

1161 Denver Siding Road  
East, New Denver, BC  
\$245,000



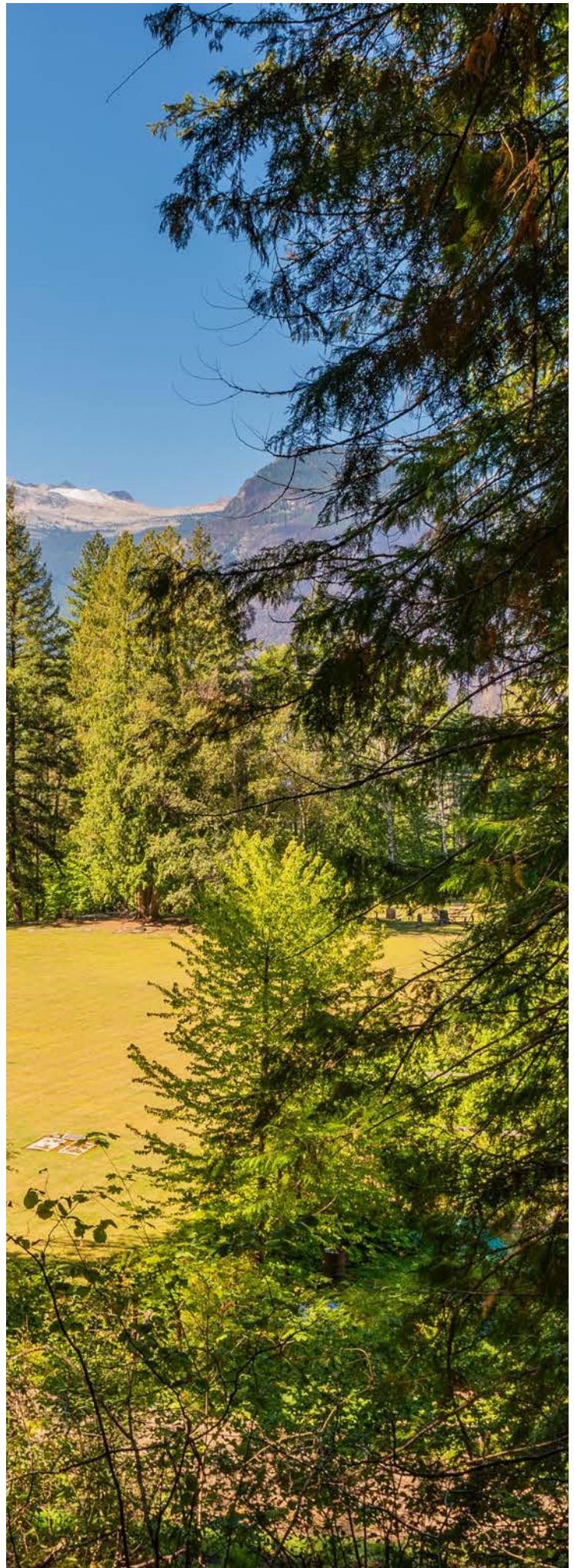
REAL ESTATE  FAIR REALTY



# DETAILS

Embrace both convenience and natural beauty with this 1.3-acre lot, situated within the Village of New Denver and just a 2-minute drive from downtown and Slocan Lake. The treed lot gives you the freedom to design your perfect blend of openness and seclusion within the surrounding trees. You'll also be treated to impressive and unobstructed views of the Glacier. Electricity is available at the lot boundary, and connection to Village water has been paid for. On top of the wealth of recreational activities offered by the lake, you'll have the advantage of easy access to the Galena Trail, with its world class walking and biking trails. Ideal for building your dream home or a tranquil retreat, this lot offers a rare opportunity to enjoy both comfort and the great outdoors

**MLS:** 10330810 **Size:** 1.30 acres  
**Services:** municipal water, septic, and hydro.



# TITLE

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4046238

File Reference: Adams Bridgett

DEANNE MONROE NOTARY CORPORATION  
534 JOSEPHINE STREET  
NELSON BC V1L 1W6

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 598584).

