

5336 Amundsen Rd
KASLO, BC
\$1,300,000



DETAILS

Experience refined lakefront living in this stunning custom-built home on the shores of Kootenay Lake.

Thoughtfully designed to maximize natural light and capture breathtaking views, this property offers 3 spacious bedrooms and 3 bathrooms, creating ample space for family and guests. Inside, you'll find soaring wood-beamed ceilings, beautiful timber accents, and an open-concept layout that flows seamlessly onto generous decks – perfect for relaxing in the sun or entertaining with friends.

The kitchen and living areas are positioned to take in panoramic views of the lake and surrounding mountains, bringing the beauty of the outdoors into every corner of the home.

Outside, enjoy direct lake access, a peaceful private setting, and landscaped grounds that enhance the natural surroundings.

This is an exceptional opportunity to own a timeless waterfront retreat in the heart of the Kootenays, offering both comfort and an unparalleled connection to nature.

MLS10354197 **Size:** 0.7 Acre

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



TITLE

TITLE SEARCH PRINT

File Reference:

2025-07-02, 08:02:33

Requestor: Kul Nijjar

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NELSON
Land Title Office NELSON

Title Number CB1029092
From Title Number CA9827537

Application Received 2023-11-17

Application Entered 2023-11-28

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area

Description of Land
Parcel Identifier: 011-805-391
Legal Description:
LOT 4 DISTRICT LOT 7386 KOOTENAY DISTRICT PLAN 10684

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL
GOVERNMENT ACT, SEE CA9806944

HERETO IS ANNEXED EASEMENT M16294 (SEE M16291) OVER LANDS AS THEREIN
SET OUT

Charges, Liens and Interests
Nature: RIGHT OF WAY
Registration Number: M14340
Registration Date and Time: 1978-07-12 15:43
Registered Owner: WEST KOOTENAY POWER AND LIGHT COMPANY, LIMITED
Remarks: INTER ALIA
PART PLAN 11494

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.

5336 AMUNDSEN RD MIRROR LAKE

Area-Jurisdiction-Roll: 21-786-05760.000



Total value **\$859,000**

2025 assessment as of July 1, 2024

Land \$358,000

Buildings \$501,000

Previous year value \$733,000

Land \$300,000

Buildings \$433,000

Property information

Year built 1994

Description 2 STY house - Standard

Bedrooms 3

Baths 3

Carports C

Garages

Land size .709 Acres

First floor area 748

Second floor area 616

Basement finish area 616

Strata area

Building storeys 2

Gross leasable area

Net leasable area

No.of apartment units

Legal description and parcel ID

LOT 4, PLAN NEP10684, DISTRICT LOT 7386, KOOTENAY LAND DISTRICT

PID: 011-805-391

Sales history (last 3 full calendar years)

Feb 9, 2022 \$1,178,500

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

EXPENSES

Property Taxes:

2025

\$3906.25



Insurance (Intact Insurance.):

2025

\$6314 / year



Internet (KIN):

2025

\$200 approx. / month

Cheaper plans available



Propane (Superior)

Yearly Tank Rental 162

Approx \$600/year



FortisBC (Hydro)

Approx \$200/month



OCCUPANCY PERMIT



REGIONAL DISTRICT OF CENTRAL KOOTENAY

PO Box 590, 202 Lakeside Dr.
Nelson, BC
V1L 5R4

Telephone 250-352-8155 Fax 250-352-9300
Web: www.rdck.bc.ca
e-mail: bldept@rdck.bc.ca

Creston Office 250-428-5717
Slocan Office 250-355-2277

Nakusp Office 250-265-4111
Silverton Office 250-358-2472

Nelson Office 250-352-8155
New Denver Office 250-358-2316

Kaslo Office 250-353-9614
Salmo Office 250-357-9433

BC Toll Free 1-800-268-7325

OCCUPANCY INSPECTION NOTICE

Address: 5336 AMUNDSEN RD, MIRROR LAKE
Permit Type: SINGLE FAMILY DWELLING

Permit #: BP025639
Inspection Date: Dec 8, 2020

Description: to renovate CHANGE OF USE an existing accessory building to a SFDg (Occ. Class. C).

