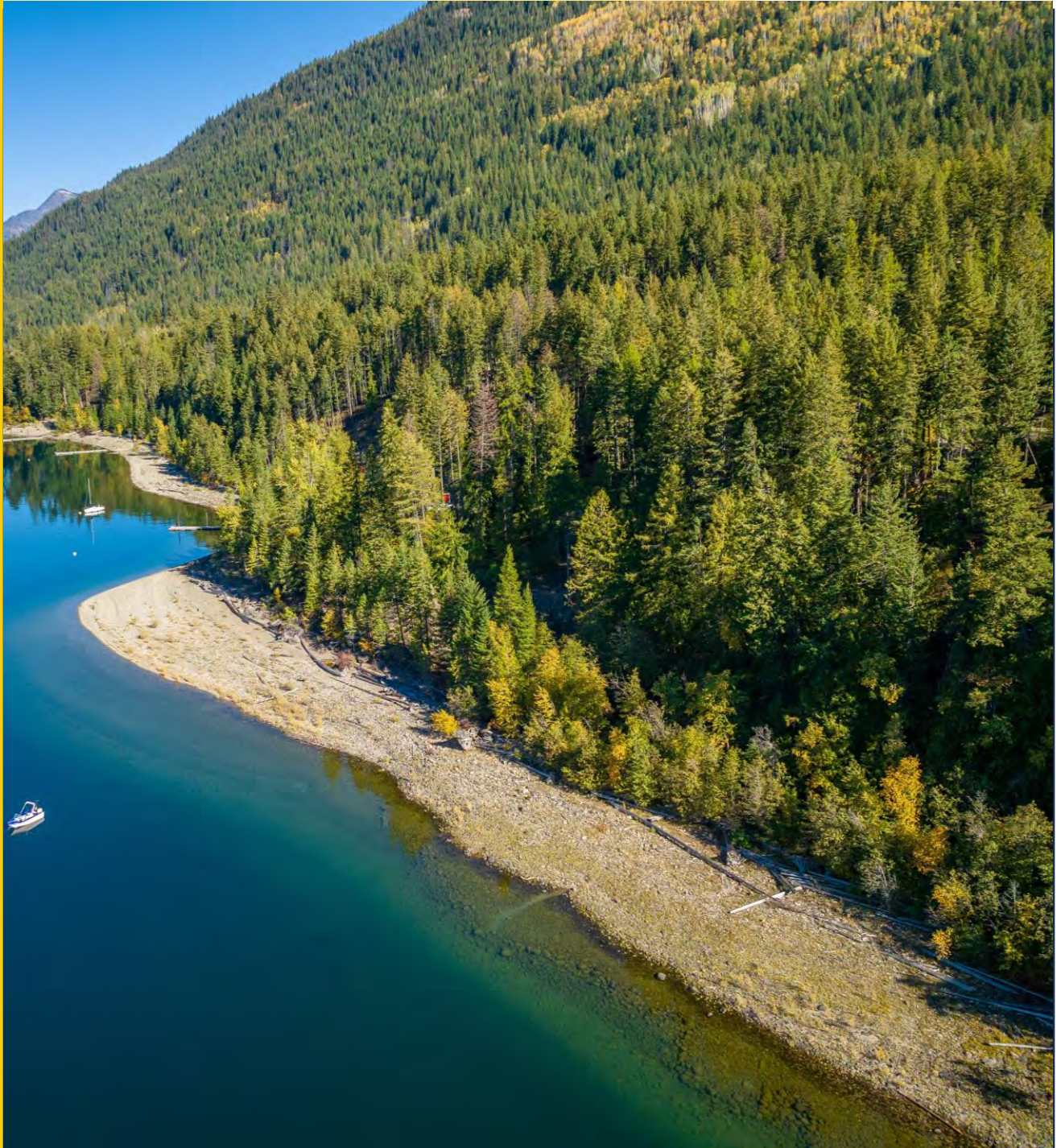


**1399 PURCELL LANE,  
JOHNSONS LANDING BC  
\$336,000**





# DETAILS

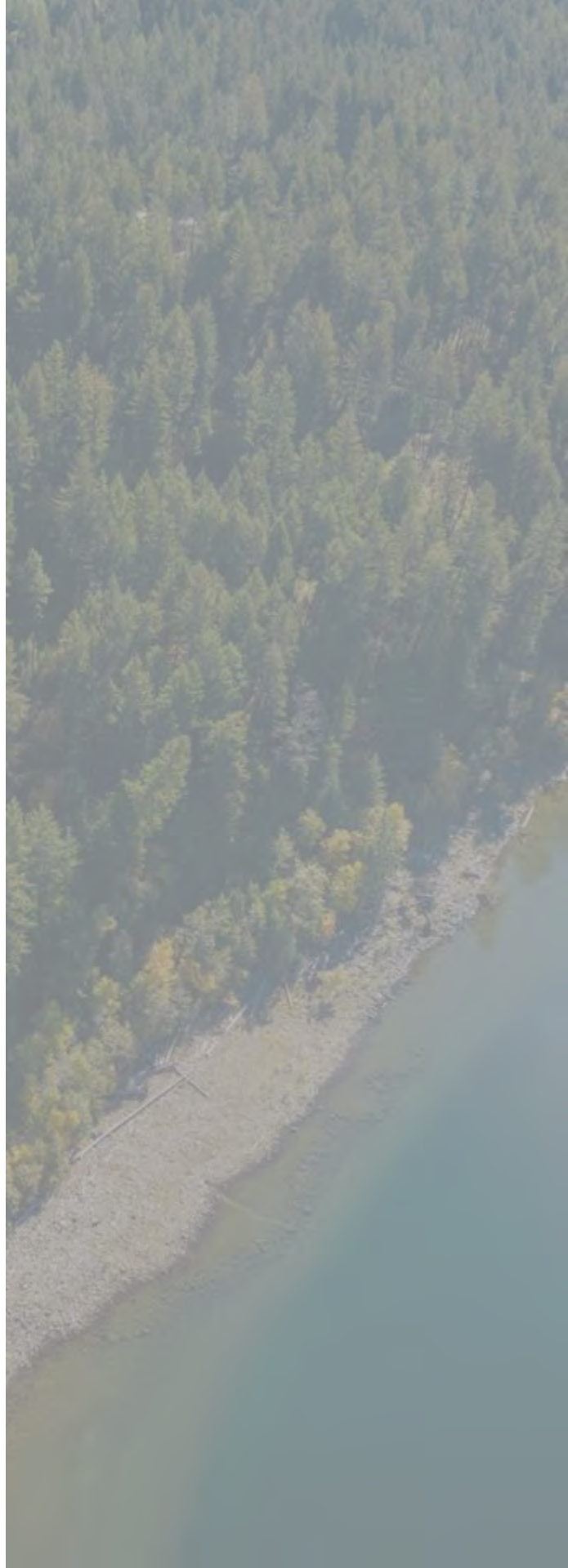
Discover Bulmer's Pointe, a unique waterfront opportunity on the north end of Kootenay Lake in Argenta, BC. This serviced lot offers breathtaking lake and mountain views, along with access to a private marina, scenic forest trails, and a shared garden space—all within a quiet and well-planned community setting.

Site preparations are already in place, making it easy to start building your dream retreat. Whether you're seeking a full-time residence or a seasonal getaway, this property combines natural beauty with convenience.

Embrace the peaceful lifestyle of the Kootenays and turn your waterfront vision into reality at Bulmer's Pointe.

**MLS:** 10355206    **Size:** 1.38 acres

**Services:** community water user utility, septic, and hydro, internet available



# TITLE

## TITLE SEARCH PRINT

2024-10-26, 11:22:07

File Reference:

Requestor: Kul Nijjar

Declared Value \$267210

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

**Title Issued Under** STRATA PROPERTY ACT (Section 249)

**Land Title District** NELSON  
Land Title Office NELSON

**Title Number** CA9177340  
From Title Number CA1549719

**Application Received** 2021-07-09

**Application Entered** 2021-07-13

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

**Taxation Authority** Nelson Trail Assessment Area

**Description of Land**  
Parcel Identifier: 027-793-036  
Legal Description:  
STRATA LOT 18 DISTRICT LOT 7827 KOOTENAY DISTRICT STRATA PLAN NES3603  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Legal Notations**  
SECTION 102 FOREST ACT SEE DF W15482 FILED 06/08/1987  
FOREST (NOTICES) REG.

