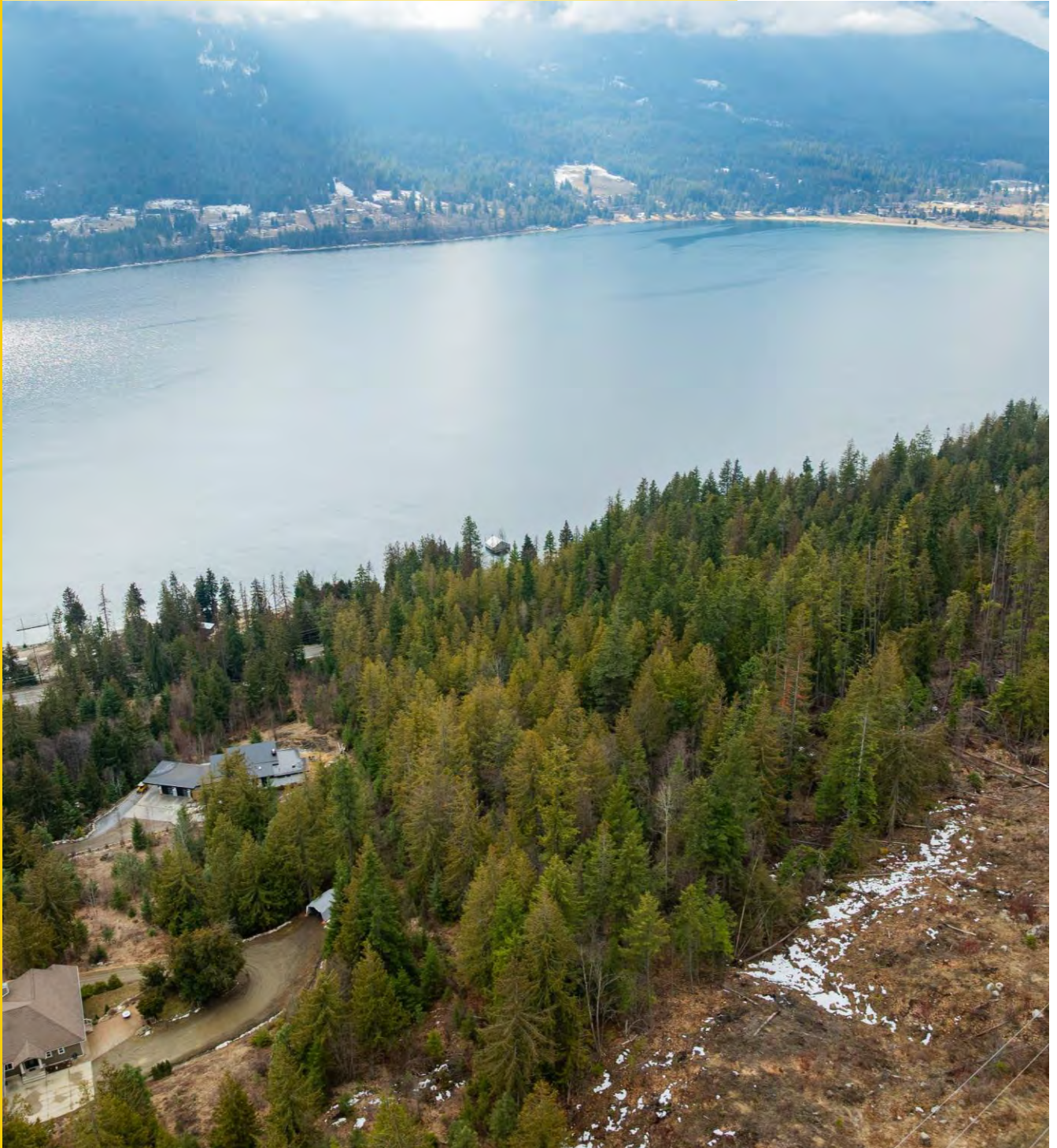


**LOT C HWY 3A,
BALFOUR, BC
\$215,000**

**Kootenay
BC**



REAL ESTATE  **FAIR REALTY**



DETAILS

Are you looking for an acreage to build your dream home, which offers privacy, convenience, and close proximity to world-class outdoor activities? Then this is the place! Lot C offers you roughly 5 acres of sloped and treed land let you create whatever you have in mind.

