

403-191 TREVOR STREET,
NELSON BC
\$315,000



REAL ESTATE  FAIR REALTY



DETAILS

Don't miss the opportunity to call this 2-bedroom, 1-bathroom apartment in Nelson, BC, your new home. This unit offers an exceptional living experience, with its proximity to the hospital and public transit, and downtown shopping.

The balcony, a peaceful retreat with lovely Kootenay Lake views, allows you to unwind to the soothing sounds of the creek below, while the clean & well-maintained unit, with a single owner who has resided there full-time for the past 10 years, promises a perfect blend of comfort and tranquility.

You'll find yourself immersed in the rich cultural and recreational offerings of Nelson, making this apartment an excellent choice for first-time buyers or those looking for a manageable space in a thriving community.

Experience all that Nelson has to offer, from its bustling local markets to its lively music and arts festivals, ensuring there's always something exciting to explore.

MLS: 2473483 **Size:** acres

Services: municipal water, sewer, and hydro



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.

403-191 TREVOR ST NELSON V1L 2W2

Area-Jurisdiction-Roll: 21-219-02537.014



Total value **\$331,400**

2023 assessment as of July 1, 2022

Previous year value **\$305,600**

Property information

Year built	1974
Description	Strata Apartment - Frame
Bedrooms	2
Baths	1
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	837
Building storeys	4
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

STRATA LOT 14, PLAN NES4, DISTRICT LOT 96, 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 1
PID: 005-908-758

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

PAGE 1 of 6 PAGES



Date of disclosure: September 16 2023

The following is a statement made by the Seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 403-191 TREVOR ST NELSON BC V1L2K2 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)
 _____ Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

YES	NO	DO NOT KNOW	DOES NOT APPLY
-----	----	-------------	----------------

1. LAND

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?	<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?	<input checked="" type="checkbox"/>		
C. Are you aware of any current or pending local improvement levies/charges?	<input checked="" type="checkbox"/>		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?	<input checked="" type="checkbox"/>		

2. SERVICES

A. Please indicate the water system(s) the Development uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____			
B. If you indicated in 2.A. that the Development has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.			
(i) Do you have a water licence for the Development already?			<input checked="" type="checkbox"/>
(ii) Have you applied for a water licence and are awaiting response?			<input checked="" type="checkbox"/>

--	--	--

BUYER'S INITIALS

SB		
----	--	--

SELLER'S INITIALS

BC1003 REV JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association (BCREA). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

September 16 2023

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 403-191 TREVOR ST NELSON BC V1L2W2

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		✓		
D. Are you aware of any problems with the sanitary sewer system?		✓		

3. BUILDING Respecting the Unit and Common Property

A. Has a final building inspection been approved or a final occupancy permit been obtained?			✓	
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				✓
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	✓			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		✓		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		✓		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		✓		
F. Are you aware of any structural problems with any of the buildings in the Development?		✓		
G. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
H. Are you aware of any damage due to wind, fire or water?		✓		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		✓		
J. Are you aware of any leakage or unrepaired damage?		✓		
K. Are you aware of any problems with the electrical or gas system?		✓		
L. Are you aware of any problems with the plumbing system?		✓		
M. Are you aware of any pet restrictions?		✓		
N. Are you aware of any rental restrictions?		✓		
O. Are you aware of any age restrictions?		✓		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS		✓		

--	--	--

BUYER'S INITIALS

03		
----	--	--

SELLER'S INITIALS

BC1003 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

September 16 2023

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 403-191 TREVOR ST NELSON BC V1L2W2

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?		✓		
R. Have you paid any special assessment(s) in the past 5 years?		✓		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		✓		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		✓		
U. Are you aware of any problems with the swimming pool and/or hot tub?				✓
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		✓		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		✓		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.			✓	
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		✓		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		✓		

AA. Nature of Interest/Ownership: Freehold Time Share Leasehold
 Undivided Cooperative

BB Management Company _____
 Name of Manager LURA PAGENA Telephone 250-505-8266
 Address 301-191 TREVOR ST NELSON V1L2W2

CC. If self managed:
 Strata Council President's Name _____ Telephone _____
 Strata Council Secretary Treasurer's Name _____ Telephone _____

BUYER'S INITIALS

SELLER'S INITIALS

BC1003 REV. JAN 2023

© COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

September 16 2023

PAGE 4 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 403-191 TREVOR ST NELSON BC V1L2H2

3. BUILDING Respecting the Unit and Common Property (continued)

	YES	NO	CAN BE OBTAINED FROM:
DD. Are the following documents available?			
Bylaws			SCOTT FRASER VICE PRES Berkeley Strata
Rules/Regulations			SAME
Year-to-date Financial Statements		✓	STATE
Current Year's Operating Budget	✓		SAME
All Minutes of Last 24 Months including Council, Special and AGM Minutes	✓		SAME
Engineer's Report and/or Building Envelope Assessment		✓	Ø
Strata Plan		✓	
Depreciation Report		✓	
Reserve Fund Study		✓	
Summary of Insurance Coverages (including premium)	✓		SAME

EE. What is the monthly strata fee? \$ 354.