RE: CLAUSES (E) AND (F) SEC. 23(1) LAND TITLE ACT SEE D.F. S19151  
FILED 28/07/1983 HIGHWAYS (NOTICES) REGULATIONS

HERETO IS ANNEXED EASEMENT LB270162 OVER PART OF STRATA LOT 19  
STRATA PLAN NES3603 SHOWN ON PLAN NEP88256

HERETO IS ANNEXED EASEMENT LB270165 OVER PART OF STRATA LOT 17  
STRATA PLAN NES3603 SHOWN AS AREA "C" ON PLAN NEP88256

# TITLE

## TITLE SEARCH PRINT

2024-10-26, 11:22:07

File Reference:

Requestor: Kul Nijjar

Declared Value \$267210

HERETO IS ANNEXED EASEMENT LB270167 OVER PART OF STRATA LOT 16  
STRATA PLAN NES3603 SHOWN AS AREA "A" ON PLAN NEP88256

HERETO IS ANNEXED EASEMENT LB319230 OVER PART OF STRATA LOT 17 STRATA  
PLAN NES3603 SHOWN AS AREA D ON PLAN NEP88256

### Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

LB129500

Registration Date and Time:

2007-10-30 09:01

Registered Owner:

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

LB155642

Registration Date and Time:

2008-01-11 12:01

Registered Owner:

TELUS COMMUNICATIONS INC.

INCORPORATION NO. A55547

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

LB155643

Registration Date and Time:

2008-01-11 12:01

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

LB206290

Registration Date and Time:

2008-06-04 11:26

Registered Owner:

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Remarks:

INTER ALIA

Nature:

COVENANT

Registration Number:

LB270079

Registration Date and Time:

2009-01-06 14:58

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Remarks:

INTER ALIA

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

LB270085

Registration Date and Time:

2009-01-06 14:58

Registered Owner:

THE OWNERS, STRATA PLAN NES3603

Transfer Number:

LB280456

Remarks:

INTER ALIA

# TITLE

## TITLE SEARCH PRINT

2024-10-26, 11:22:07

File Reference:

Requestor: Kul Nijjar

Declared Value \$267210

Nature:	EASEMENT
Registration Number:	LB270126
Registration Date and Time:	2009-01-06 14:59
Remarks:	INTER ALIA APPURTENANT TO THE COMMON PROPERTY OF STRATA PLAN NES3603

Nature:	COVENANT
Registration Number:	LB275546
Registration Date and Time:	2009-01-06 14:59
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA REGIONAL DISTRICT OF CENTRAL KOOTENAY
Remarks:	INTER ALIA PART ON PLAN NEP88251

Nature:	EASEMENT
Registration Number:	LB270163
Registration Date and Time:	2009-01-06 15:00
Remarks:	PART ON PLAN NEP88256 APPURTENANT TO STRATA LOTS 14 - 17 AND STRATA LOTS 19 - 22 STRATA PLAN NES3603

Nature:	COVENANT
Registration Number:	LB270169
Registration Date and Time:	2009-01-06 15:00
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	LB276583
Registration Date and Time:	2009-02-02 12:23
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA7142140
Registration Date and Time:	2018-10-22 11:38
Registered Owner:	REGIONAL DISTRICT OF CENTRAL KOOTENAY

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
-------------------------------------	------------------

<b>Transfers</b>	NONE
------------------	------

<b>Pending Applications</b>	NONE
-----------------------------	------

# 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.

## 1399 PURCELL LANE JOHNSONS LANDING

Area-Jurisdiction-Roll: 21-786-05836.380



**Total value** **\$337,000**

2025 assessment as of July 1, 2024

Land	\$337,000
Buildings	\$0

Previous year value	\$313,000
Land	\$313,000
Buildings	\$0

### Property information

#### Year built

Description Vacant Residential Less Than 2 Acres

#### Bedrooms

#### Baths

#### Carports

#### Garages

Land size 1.38 Acres

#### First floor area

#### Second floor area

#### Basement finish area

#### Strata area

#### Building storeys

#### Gross leasable area

#### Net leasable area

#### No. of apartment units

### Legal description and parcel ID

STRATA LOT 18, PLAN N563603, DISTRICT LOT 7827, 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: 027-793-036

### 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

# EXPENSES

## Property Taxes:

2025

\$1,360.16



## STRATA Fee:

2025

\$253.42 / mo.



