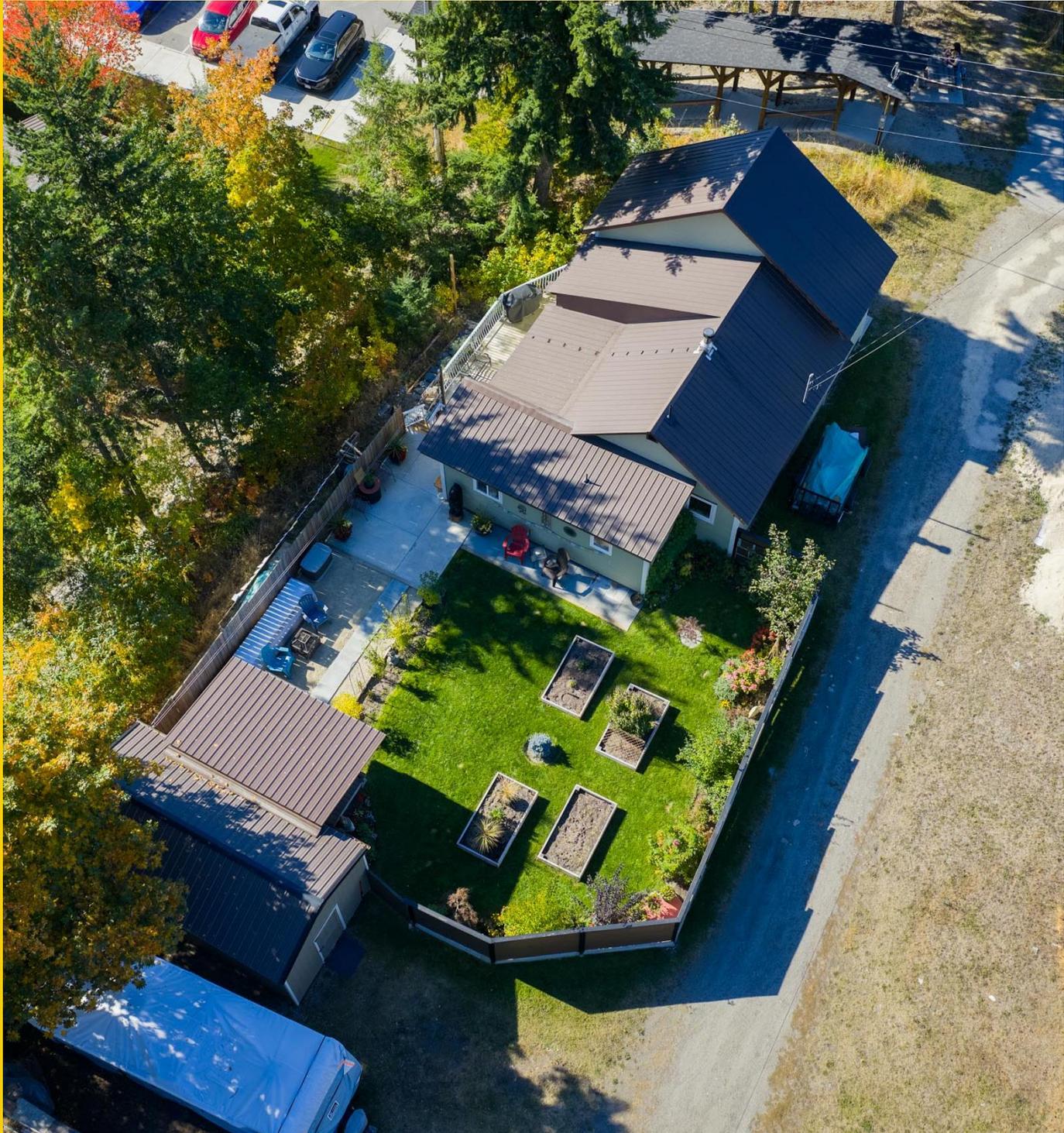


814 Kootenay St,
NEW DENVER BC
\$450,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Beautifully renovated in 2019-2022, this charming 2-bedroom, 1-bath home offers modern comfort in the heart of the picturesque village of New Denver. Inside, you'll find maple hardwood flooring throughout, a bright and functional kitchen with maple cabinetry, and a cozy open layout warmed by a wood stove.

