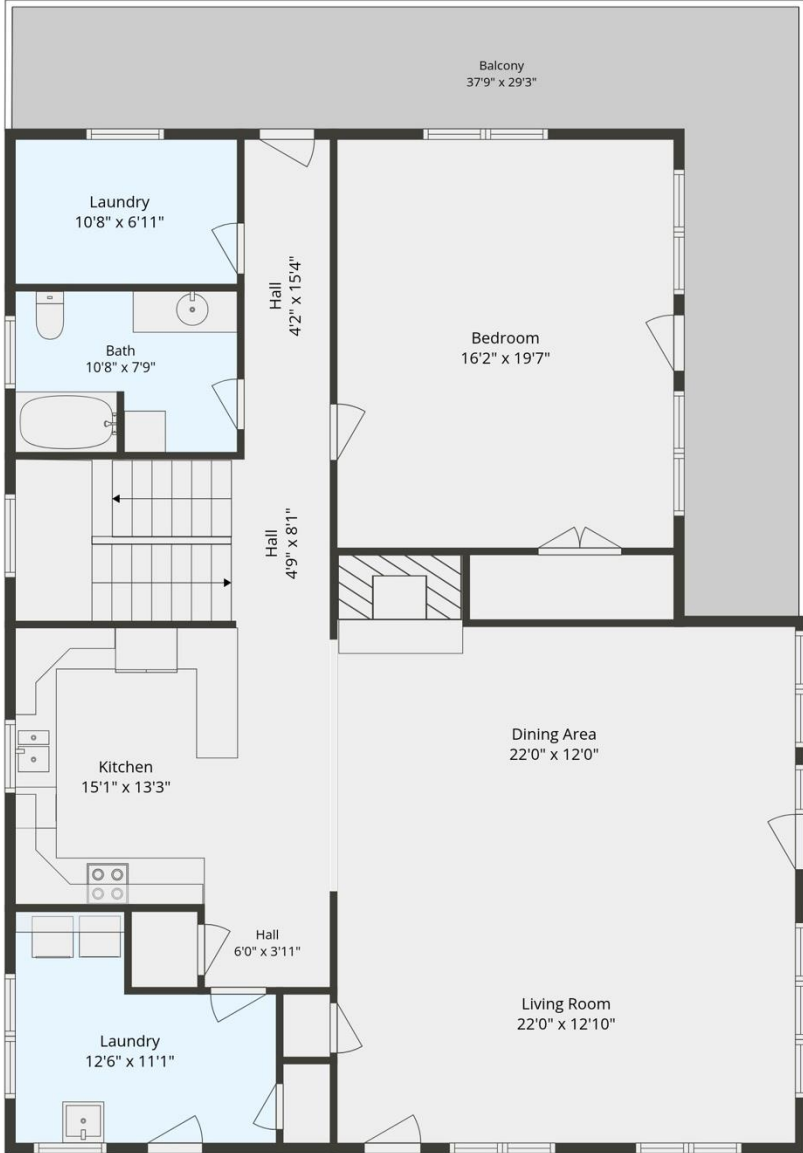
Basement: 361 sq. ft, 1st floor: 1668 sq. ft, 2nd floor: 1356 sq. ft

EXCLUDED AREAS: CRAWL SPACE: 1307 sq. ft, BALCONY: 350 sq. ft, OPEN TO BELOW: 168 sq. ft, WALLS: 254 sq. ft