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

# RDCK MAP



## RDCK Property Report

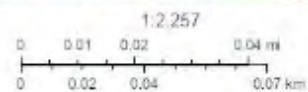
### Area of Interest (AOI) Information

Area : 1.39 acres

Sep 13 2023 12:58:01 Eastern Daylight Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels
-  Address Points



Esri Community Map Contributors, Esri Canada, Esri, HERE, Garmin, SwireGreen, GeoInformation, Inc., METANASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada, Google, Esri, Mapbox, EsriMapbox, and the GIS user community



# RDCK REPORT

## Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05836.380	027-793-036	1399 GERRARD LANE, JOHNSON'S LANDING	Vacant Residential Less Than 2 Acres	NES3603

#	LTO Number	Lot	Block	District Lot	Land District
1	CA9177340	18	-	7827	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 18 PLAN NES3603 DISTRICT LOT 7827 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.	1.38	ACRES	1.39

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1399 GERRARD LANE	-	1399	GERRARD	LANE	Argenta	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.39

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2435	RC	Country Residential	Country Residential	1.39

## Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Bulmer Creek	Bulmer Creek	-	F	1.27

## Flood Construction Levels - 1990

#	Flood Plain	Flood Construction Level Meters	Set Back Meters	Watercourse Name	Area(acres)
1	NO	536.5	15	Kootenay Lake	0.12

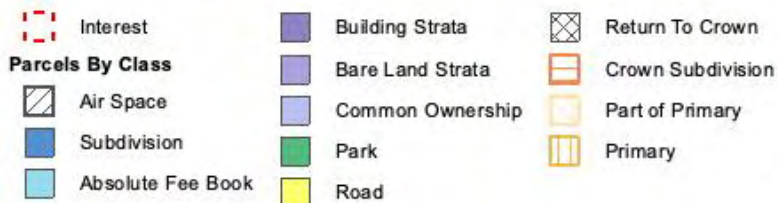
The mapping information shown are approximate representations and should be used for reference purposes only.

# LTSA MAP



September 13, 2023

**WARNING: MAP IS NOT PRINTED TO SCALE**



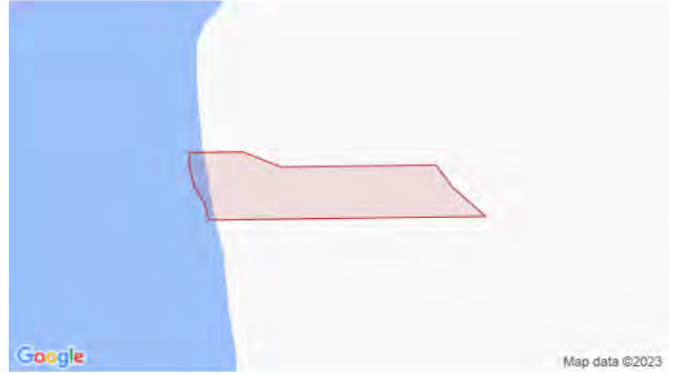
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# SUMMARY

## Summary Sheet

### 1399 PURCELL LN Rural BC

PID	027-793-036
Registered Owner	HE*, P*
Legal Description	STRATA LOT 18 DISTRICT LOT 7827 KOOTENAY DISTRICT STRATA PLAN NES3603 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3603
Zoning	
Community Plan(s)	OCP: <a href="#">RC - Country Residential</a> , not in ALR



Year Built	-
Lot Size	-
Bathrooms	0
Max Elev.	593.61 m
Floor Area	-
Transit Score	-

Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Bedrooms	0
Dimensions	-
Min Elev.	533.76 m
Walk Score	-
Annual Taxes	\$1,025.22

#### ASSESSMENT

	2022	%	2023
Building	\$0	-	\$0
Land	\$272,000	<span style="color: green;">↑ 0.74</span>	\$274,000
Total	\$272,000	<span style="color: green;">↑ 0.74</span>	\$274,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$274,000	<span style="color: green;">↑ 2.54</span>
Sales History	09/07/2021	\$267,210	<span style="color: green;">↑ 6.88</span>
	05/05/2010	\$250,000	-