I certify this to be an accurate reproduction of title number **CB1452021** at 12:51 this 30th day of July, 2024.

  
REGISTRAR OF LAND TITLES



**Title Issued Under** SECTION 98 LAND TITLE ACT

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

**Title Number** CB1452021  
From Title Number CB829142

**Application Received** 2024-07-18

**Application Entered** 2024-07-30

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

**Taxation Authority** New Denver, The Corporation of the Village of

# TITLE

LAND TITLE OFFICE

## STATE OF TITLE CERTIFICATE

Certificate Number: STSR4046238

**Description of Land**

Parcel Identifier: 032-295-456  
Legal Description:  
LOT B DISTRICT LOT 550 KOOTENAY DISTRICT PLAN EPP138023

<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

# PROPERTY DISCLOSURE STATEMENT



## PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: August 31 2024

The following is a statement made by the Seller concerning the Land located at:

ADDRESS: Lot A Denver Siding Rd <sup>DL 650 RD</sup> <sub>PLAN EPP138D23</sub> New Denver



BC V0G1S0 (the "Land")

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

**1. LAND**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		✓		
D. Is there a survey certificate available?	✓			
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Land from any person or public body?		✓		
G. Is the Land managed forest lands?		✓		
H. Is the Land in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		✓		
J. Are you aware of any fill materials anywhere on the Land?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Land?		✓		
M. Are you aware of any water licences affecting the Land?		✓		
N. Has the Land been logged in the last five years?		✓		
(i) If yes, was a timber mark/licence in place?				✓
(ii) If yes, were taxes or fees paid?				✓
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		✓		

BUYER'S INITIALS

SELLER'S INITIALS

BC1008 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

August 31 2024

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

DL 550 KD

ADDRESS: Lot A Denver Siding Rd PLAN EPP138023 New Denver

BC V0G1S0

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land 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 Land 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 Land already?				✓
(ii) Have you applied for a water licence and are awaiting response?				✓
C. Are you aware of any problems with the water system?				✓
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?			✓	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			✓	
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				✓
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓

**3. BUILDING (not applicable)**

**4. GENERAL**

A. Are you aware if the Land 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 Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		✓		

BUYER'S INITIALS

SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

August 31 2024

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

*DL 550 KD*

ADDRESS: Lot A Denver Siding Rd *PLAN EPP138023* New Denver

BC V0G1S0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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.**

SELLER(S) \_\_\_\_\_ SELLER(S) \_\_\_\_\_ SELLER(S) \_\_\_\_\_

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 Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

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 Land.

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# SUBDIVISION PLAN

PLAN EPP138023

SUBDIVISION PLAN OF PART OF  
 LOT 1 DISTRICT LOT 550  
 KOOTENAY DISTRICT PLAN 6084  
 EXCEPT PLAN EPP109928.

BCGS 82F.094

The intended plot size of this plan is  
 432mm in width by 560mm in height  
 (C size) when plotted at a scale of 1:750