Does this monthly fee include:	YES		NO			YES		NO	
	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	✓				Recreation?			✓	
Heat?		✓			Cable?			✓	
Hot Water?		✓			Gardening?	✓			
Gas Fireplace?				✓	Caretaker?	✓			
Garbage?	✓				Water?			✓	
Sewer?		✓			Other?				✓

FF. (i) Number of Unit parking stalls included 1 and specific numbers none

(ii) Are these: (a) Limited Common Property? (b) Common Property? (c) Rented?
 (d) Long Term Lease? (e) Other?

GG. (i) Storage Locker? Yes No Number(s) _____

(ii) Are these: (a) Limited Common Property? (b) Common Property? (c) Rented?
 (d) Long Term Lease? (e) Other?

BUYER'S INITIALS

03

SELLER'S INITIALS

BC1003 REV. JAN 2023

© COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association (BCREA). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

PROPERTY DISCLOSURE STATEMENT

September 16 2023

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 403-191 TREVOR ST NELSON BC V1L2H2

3. BUILDING Respecting the Unit and Common Property <small>(continued)</small>	YES	NO	DO NOT KNOW	DOES NOT APPLY
HI. To the best of your knowledge, has the Unit been tested for radon? (i) if yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		✓		
II. Is there a radon mitigation system in the Unit? (i) if yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		✓		
JJ. To the best of your knowledge, has the Common Property been tested for radon? (i) if yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		✓		
KK. Is there a radon mitigation system for the Common Property? (i) if yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?			✓	

4. GENERAL

A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		✓		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		✓		
C. Are you aware if the Development of any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		✓		

BUYER'S INITIALS

SELLER'S INITIALS

BC1503 REV. JUN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

PROPERTY DISCLOSURE STATEMENT

September 16 2023

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS: 483-191 TREVOR ST NELSON BC V1L2W2

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the strata Unit or the Development.

*FREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (NLS®).

BC1003 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 806 sq.ft.
EXCLUDED AREAS : BALCONY 56 sq.ft.
TOTAL : 806 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXPENSES

Property Taxes:

2023
\$1945



STRATA Fee:

2023
\$354.00 / monthly



Municipal Water & Sewer:

2023
\$1234.00 approx. / year



Hydro:

2023
\$220.00 approx. / bi-monthly



*hot water heater replaced in 2019

Please note that the expenses and service costs provided are for informational purposes only and are subject to change with new ownership.

PLOT PLAN

FIRST SHEET SHEET 1 OF 2 SHEETS

**STRATA PLAN OF
LOT 1, PLAN 9276 LOT 96,
KOOTENAY DISTRICT.
SCALE: 1 INCH = 30 FEET**

STRATA PLAN N-4
Deposited and registered in the Land
Registry Office of Nelson, B.C.
this 21st day of January 1975.

W. H. [Signature]
Registrar

LEGEND

Bearings are Grid Bearings derived from
City of Nelson Integrated Control Survey.

I hereby certify that the construction of the
buildings situated on Lot 1, Plan
Lot 96, Kootenay District, has been
approved for strata plan development.
this 20th day of November 1974.

R. Lewis
Approving Officer



The Strata Corporation
Strata Plan N _____

ADDRESS FOR SERVICE OF DOCUMENTS:
**The Owners, Strata Plan No.
Trevor Street,
Nelson, British Columbia**

OWNER - DEVELOPER:
L. Holdings Ltd.

per *Klaus [Signature]*
President

MORTGAGEE

[Signature]
I, Conrad George Johnson of Nelson, British Columbia
Land Surveyor, hereby certify that the building erected
on the parcel described above is wholly within the
differential boundaries of that parcel.

Dated at Nelson, B.C. this 19th day of November, 1974.

[Signature]
Conrad George Johnson
Trustee of the Estate of [Name] Contractors and Developers Ltd., a company
incorporated in British Columbia

This plan lies within the
Regional District of Central Kootenay.