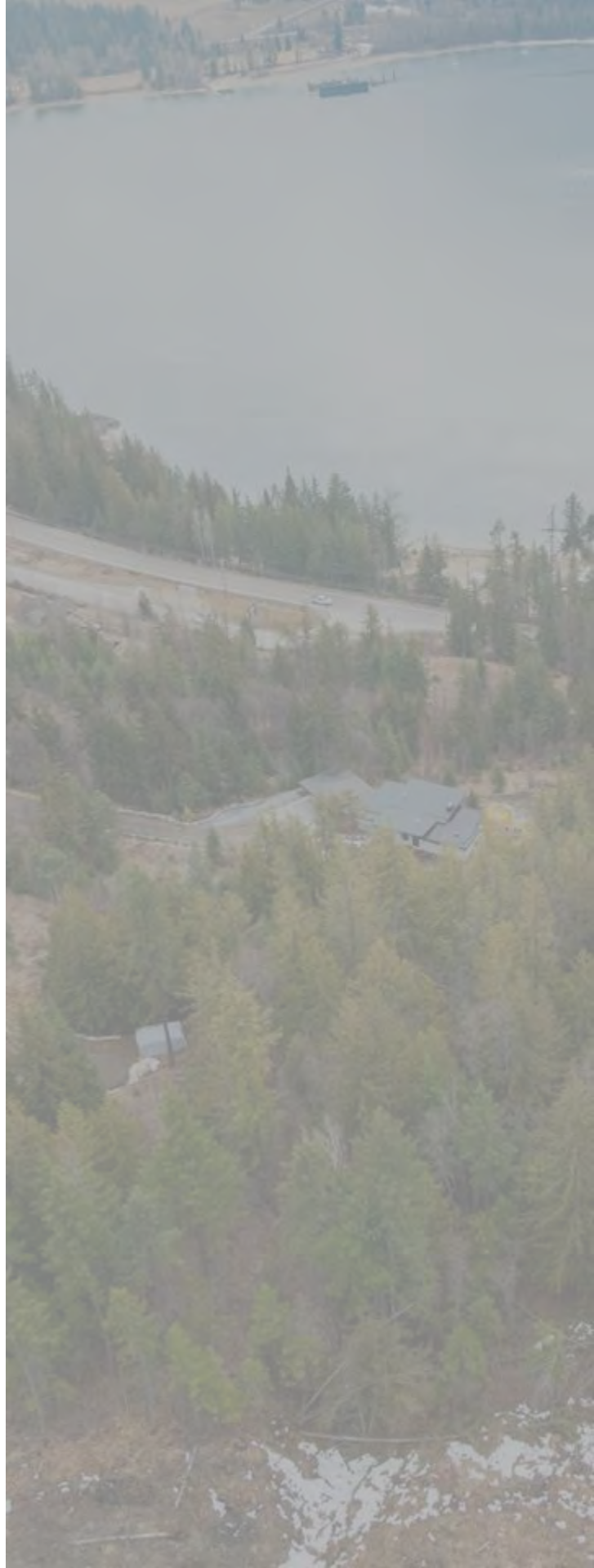
Located around 20 minuts drive from the mountain town of Nelson BC, you are also minutes away from the local Balfour store and restaurant.

Enjoy beautiful views of the lake and surrounding mountains, and access everything the Kootenays has to offer from your backdoor, such as fishing, hiking, camping, mountain biking, paddle-boarding, hot springs, skiing, and more. As an added bonus, there is value in the mature timber on the land which could be harvested to pay for development, and the land is un-zoned so the possibilities are endless.

Call your agent and take a look!

Size: 4.78 acres

Services: Hydro available, Septic permit required.



TITLE

TITLE SEARCH PRINT

2025-02-26, 13:23:24

File Reference:

Requestor: Kul Nijjar

Declared Value \$204141

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	NELSON NELSON
Title Number From Title Number	CA9974150 KX50958
Application Received	2022-06-01
Application Entered	2022-06-03
Registered Owner in Fee Simple Registered Owner/Mailing Address:	
	AS JOINT TENANTS
Taxation Authority	Nelson Trail Assessment Area
Description of Land Parcel Identifier: Legal Description:	012-923-613 LOT C DISTRICT LOT 6498 KOOTENAY DISTRICT PLAN 10472
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Transfer Number: Remarks:	RIGHT OF WAY 43949D 1954-11-05 11:29 FORTISBC INC. LA38936 PART PLAN RW 57
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	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.