**LEGEND**

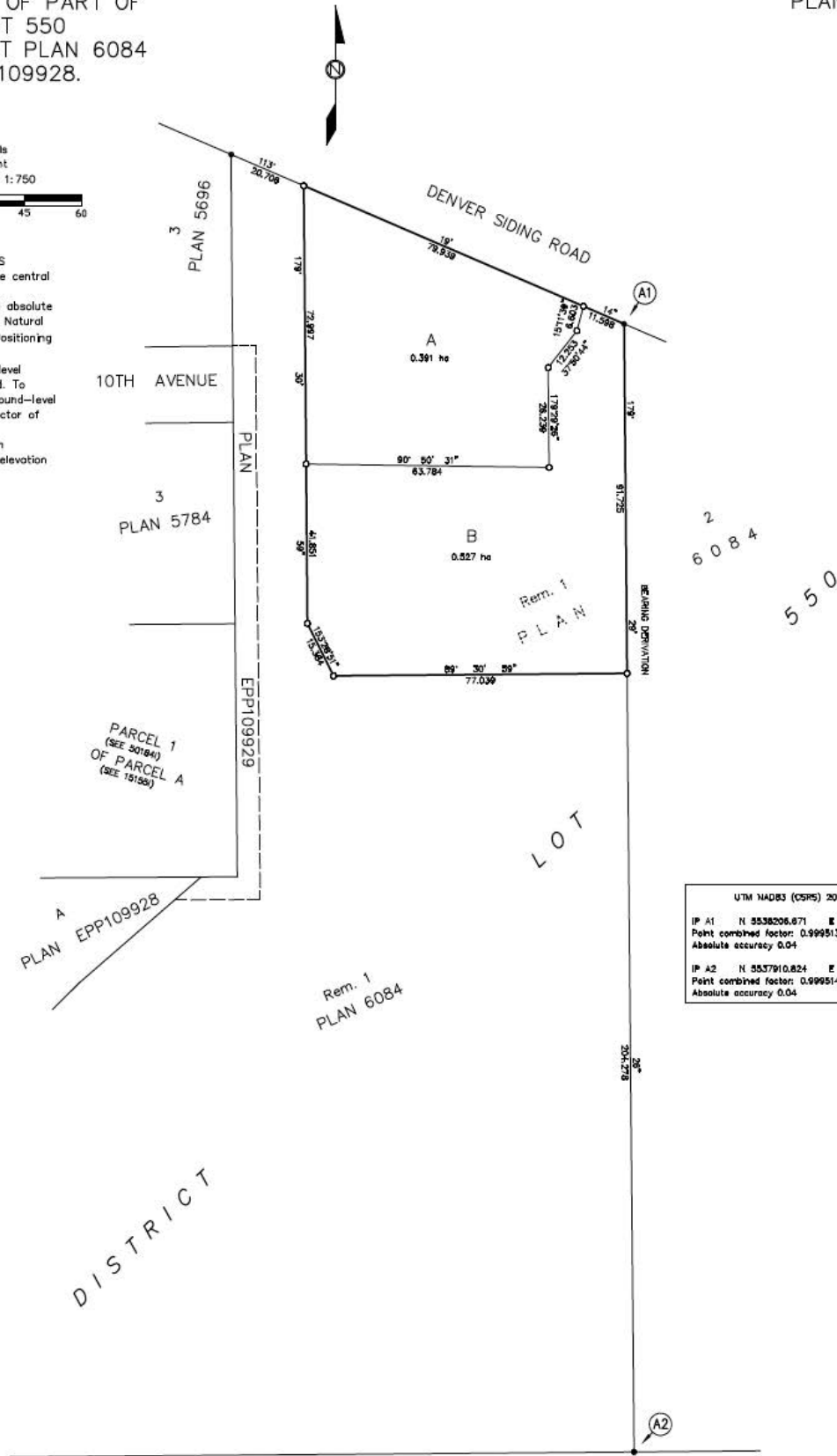
Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North. The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.999513.

The combined scale factor has been determined based on an ellipsoidal elevation of 609 metres.

Found Set

- Standard Iron post



UTM NAD83 (CSRS) 2002.0 Zone 11	
IP A1	N 5538206.871 E 474183.116
Point combined factor: 0.999513	
Absolute accuracy 0.04	
IP A2	N 5537910.824 E 474185.747
Point combined factor: 0.999514	
Absolute accuracy 0.04	

This plan lies within the jurisdiction of the Approving Officer for the Village of New Denver.

This plan lies within the Regional District of Central Kootenay.

The field survey represented by this plan was completed on the 29th day of April, 2024  
 Joshua G. Hango, BCLS 953.







# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.01751.020	032-295-456	-	-	-

#	LTO Number	Lot	Block	District Lot	Land District
1	-	-	-	-	-

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	-	-	-	1.30

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1201 DENVER SIDING RD	-	1201	DENVER SIDING	RD	New Denver	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Leonard Casley	1.30

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	1.30

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	1.30

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1967	R1	Suburban Residential	Suburban Residential	1.30

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

# LTSA MAP



September 6, 2024

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

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

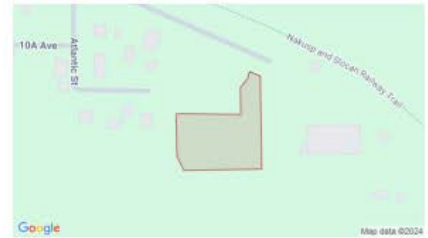
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# SUMMARY

## Summary Sheet

### 1201 DENVER SIDING RD New Denver BC

PID	032-295-456
Registered Owner	AD*, M*
Legal Description	LOT B DISTRICT LOT 550 KOOTENAY DISTRICT PLAN EPP138023
Plan	EPP138023
Zoning	
Community Plan(s)	OCP: R1 - Suburban Residential, not in ALR



Year Built	-	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	1.30 acres	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	635.17 m	Min Elev.	628.87 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	-

#### ASSESSMENT

	2023	%	2024
Building	-	-	-
Land	-	-	-
Total	-	-	-

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	-	-	-

#### DEVELOPMENT APPLICATIONS

-

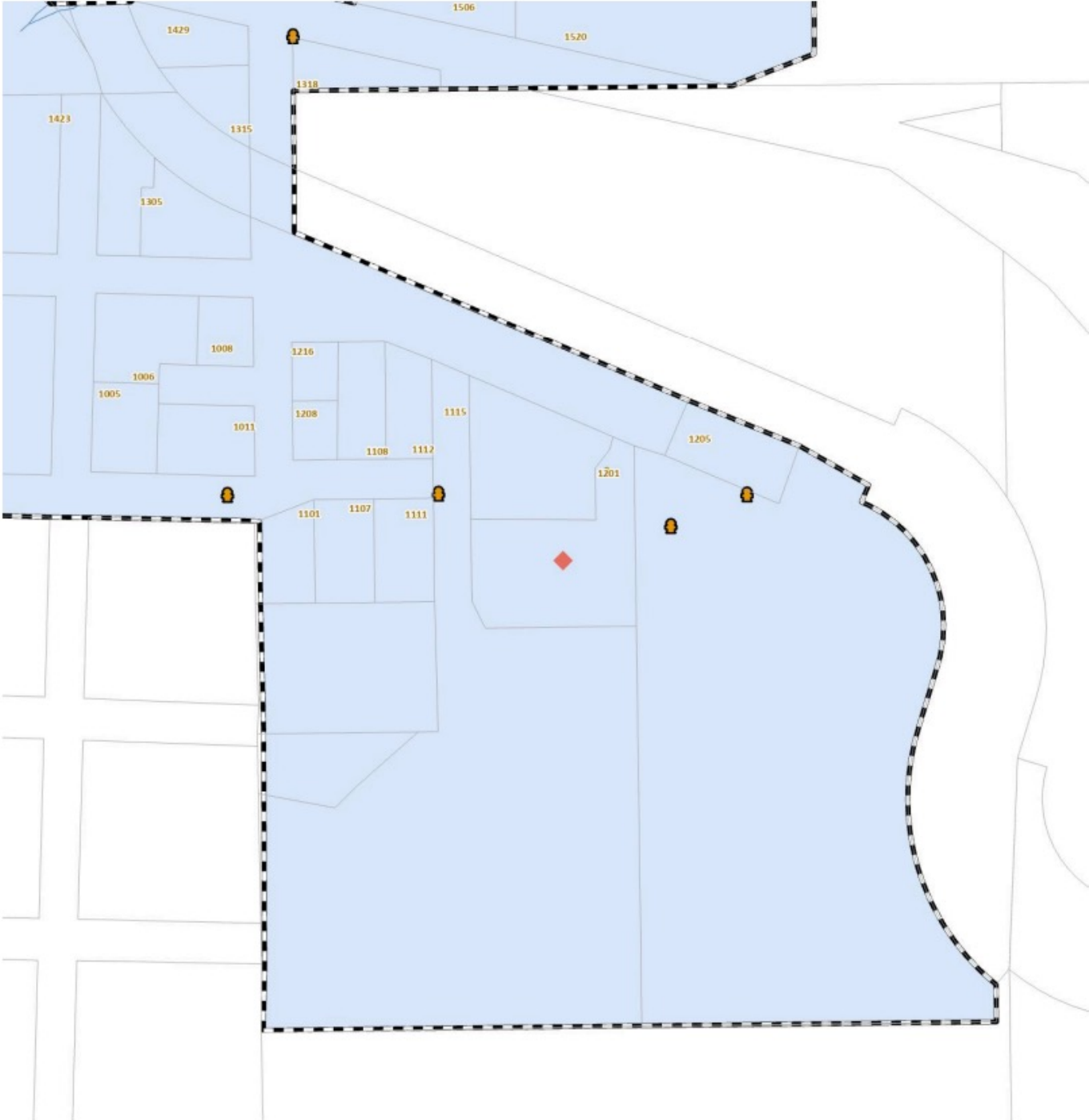
#### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Lucerne	Lucerne
School District	SD 10	SD 10
Grades	K - 12	K - 12