RDCK MAP



RDCK Property Report

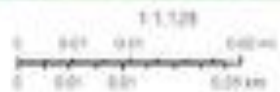
Area of Interest (AOI) Information

Area : 0.01 acres

Sep 18 2023 16:05:24 Eastern Daylight Time



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



© 2023 RDCK. All rights reserved. This map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact RDCK.

RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	219.02537.014	005-918-758	403 191 TREVOR ST, NELSON	Strata-Lot Residence (Condominium)	NES4

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7220534	14	-	96	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 14 PLAN NES4 DISTRICT LOT 96 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 1.	-	WIDTH/DEPTH	0.01

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	191 TREVOR ST	403	191	TREVOR	ST	Nelson	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Nelson	Keith Page	0.01

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NELSON	0.01

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NELSON	-	MUNICIPAL	0.01

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	R2	Medium Density Residential	City of Nelson	3199	0.01

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	3247	-	Multi Unit Residential	Multi Unit Residential	0.01

LTSA MAP



September 18, 2023

WARNING: MAP IS NOT PRINTED TO SCALE

Interest	Building Strata	Return To Crown
Parcels By Class	Bare Land Strata	Crown Subdivision
Air Space	Common Ownership	Part of Primary
Subdivision	Park	Primary
Absolute Fee Book	Road	

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

SUMMARY

403-191 TREVOR ST Nelson BC V1L 2W2

PID	005-918-758
Registered Owner	BR*, S*
Legal Description	STRATA LOT 14 DISTRICT LOT 96 KOOTENAY DISTRICT STRATA PLAN N4 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	NES4
Zoning	R2 - Medium Density Residential
Community Plan(s)	OCP: Multi Unit Residential, not in ALR



Year Built	1974
Lot Size	-
Bathrooms	1
Max Elev.	648.37 m
Floor Area	837 Ft ²
Transit Score	-

Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)
Bedrooms	2
Dimensions	-
Min Elev.	637.54 m
Walk Score	54 / Somewhat Walkable
Annual Taxes	-

ASSESSMENT

	2022	%	2023
Building	\$37,600	↓ -32.45	\$25,400
Land	\$268,000	↑ 14.18	\$306,000
Total	\$305,600	↑ 8.44	\$331,400

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$331,400	↑ 84.11
Sales History	30/11/2018	\$180,000	↑ 157.14
	29/04/2005	\$70,000	↑ 94.44
	30/10/1991	\$36,000	-

DEVELOPMENT APPLICATIONS

-

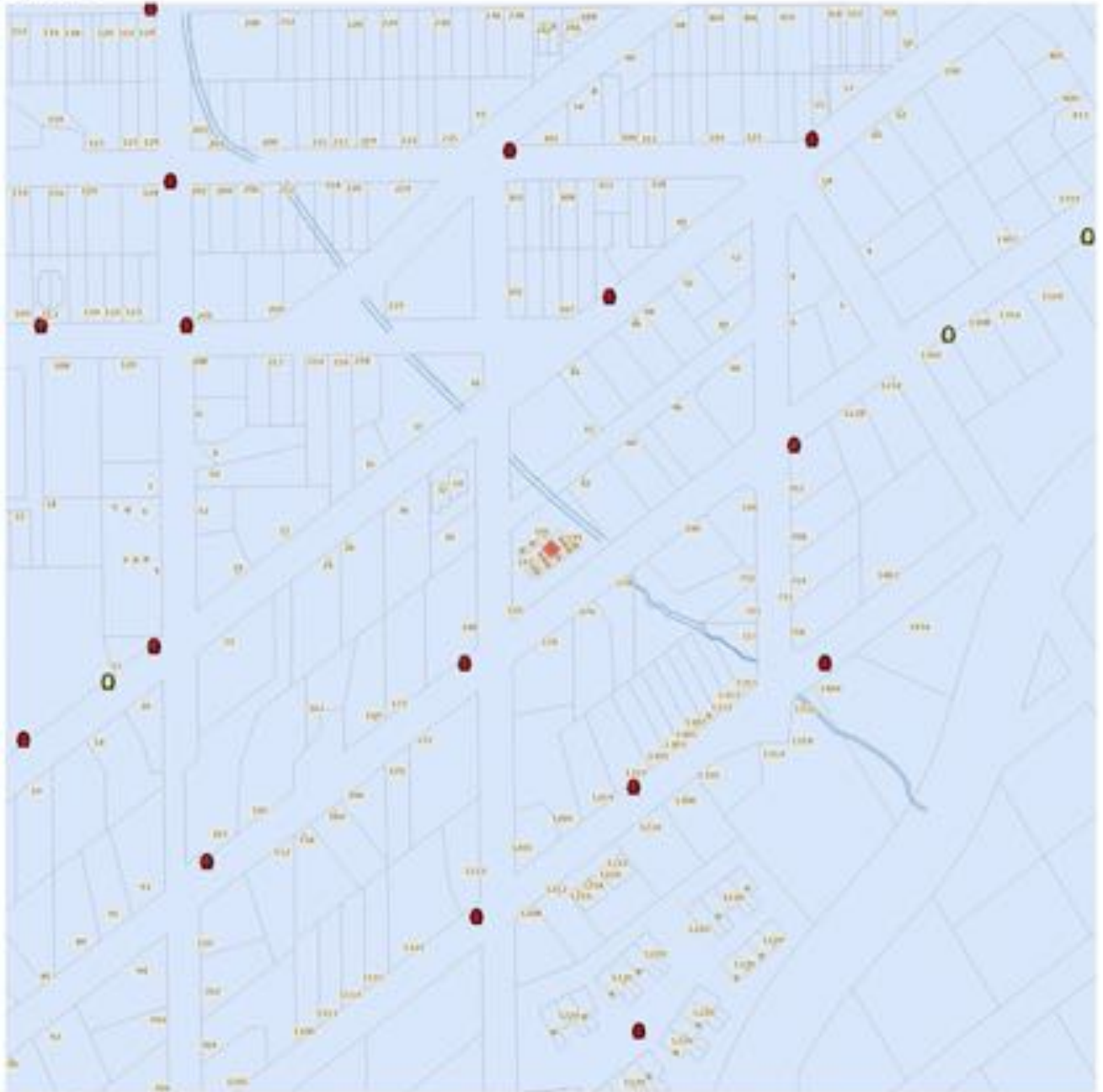
SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Hume	Trafalgar	L.V Rogers
School District	SD 8	SD 8	SD 8
Grades	K - 5	6 - 8	9 - 12