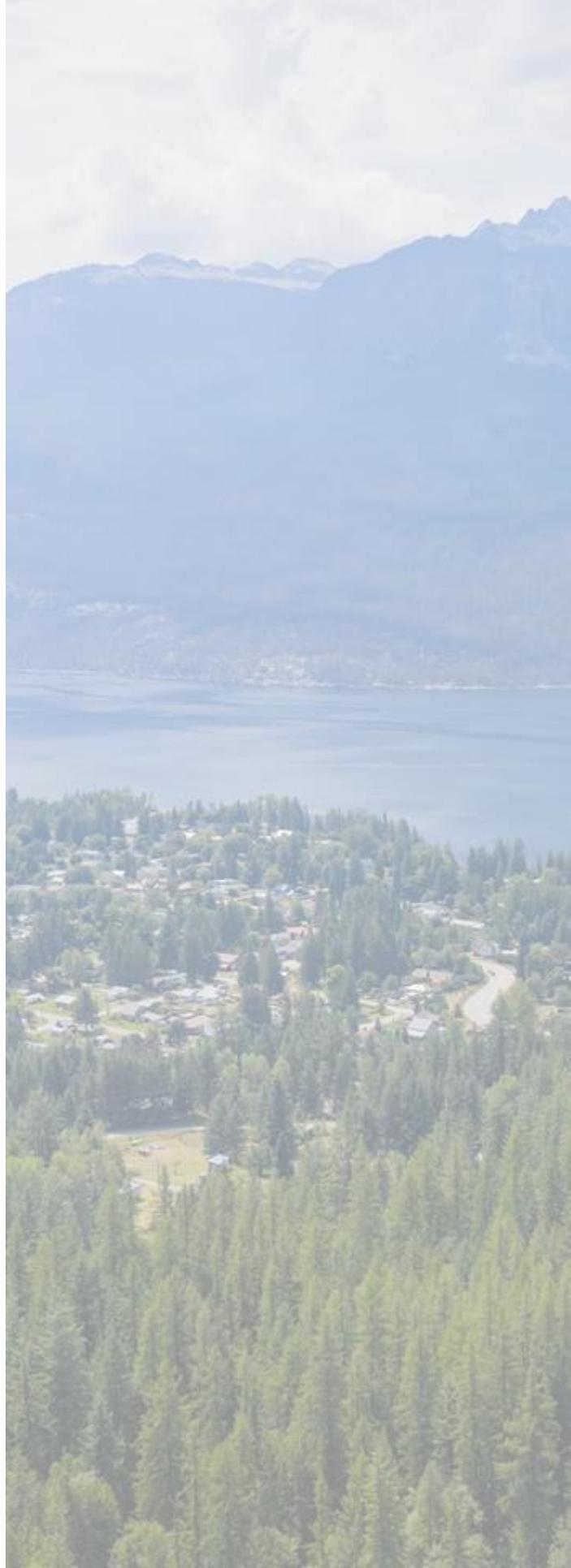
The inviting sunroom provides the perfect space to relax, read, or take in the mountain views. Step outside to enjoy the fully fenced and beautifully landscaped yard with raised garden beds, flowering shrubs, and private sitting areas designed for outdoor living.

A detached workshop & storage space adds versatility for hobbies and space for RV, wood and vehicles in the rear. Located within easy walking distance to the school, grocery store, and New Denver's charming downtown, this property is also just moments from Slocan Lake—ideal for swimming, paddling, and year-round recreation.

Whether you're starting out, downsizing, or seeking a seasonal retreat, this move-in-ready home offers an ideal blend of comfort, community, and Kootenay lifestyle.

MLS®: 10365715 **Size:** 135'x50'

Services: municipal water, septic, hydro, internet and telephone/cell available



EXPENSES

Property Taxes:



2025
\$1307.77

Municipal Water :



2025
\$416/YR



HYDRO

\$170/mo approx

Insurance (INTACT)