HIGHWAY 3A LONGBEACH

Area-Jurisdiction-Roll: 21-707-08265.100



Total value **\$224,000**

2025 assessment as of July 1, 2024

Land \$224,000

Buildings \$0

Previous year value \$196,000

Land \$196,000

Buildings \$0

Property information

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 4.78 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

LOT C, PLAN NEP10472, DISTRICT LOT 6498, KOOTENAY LAND DISTRICT

PID: 012-923-613

Sales history (last 3 full calendar years)

May 11, 2022 \$204,141

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

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: Feb 28, 2025



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

ADDRESS: Lot C Highway 3A Nelson BC V1L 6W6 (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?		KCB	AS	
B. Are you aware of any existing tenancies, written or oral?		KCB	AS	
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		KCB	AS	
D. Is there a survey certificate available?				KCB AS
E. Are you aware of any current or pending local improvement levies/charges?		KCB	AS	
F. Have you received any other notice or claim affecting the Land from any person or public body?		KCB	AS	
G. Is the Land managed forest lands?		KCB	AS	
H. Is the Land in the Agricultural Land Reserve?		KCB	AS	
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		KCB	AS	
J. Are you aware of any fill materials anywhere on the Land?		KCB	AS	
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		KCB	AS	
L. Are you aware of any uncapped or unclosed water wells on the Land?		KCB	AS	
M. Are you aware of any water licences affecting the Land?		KCB	AS	
N. Has the Land been logged in the last five years? YES: FORTIS JUNE 2022		KCB	AS	
(i) If yes, was a timber mark/licence in place?		KCB	AS	
(ii) If yes, were taxes or fees paid?		KCB	AS	
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?				KCB AS

--	--	--

BUYER'S INITIALS

KCB	AS	
-----	----	--

SELLER'S INITIALS

BC1008 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

DATE OF DISCLOSURE _____

ADDRESS: Lot C Highway 3A Nelson BC V1L 6W6

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)?		NO <i>[Handwritten signature]</i>		
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)?		NO <i>[Handwritten signature]</i>		

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.

[Signature] SELLER(S) Michelle Bell
[Signature] SELLER(S) Willy Bell
 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.

*FREC (formerly Personal Real Estate Corporation) is a not-for-profit organization that is regulated by the British Columbia Real Estate Association (BCREA) and is a member of the Canadian Real Estate Association (CREA) and is a member of the International Franchise Association (IFA) and/or the quality of services they provide (MLSP).

EXPENSES

Property Taxes:

2024

\$834



SUMMARY

Summary Sheet

HIGHWAY 3A Rural BC

PID	012-923-613
Registered Owner	BEA, MA
Legal Description	LOT C DISTRICT LOT 6498 KOOTENAY DISTRICT PLAN 10472
Plan	NEP10472
Zoning	
Community Plan(s)	DCR-RC - Country Residential, not in ALR



Year Built	-	Structure	2 ACRES OR MORE (VACANT)
Lot Size	4.78 acres	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	651.38 m	Min Elev.	557.43 m
Floor Area	-	Walk Score	-
Transit Score	-	Annual Taxes	\$834.47

ASSESSMENT

	2024	%	2025
Building	\$0	-	\$0
Land	\$196,000	↑ 14.29	\$224,000
Total	\$196,000	↑ 14.29	\$224,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$224,000	↑ 9.73
Sales History	01/06/2022	\$204,141	↑ 354
	29/04/2005	\$45,000	↑ 67
	15/06/1981	\$27,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10336909	Preactive 09/03/2025		\$215,000 /	Fair Realty (Kaslo)
246399480	Sold 24/05/2022	49	\$209,000 / \$204,141	Fair Realty (Kaslo)
245704960	Expired 30/10/2021	194	\$209,000 / \$0	Vahalla Path Realty