#### DEVELOPMENT APPLICATIONS

-
---

#### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	<a href="#">Jewett</a>	<a href="#">J V Humphries</a>
School District	<a href="#">SD 8</a>	<a href="#">SD 8</a>
Grades	K - 6	K - 12

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

# UTILITIES MAP

## Utilities



## Legend

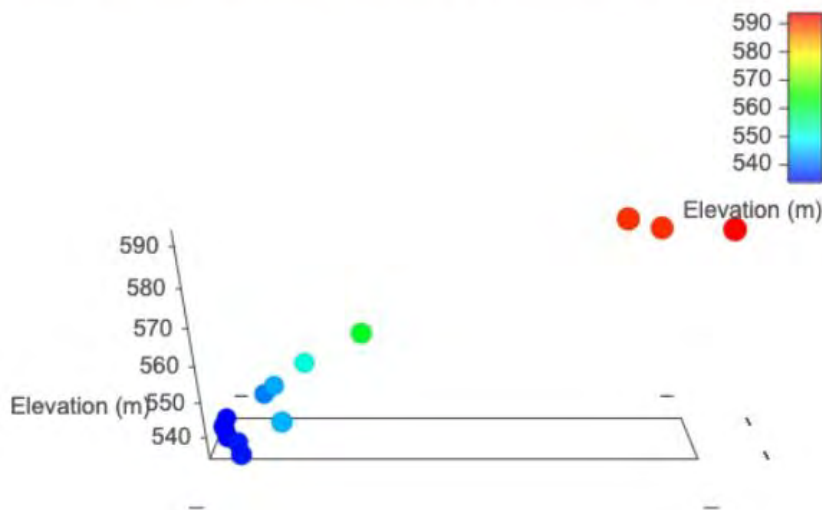
- |                  |                          |                |                           |
|------------------|--------------------------|----------------|---------------------------|
| Hydrant          | Stand Pipe               | Other          | Valves                    |
| Main Line        | MUNICIPAL OWNED          | RDCK OWNED     | Water Service Connections |
| Lakes and Rivers | Cadastre - Legal Parcels | Address Points | Streams and Shorelines    |