\$994 approx. / year

Internet

Telus \$89/mo



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

RDCK MAP

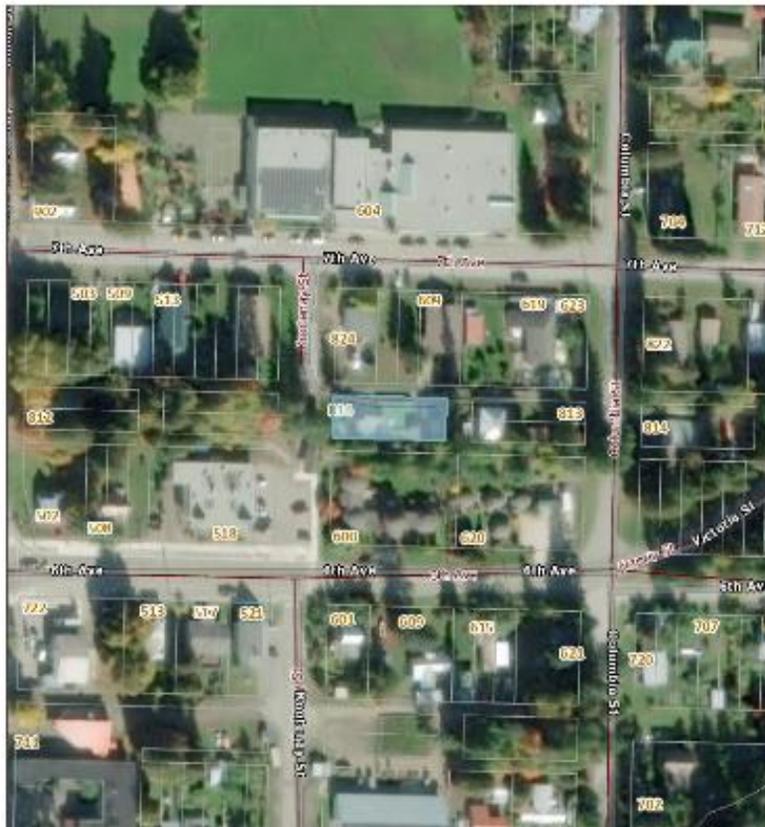


RDCK Property Report

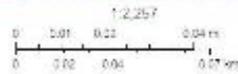
Area of Interest (AOI) Information

Area : 0.15 acres

Oct 14 2025 11:43:12 Pacific Daylight Time



- Flexional Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points



Source: Geo, Map, Cadastre, Geographical, and the GIS User Community.
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2025 Geo, Map, Cadastre, Geographical, and the GIS User Community. All Rights Reserved. Geo, Map, Cadastre, Geographical, and the GIS User Community.

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.00185.010	030-882-451	814 KOOTENAY ST, NEW DENVER	Single Family Dwelling	NEP557

#	LTO Number	Lot	Block	District Lot	Land District
1	CA7705340	D	52	549	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL D BLOCK 52 PLAN NEP557 DISTRICT LOT 549 KOOTENAY LAND DISTRICT (BEING A CONSOLIDATION OF LOTS 27 AND 28, SEE CA7705340)	6750	SQUARE FEET	0.15

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	814 KOOTENAY ST	-	814	KOOTENAY	ST	New Denver	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Leonard Casley	0.15

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.15

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.15

Zoning

#	ZoningClass	Class Description	Area Name	Bylaw Number	DocumentLinkURL	Area(acres)
1	R1	Single and Two- Family Residential	Village of New Denver	612	-	0.15

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	612	-	Multiple Family Residential	Multi Unit Residential	-	0.15

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

SUMMARY

Summary Sheet

814 KOOTENAY ST New Denver BC



PID	030-882-451
Registered Owner	A5*, A*
Legal Description	PARCEL D (BEING A CONSOLIDATION OF LOTS 27 AND 28, SEE CA7705340) BLOCK 52 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 557
Plan	NEP557
Zoning	R1 - Single and Two Family Residential
Community Plan(s)	not in ALR

Year Built	1901	Structure	SINGLE FAMILY DWELLING
Lot Size	6742.18 ft ²	Floor Area	933 Ft ²
Bathrooms	1	Bedrooms	2
Max Elev.	564.96 m	Min Elev.	562.87 m
Walk Score	52 / Somewhat Walkable	Transit Score	-
Tax Year	2022	Annual Taxes	\$3,458.00

ASSESSMENT

	2024	%	2025
Building	\$96,300	↓ -3.53	\$92,900
Land	\$152,000	↑ 2.63	\$156,000
Total	\$248,300	↑ 0.24	\$248,900

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$248,900	↑ 0.24

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

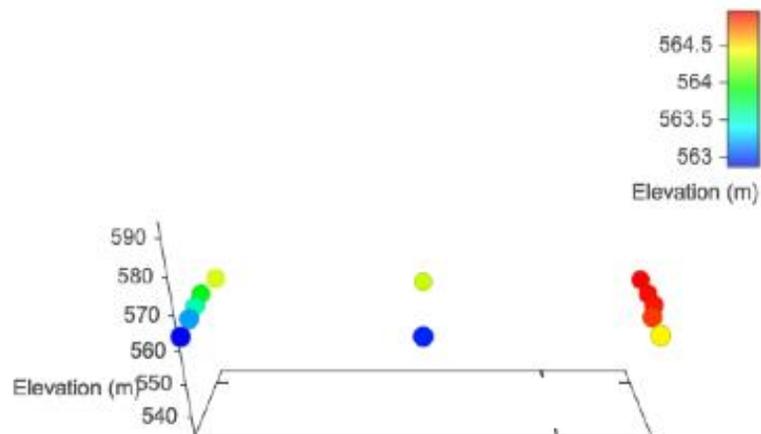
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 564.96 m | Min Elevation: 562.87 m | Difference: 2.09 m