Drawing Scale And Dimensions Are Approximate - Actual Measurements May Vary



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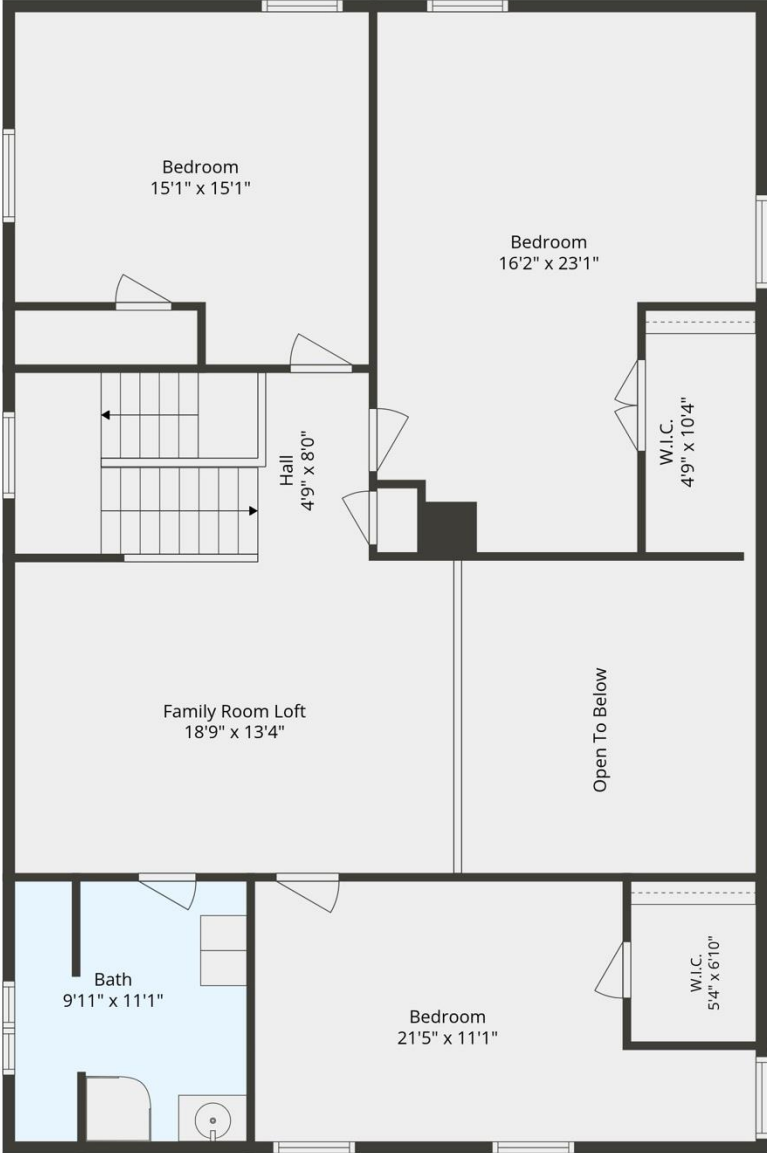
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# PLAN

Status: Filed

Plan #: NEP85759 App #: N/A Ctrl #:

RCVD: 2008-01-14 ROST: 2026-05-02 10.44.50

REFERENCE PLAN OF LOT 1  
DISTRICT LOT 9039, KOOTENAY DISTRICT  
PLAN 5481, AND OF ACCRETED LAND.  
(Pursuant to section 94(1)(c) of the Land Title Act)

B.C.G.S. 82K.006

PLAN No. NEP85759

Deposited in the Land Title Office at Kamloops, B.C.  
this 14<sup>th</sup> day of January, 2008.

*C. P. Johnston* REGISTERED  
L.B. 154172  
CJ

Certificated under the Land Title Act,  
Section 34(1)(a)

The unregistered land included within  
this plan is deemed to be lawfully  
accreted and adjoining Crown land.

*C. P. Johnston*  
Surveyor General  
this 14<sup>th</sup> day of January, 2008  
File: 0343152