DEVELOPMENT APPLICATIONS

-

SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Redfish	Trafalgar Middle School	LV Rogers Secondary
School District	SD 8	SD 8	SD 8
Grades	K - 7	6 - 8	9 - 12

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

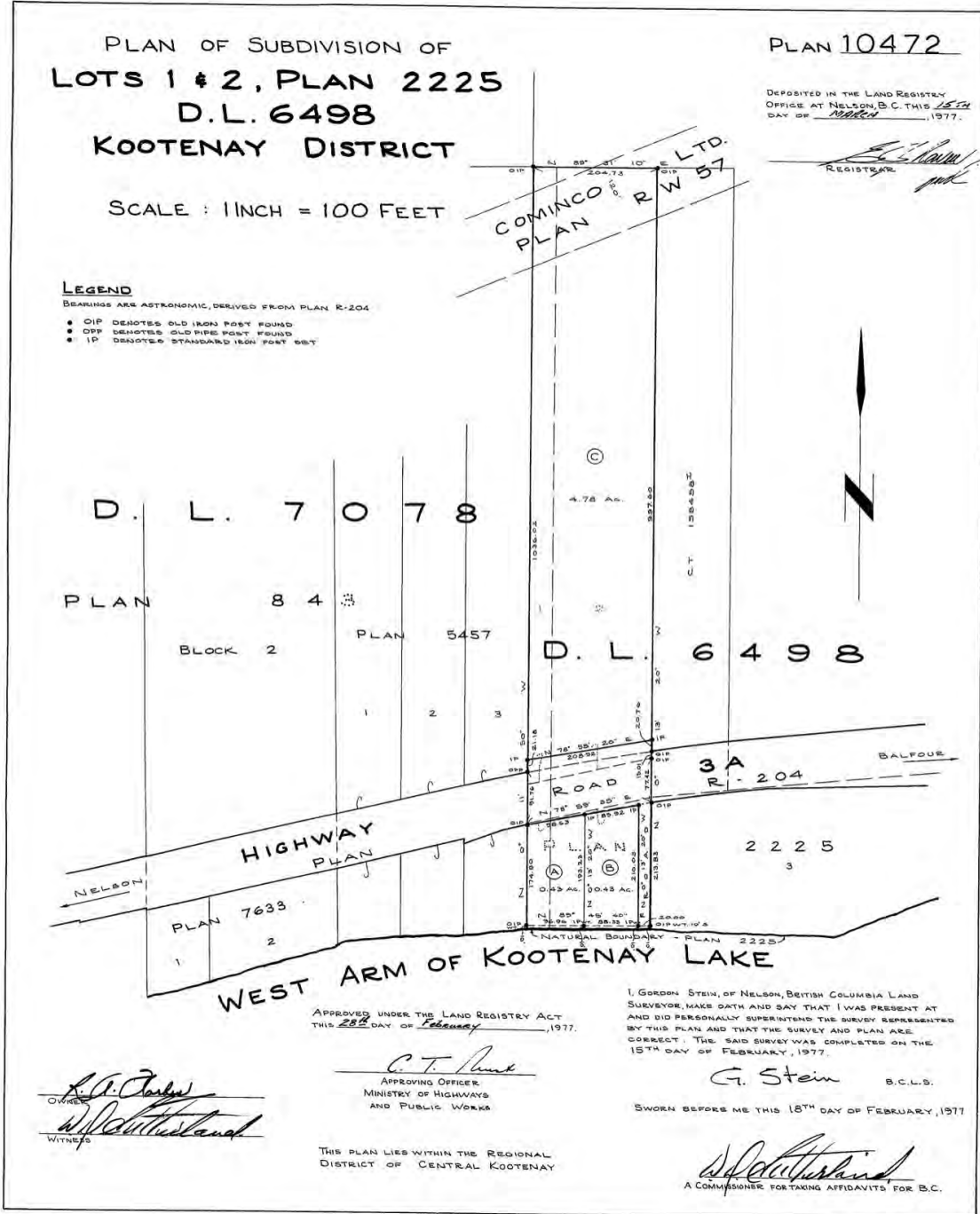
SUBDIVISION PLAN

Status: Filed

Plan #: NEP10472 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2025-02-26 13.24.12

A-21 CK.



RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.08265 100	012-823-613	HIGHWAY 3A, RDCK REGION	2 Acres Or More (Vacant)	NEP10472
#	LTO Number	Lot	Block	District Lot	Land District
1	CA9974150	C	-	6498	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT C PLAN NEP10472 DISTRICT LOT 6498 KOOTENAY LAND DISTRICT	4.78	ACRES	4.75	

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area E	Cheryl Graham	4.75

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1158	BALFOUR	4.75

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	GRANDVIEW	2280	RDCK OWNED	< 0.01

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	2260	RC	Country Residential	Country Residential	4.75

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

LTSA MAP

ParcelMap BC Print Report



March 8, 2025

 Interest

WARNING: MAP IS NOT PRINTED TO SCALE

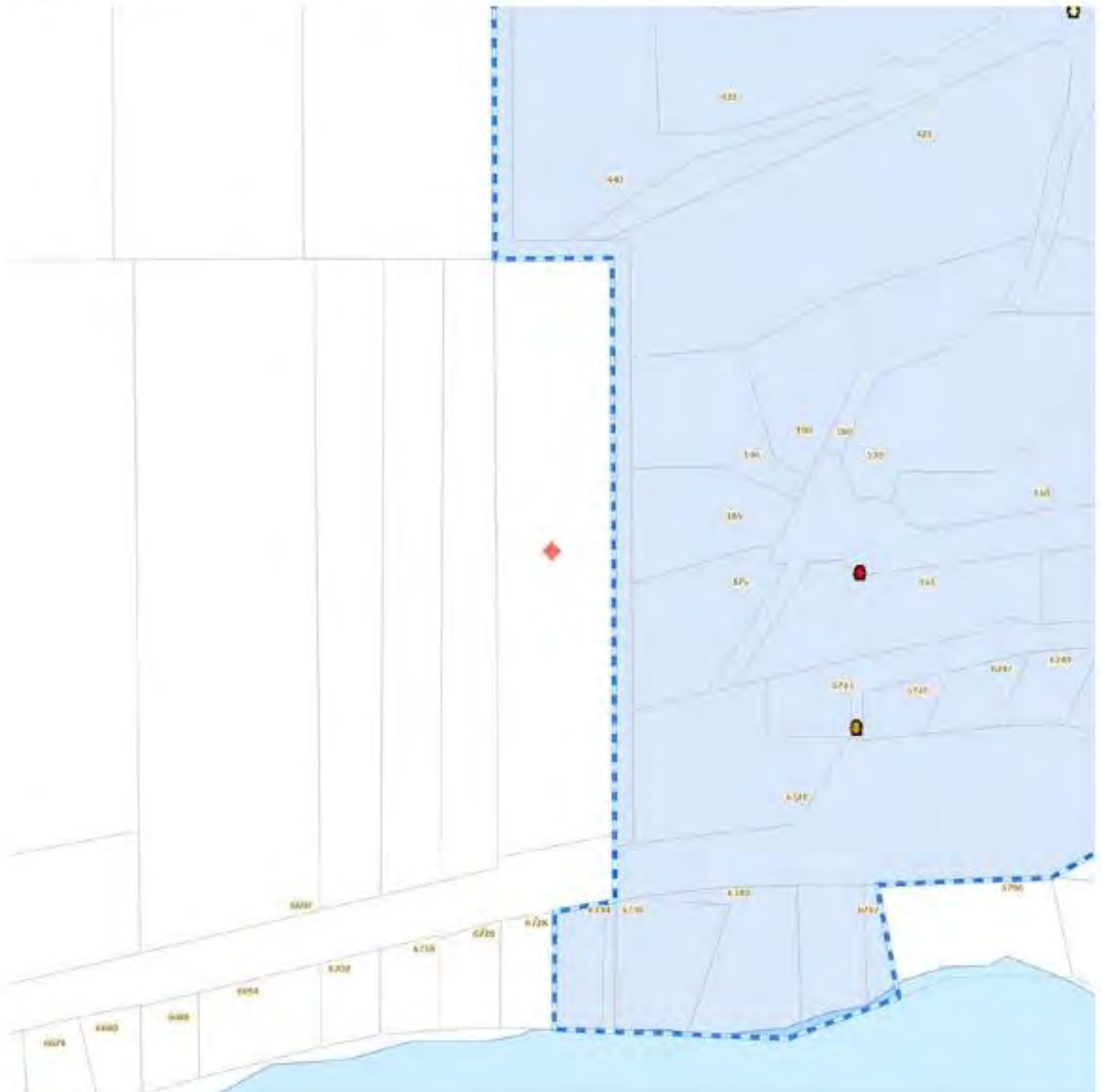
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