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

# UTILITIES MAP

## Utilities



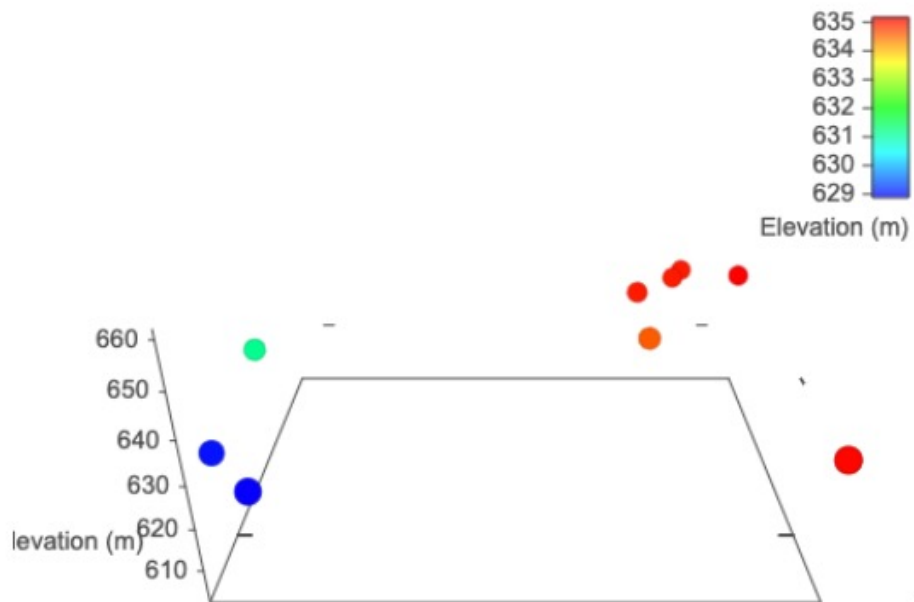
## Legend

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

# ELEVATION



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



Max Elevation: 635.17 m | Min Elevation: 628.87 m | Difference: 6.30 m

# 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

# ZONING

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">R1 - Suburban Residential</a>
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve

## Official Community Plan



## Subject Property Designations:

[R1 - Suburban Residential](#)

## Layer Legend:

- R1 - Suburban Residential
- M1 - Industrial
- I - Institutional
- PA - Parks and Recreation, Culture and Heritage
- R3 - Rural Residential