# ELEVATION



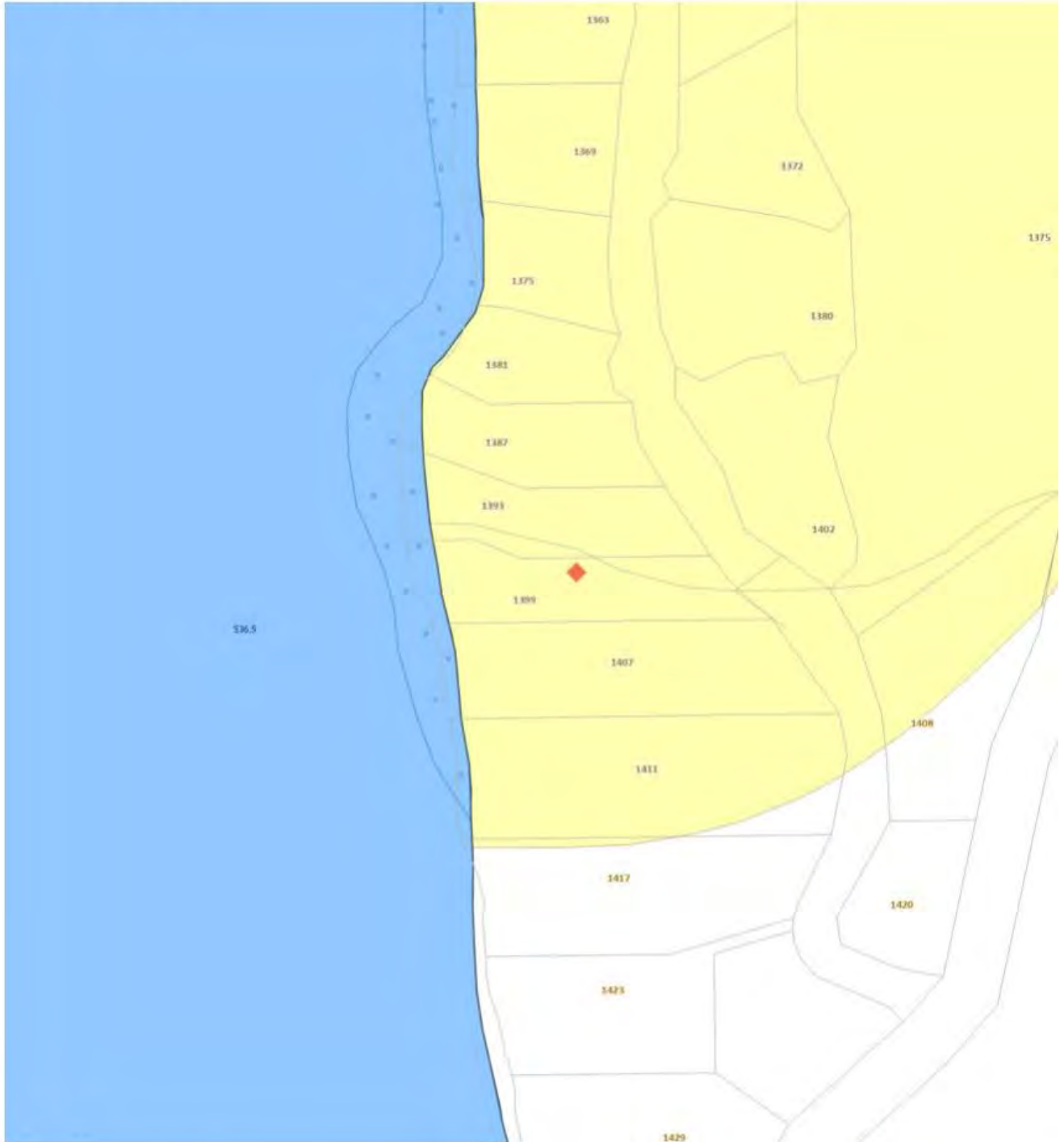
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 593.61 m | Min Elevation: 533.76 m | Difference: 59.85 m

# FLOOD MAP

## Flood and Hazard



## Legend

■ Flood Construction Levels - 1990  
— Streams and Shorelines

■ Non Standard Flooding Erosion Area  
■ Lakes and Rivers

■ Slide Hazard  
■ Cadastre - Legal Parcels

■ Slocan Valley GeoHazard  
★ Address Points

# ZONING

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">RC - Country Residential</a>
Neighbourhood Community Plan	Not Applicable
Floodplain Data	<a href="#">High Hazard Area db-423</a> Title: BC Flood Hazard Map 2004 Name: Bulmer Creek Receiving: Kootenay Lake Hazard: G





# PICTURES





# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	52.9	1 hr 10 min
	Jewett Elementary (K-3), Meadow Creek	22.9	24 min
Shopping	Front Street, Kaslo	53.3	1 hr 12 min
	Meadow Creek General Store & Gas	22.1	23 min
Airport	West Kootenay Regional Airport, Castlegar	162	2 hr 41 min
	Trail Regional Airport	200	3 hr 13 min
Major Cities	Kaslo, BC	53.1	1 hr 11 min
	Nelson, BC	122	2 hr 12 min
	Spokane, WA	360	5 hr 21 min
	Cranbrook, BC	278	4 hr 42 min
	Calgary, AB	587	8 hr
	Vancouver, BC	739	9 hr 36 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	51.8	1 hr 6 min
	Kootenay Boundary Regional Hospital, Trail	191	3 hr
	Kootenay Lake Hospital, Nelson	120	2 hr 4 min
Dentist	Kootenay Lake Dental Clinic, Nelson	120	2 hr 4 min
	Nelson Ave Dental Clinic, Nelson	118	2 hr
	Silverton Dental Clinic, Silverton	102	2 hr 4 min
Postal Services	Canada Post, Argenta	12.7	25 min
Library	Argenta Library	12.7	25 min

## Johnsons Landing

Johnsons Landing is an unincorporated community, former post office and former steamboat landing on the east shore of Kootenay Lake in British Columbia, Canada. The community was founded by Swedish immigrant Algot Johnson (died 1963) when he built the area's first home in 1906

## 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 High Temperature (c): 25

Average Low 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.

# 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>