Inspection Status: COMPLETED

Item	Status	Notes
SCHEDULE C-B STRUCTURAL ENG	ACCEPTED	rec'd aug 28 2020
SMOKE ALARM	ACCEPTED	
CARBON MONOXIDE ALARM	ACCEPTED	
HAND RAIL HEIGHT	ACCEPTED	
HAND RAIL SUPPORT SPACING	ACCEPTED	
INTERIOR STAIR GUARD	ACCEPTED	
EXTERIOR GUARD 42"	ACCEPTED	conditional occupancy based on reno completed
OTHER INSP OCCUPANCY	ACCEPTED	

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- Occupancy inspection has been based on compliance and upgrades with life safety items for dwelling. Building has had a substantial renovation and the inspection and approval have been based on the new and upgraded elements of the building. Although some of the building elements are existing, the life safety items have been upgraded to generally conform with the current British Columbia Building Code.

Building Official: MANDA MCINTYRE

Initials: _____

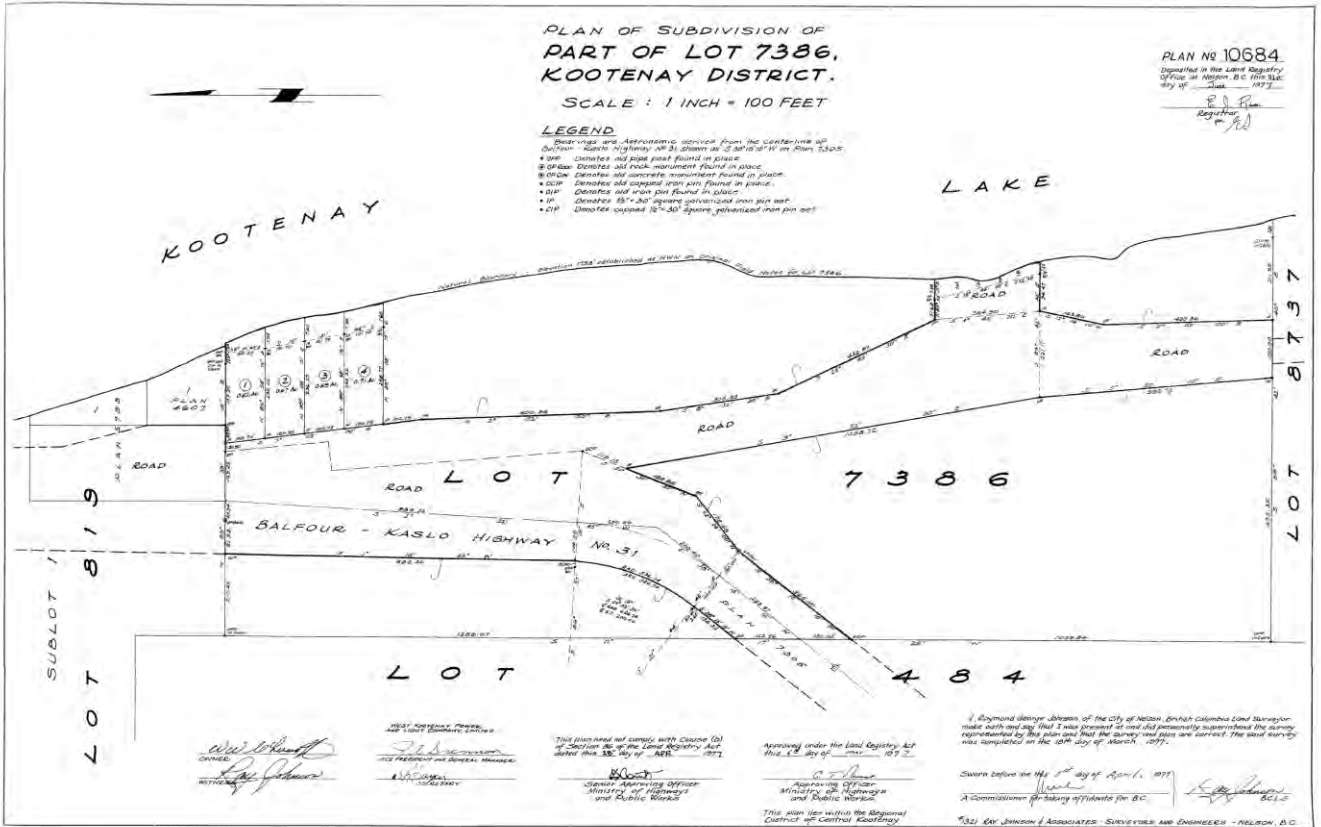
- The owner has the full and sole responsibility to carry out the work in respect of which the permit was issued in full compliance with the Building Code, the Building Bylaw, and or other applicable enactments respecting safety.