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

UTILITIES MAP

Utilities



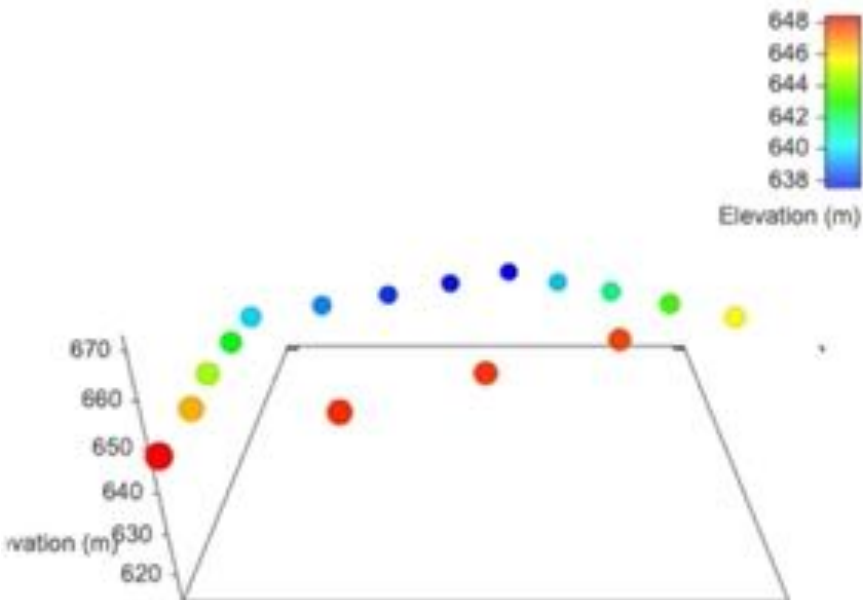
Legend

- | | | | |
|------------------|--------------------------|----------------|---------------------------|
| Hydrant | Stand Pipe | Other | Valves |
| Main Line | MUNICIPAL OWNED | ROCK 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: 648.37 m | Min Elevation: 637.54 m | Difference: 10.84 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slocan Valley Geohazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- Address Points

ZONING

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R2 Description: Medium Density Residential
Official Community Plan	Multi Unit Residential
Neighbourhood Community Plan	Not Applicable

Official Community Plan



Subject Property Designations:

[Multi Unit Residential](#)

Layer Legend:

- Multi Unit Residential
- Low Density Residential

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Rosemont Elementary School	700m	2 min
	Hume Elementary School	3.5	7 min
	LV Rogers Secondary	3.9	7 min
	Trafalgar Middle School	1.3	3 min
Shopping	Baker Street Shopping (downtown)	1.7	4 min
	Chahko-Mika Mall	2.9	6 min
Airport	West Kootenay Regional Airport, Castlegar	40.7	30 min
	Trail Regional Airport	77.3	1 hr
Major Cities	Kelowna, BC	345	4 hr 7 min
	Kaslo, BC	71.4	1 hr 5 min
	Spokane, WA	238	3 hr 2 min
	Cranbrook, BC	229	2 hr 36 min
	Calgary, AB	613	6 hr 43 min
	Vancouver, BC	658	7 hr 35 min
Hospital/ Medical Centre	Kootenay Lake Hospital	2.4	5 min
	Nelson Health Centre	1.7	4 min
	Kootenay Boundary Regional Hospital, Trail	70	54 min
Dentist	Kootenay Lake Dental Clinic, Nelson	54.1	51 min
	Nelson Ave Dental Clinic, Nelson	51.8	45 min
Library	Nelson Public Library	1.6	3 min

Nelson

Nelson is surrounded by the rugged Selkirk Mountains and sits on the shores of the West Arm of Kootenay Lake.

Nelson has earned a reputation as a cultural centre. The downtown area is packed with good restaurants, cafes, coffee houses, local shops, small art galleries, the restored Capitol Theatre (a regional hub for the performing arts) and impromptu theatre venues.

The city is about forty-five minutes away from the site of the annual Shambhala Music Festival, an internationally known artistic music festival held in August at the Salmo River Ranch.

It is also home to the Whitewater Ski Resort and the Nelson Brewing Company (a regional microbrewery). The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Weather

Average Yearly Rainfall (mm): 756	Average Yearly Snowfall (cm): 173.2
Average Highest Temperature (c): 27	Average Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreation

Whether gliding through the incredible powder at Whitewater Ski Resort, rafting down class 4 rapids on the Salmo River, catching a 25lb rainbow trout on Kootenay Lake, hiking up to Kokanee Glacier, or golfing several beautiful 9-hole layouts, the area has attractions for everyone. Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. 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.

Historic and Heritage Sites

The famous "Kootenay vibe" runs through the arts, heritage and people of our region. With more heritage buildings per capita than anywhere else in British Columbia, Nelson's and Kaslo's culture can be seen in our historic and gorgeously-restored homes, shops and buildings. Crawford Bay is full of unique artisans that are internationally renowned. You'll be sure to fill the car with local treasures as you travel around and discover the region. Finding Awesome!

Known as "The Queen City", Nelson was, from the start, a centre for culture. It is highlighted as the "Number One Small Town Arts Community in Canada" by author John Villani and is home to a large and diverse artisan community. With more heritage buildings per capita than any other city in the province, Nelson's reputation as the "Heritage Capital of BC" is also appropriate.

Festivals and Events

MarketFest invites the entire community to come out and party in celebration of local food and homemade crafts several times during the summer in Nelson.

The MS Society also hosts the Taste of Nelson each fall, while the Hume Hotel invites guests to travel back in time for delicious food and drinks at Grapes & Grains in the spring.

The Nelson Garden Festival - Enjoy over 60 booths of vegetables, flowers, perennials and annuals, shrubs and bulbs. The festival is free and is held downtown Nelson on Baker Street.

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.

Across the lake, the family-friendly Starbelly Jam Festival in Crawford Bay is a captivating weekend getaway for kids and the young at heart. Camping on the beach, attending concerts day and night, and eating delicious food are all part of the Starbelly experience.

Shambhala is the world-famous electronic music festival that transforms into the largest pop-up city in the West Kootenays (near Salmo) each August. Shambhala is cutting edge in its healthy modern way of creating a space for festival goers to experience music and community together.

Economy

Nelson has a population of 10,232 and a trading area of approximately 60,000. More recently Nelson's excellent climate, location, and quality workforce have helped create a robust and diversified economy including tourism, education, health services, manufacturing, and technology.

PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

City of Nelson: <https://www.nelson.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. inside of the City of Nelson limits

Chamber of Commerce: <https://www.discovernelson.com/chamber-of-commerce>

Nelson and Area Guide: <https://www.discovernelson.com>

Regional District of Central Kootenay: <http://www.rdck.ca/>

For building permits, land use and planning, fire services, parks and recreation etc. outside of the City of Nelson limits

Waste Management: <https://www.nelson.ca/368/Waste>

Water Analysis: <https://www.nelson.ca/374/Water>

Health Care/Hospital:

Kootenay Lake Hospital: 250-352-3111: Monday - Friday : 8am-4pm

Emergency: 911: 24 Hour

TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Nelson Cable: <https://www.nelsoncable.com/>

Telus: <https://www.nelsoncable.com/>

Internet

Shaw: <https://www.shaw.ca>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Post Office

Canada Post: <https://www.canadapost.ca>