ZONING

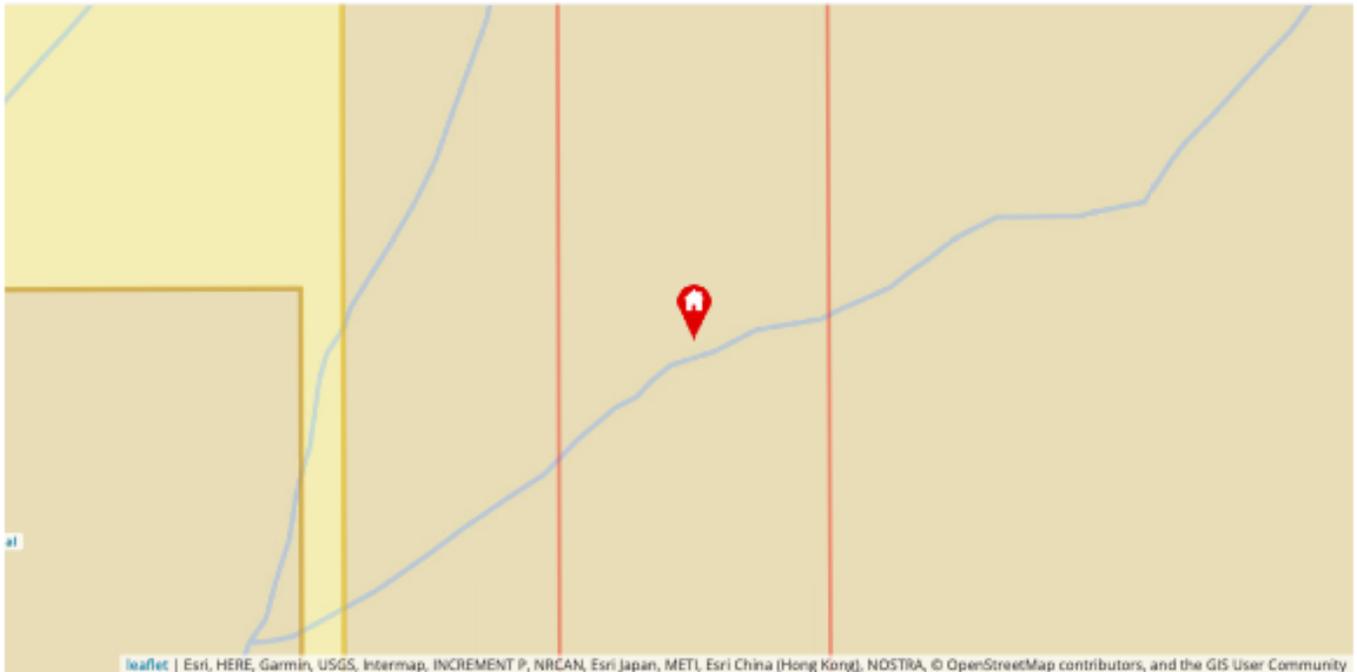
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: R1 Description: Single and Two Family Residential
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Land Use

Official Community Plan



Subject Property Designations:

R3 - Rural Residential

Layer Legend:

● R3 - Rural Residential

● PA - Parks and Recreation, Culture and Heritage

UTILITIES

Regional District of Central Kootenay GIS

Utilities



Legend

Hydrant

Streams and Shorelines

Stand Pipe

Lakes and Rivers

Other

Cadastral - Property Lines

MUNICIPAL OWNED

RDCK OWNED

Address Points

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Lucerne Elementary & Secondary School	190m	2 min
	JV Humphries Elementary & Secondary School	46.6	44 min
Shopping	Downtown New Denver	200m	1 min
	Downtown Nakusp	46.3	35 min
	Baker Street, Nelson	99.7	1 hr 18 min
Airport	West Kootenay Regional Airport, Castlegar	96.3	1 hr 15 min
	Trail Regional Airport	135	1 hr 48 min
Major Cities	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
Hospital/ Medical Centre	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
Dentist	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
Postal Services	Canada Post, New Denver	300m	1 min
Library	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 & Secondary School

<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