PLAN

21-CK.

Plan #: NEP10684 App #: N/A Ctrl #

RCVD: 1998-02-05 RQST: 2025-07-02 08:04:09



SEPTIC



Interior Health
Every. multi.

LETTER OF CERTIFICATION RECEIVED

This is to confirm that a Letter of Certification was received and accepted by the Health Authority for the following on-site sewerage disposal system:

DATE OF ACCEPTANCE: 2020-Dec-16

TAX ASSESSMENT ROLL NUMBER: 21-786-05760.000

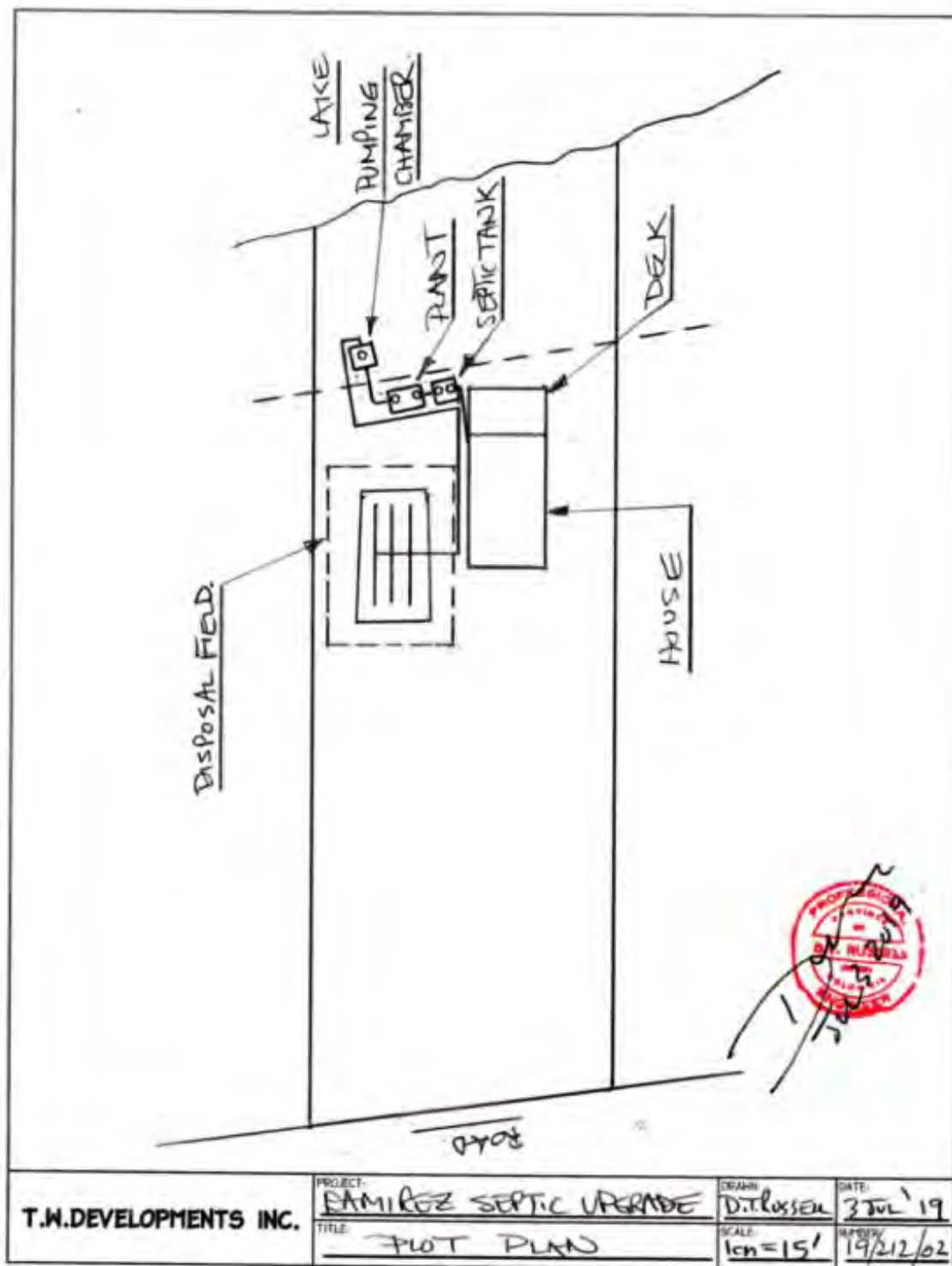
CIVIC ADDRESS: 5336 AMUNDSEN ROAD, Mirror Lake, BC

LEGAL DESCRIPTION: Lot 4, Plan NEP10684, District Lot 7386 (MIRROR LAKE)

AUTHORIZED PERSON: Russell, David

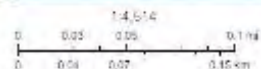
Please retain this confirmation for your records and provide a copy to the appropriate parties.