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
<b>School</b>	Lucerne Elementary & Secondary School	190m	2 min
	JV Humphries Elementary & Secondary School	46.6	44 min
<b>Shopping</b>	Downtown New Denver	200m	1 min
	Downtown Nakusp	46.3	35 min
	Baker Street, Nelson	99.7	1 hr 18 min
<b>Airport</b>	West Kootenay Regional Airport, Castlegar	96.3	1 hr 15 min
	Trail Regional Airport	135	1 hr 48 min
<b>Major Cities</b>	Kelowna, BC	288	4 hr 6 min
	Nelson, BC	100	1 hr 19 min
	Spokane, WA	331	4 hr 18 min
	Castlegar, BC	99.3	1 hr 19 min
	Calgary, AB	557	6 hr 37 min
	Vancouver, BC	709	8 hr 12 min
<b>Hospital/ Medical Centre</b>	Slocan Community Health Centre, New Denver	1.1	4 min
	Kootenay Boundary Regional Hospital, Trail	126	1 hr 39 min
	Kootenay Lake Hospital, Nelson	101	1 hr 21 min
<b>Dentist</b>	Kootenay Lake Dental Clinic, Nelson	100	1 hr 20 min
	Nelson Ave Dental Clinic, Nelson	102	1 hr 22 min
	Silverton Dental Clinic, Silverton	5	6 min
<b>Postal Services</b>	Canada Post, New Denver	300m	1 min
<b>Library</b>	New Denver Reading Centre	270m	1 min

## Slocan Valley

The distinct historical origins of each community in the Slocan Valley have shaped what they are today. Each community has its own flavour and character, and are home to friendly and closely-tied residents. The Slocan Valley is comprised of three municipalities in the north: New Denver, Silverton and the Village of Slocan, and roughly 18 other unincorporated communities in Area H of the Regional District of Central Kootenay (RDCK). In the south end of the Valley, communities like Crescent Valley, Slocan Park and Winlaw offer a variety of services for locals and visitors.

## New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment centre for Japanese during the Second World War and is now enjoying a renewed interest from people seeking to find a quiet lifestyle away from urban centres. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks: Valhalla Provincial Park, Kokanee Glacier Provincial Park and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole golf courses in the area, soccer pitches, skating arenas and first-class mountain bike trails round out the rural lifestyle.

## Weather

Average Yearly Rainfall (mm): 691	Average Winter Month Snowfall (cm): 188.9
Average High Temperature (c): 22.8	Average Low Temperature (c): -4.3

# COMMUNITY INFORMATION

## NEW DENVER

### Eat

<https://slocanlakechamber.com/visitors/food/>

<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

### Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>

<https://slocanvalley.com/valley-directory/categories/accommodations/>

<https://slocanlakechamber.com/visitors/accommodation/>

### Play

<https://newdenver.ca/calendar-events/>

<https://www.slocanvalleychamber.com/play>

<https://slocanvalley.com/explore/>

<https://slocanlakechamber.com/visitors/attractions/>

<https://www.hellobc.com/places-to-go/kootenays>

### Government/Regulatory

[Building permits/applications](#)

[Bylaws/Zoning](#)

[Mobile Home Registry](#)

[Homeowner Protection Office](#)

[Front Counter BC](#)

[Interior Health Rural Water System Samples](#)

[Canadian Immigration](#)

### Education

K-12 – New Denver – Lucerne Elementary & Second

<https://less.sd10.bc.ca/>

<https://sd10.bc.ca/>

### Healthcare

New Denver's Slocan Community Health Centre is a primary care centre with residential care, 24/7 emergency services, an ambulance, lab, X-ray, a hospice room and a medical clinic staffed by three physicians on a rotational basis plus a nurse practitioner. A chiropractor and a massage therapist come to the centre once a week.

<https://www.slocanvalleychamber.com/healthcare>

<https://www.interiorhealth.ca/>

<https://www2.gov.bc.ca/gov/content/health>

### Transportation

<https://www.bctransit.com/west-kootenay>



# PICTURES



# RESOURCES

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

**Village of New Denver:** <https://newdenver.ca/>

**Chamber of Commerce:** <https://www.slocanvalleychamber.com/>

**Slocan and Area Guide:** <https://slocanvalley.com/>

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

For building permits, land use and planning, fire services, parks and recreation etc. inside the Regional District of Central Kootenay

**Waste Disposal:** Slocan Transfer Station  
<https://rdck.ca/EN/main/services/waste-recycling.html>

**Satellite TV Providers:**

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

**Internet**

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

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

**Hospital**

Slocan Community Health Centre (New Denver): <https://www.slocanvalleychamber.com/healthcare>

**Post Office**

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