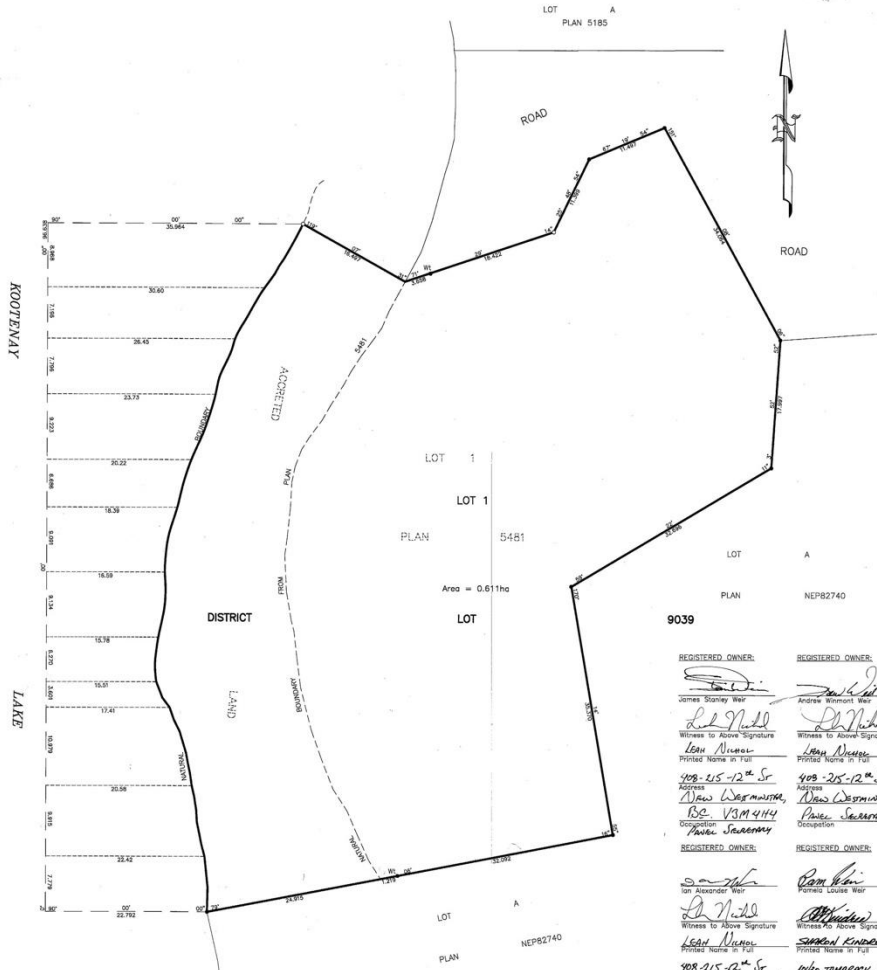
SCALE 1: 250

Distances are in metres

Bearings are astronomic derived from Plan NEP82740

**LEGEND**

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt. DENOTES WITNESS



<b>REGISTERED OWNER:</b> <i>James Stanley Weir</i> James Stanley Weir	<b>REGISTERED OWNER:</b> <i>Andrea Winmont Weir</i> Andrea Winmont Weir
<i>Leah Nieman</i> Witness to Above Signature	<i>Leah Nieman</i> Witness to Above Signature
<i>Leah Nieman</i> Printed Name in Full	<i>Leah Nieman</i> Printed Name in Full
408-215-12 <sup>th</sup> St Address New West BC V3M 4H4 Occupation Public Secretary	408-215-12 <sup>th</sup> St Address New West BC V3M 4H4 Occupation Public Secretary
<b>REGISTERED OWNER:</b> <i>Ion Alexander Weir</i> Ion Alexander Weir	<b>REGISTERED OWNER:</b> <i>Patricia Louise Weir</i> Patricia Louise Weir
<i>Leah Nieman</i> Witness to Above Signature	<i>Patricia Louise Weir</i> Witness to Above Signature
<i>Leah Nieman</i> Printed Name in Full	<i>Patricia Louise Weir</i> Printed Name in Full
408-215-12 <sup>th</sup> St Address New West BC V3M 4H4 Occupation Public Secretary	1000 TAMMARA CREEK, Address NEW WEST BC V3M 4H4 Occupation PRINCIPAL

**REGISTERED OWNER:**  
*Marcia Weir*  
Marcia Weir  
*Leah Nieman*  
Witness to Above Signature  
*Leah Nieman*  
Printed Name in Full  
408-215-12<sup>th</sup> St  
Address  
New West BC V3M 4H4  
Occupation  
Public Secretary

WARD ENGINEERING AND LAND SURVEYING LTD.  
Suite #1, 602 River Street Kamloops, BC V2C 1S5  
Tel: (250) 354-1885 Fax: (250) 354-1875  
E-mail: ward@ward-engineering.com Website: www.ward-engineering.com

This plan lies within the Central Kootenay Regional District.  
I, Peter Ward, a British Columbia Land Surveyor, of the  
City of Nelson, in British Columbia, certify that I was  
present at and generally supervised the survey represented  
by this plan, and that the survey and plan are correct.  
The field survey was completed on the 27th day of September, 2007.  
The plan was completed and checked, and the checklist filed  
under #24564, on the 11th day of December, 2007.

*Peter Ward*  
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
North Kootenay Lake & Lardeau Valley	Vancouver, BC	727	approx. 8.5–9 hr
	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>