SEPTIC



Area of Interest (AOI) Information

Jul 7 2025 11:01:41 Pacific Daylight Time

[illegible]

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786,05739.000	012-757-837	5330 AMUNDSEN RD, MIRROR LAKE	Single Family Dwelling	NEP11474

#	LTO Number	Lot	Block	District Lot	Land District
1	CB914514	1	-	7386	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 1, PLAN NEP11474, DISTRICT LOT 7386, KOOTENAY LAND DISTRICT	.74	ACRES	0.70

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	5336 AMUNDSEN RD	-	5336	AMUNDSEN	RD	Mirror Lake	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Amie Watson	0.70

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	2003	KASLO	0.62

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	0.63
2	2435	RA	Resource Area	Resource Area	0.07

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

LTSA MAP

ParcelMap BC Print Report



July 7, 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

5336 AMUNDSEN RD Rural BC

PID	011-805-391
Registered Owner	ST*, R*
Legal Description	LOT 4 DISTRICT LOT 7386 KOOTENAY DISTRICT PLAN 10684
Plan	NEP10684
Zoning	
Community Plan(s)	DCP: RC - Country Residential , not in ALR



Year Built	1994	Structure	SINGLE FAMILY DWELLING
Lot Size	33621.51 ft²	Bedrooms	3
Bathrooms	3	Dimensions	-
Max Elev.	566.58 m	Min Elev.	548.86 m
Floor Area	1980 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	\$3,906.64

ASSESSMENT

	2024	%	2025
Building	\$433,000	↑ 15.70	\$501,000
Land	\$300,000	↑ 19.33	\$358,000
Total	\$733,000	↑ 17.19	\$859,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$859,000	↑ -27.11
Sales History	31/03/2022	\$1,178,500	↑ 280
	21/05/2019	\$310,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2462038KO	Sold 31/03/2022	82	\$7,295,000 / \$1,178,500	Fair Realty (Kasko)
10231322	Expired 07/11/2021	184	\$1,395,000 /	Sotheby's International Realty Canada
2458410KO	Expired 05/11/2021	184	\$1,395,000 / \$0	Sotheby's International Realty Canada

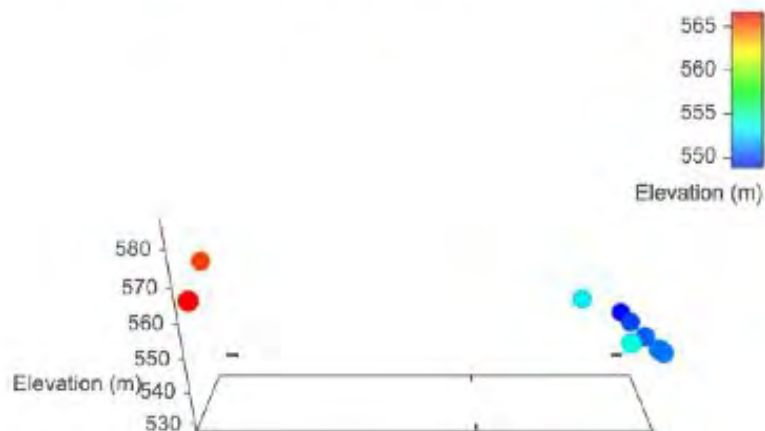
DEVELOPMENT APPLICATIONS

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 566.58 m | Min Elevation: 548.86 m | Difference: 17.72 m

FLOOD MAP

Flood and Hazard



Legend

☐ Flood Construction Levels - 1990
☐ Cadastra - Property Lines

☐ Non-Standard Flooding Erosion Areas
• 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

Land Use

Official Community Plan



Subject Property Designations:

RC - Country Residential

Layer Legend:

- RC - Country Residential
- RA - Resource Area

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>