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

BC TRANSMISSION

BC Open Data

BC Transmission Lines



Nearby:

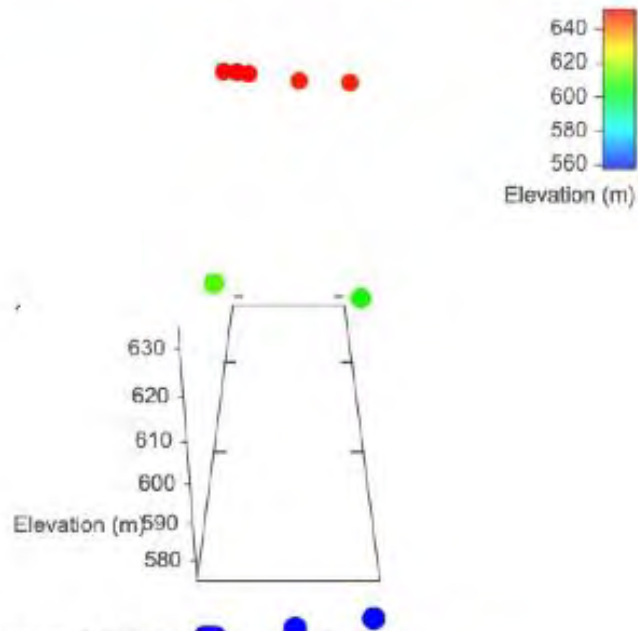
Circuit Name: None
Transmission Line ID: 1759
Circuit Description: None
Voltage: None
Owner: Private
Source Date: 2018-12-18

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 651.38 m | Min Elevation: 557.43 m | Difference: 93.94 m

ZONING

Land Use

Official Community Plan



Leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

Subject Property Designations:

RC - Country Residential

Layer Legend:

- RC - Country Residential
- RS - Suburban Residential

Land Use	
Subject Property Designation Summary	
Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	RC - Country Residential
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Redfish Elementary School	12.1	12 min
	Trafalgar Middle School	39.7	39 min
	L.V. Rogers High School	37.3	34 min
Shopping	Nelson BC	38.7	37 min
	Front Street, Kaslo BC	31.7	30 min
Airport	West Kootenay Regional Airport, Castlegar	79.3	1 hr 7 min
	Trail Regional Airport	117	1 hr 35 min
Major Cities	Balfour, BC	5.6	7 min
	Nelson, BC	38.7	37 min
	Spokane, WA	278	3 hr 39 min
	Kelowna, BC	384	4 hr 42 min
	Cranbrook, BC	197	3 hr 12 min
	Calgary, AB	589	7 hr 20 min
	Vancouver, BC	698	8 hr 9 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	32.3	31 min
	North Kootenay Lake Community Services	31.5	29 min
	Kootenay Boundary Regional Hospital, Trail	109	1 hr 29 min
	Kootenay Lake Hospital, Nelson	38.3	35 min
Dentist	Kootenay Lake Dental Clinic, Nelson	38.9	37 min
	Nelson Ave Dental Clinic, Nelson	36.6	32 min
	Silverton Dental Clinic, Silverton	83.2	1 hr 21 min

Balfour BC

Balfour is a small but vibrant community, offering multitudes of opportunities for the avid hiker, biker, golfer, boater and fisherman. Fine dining, great pub food and delicious baked goods will satisfy any craving. Test your skills and play a round or two at our golf courses; the stunning views of the mountains and lake are the icing on the cake. The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

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

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

Highest Average Temperature (c): 25

Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Queens Bay include a 18 hole golf course in Balfour with a winter skating pond, Kokanee Park with playground, annual kite flying demonstration, visitor's centre, hikes, beaches, salmon run, lovely free ferry ride to Crawford Bay, Pilot Bay Lighthouse trail, Proctor Hall with gymnastics.

SILVERY SLOCAN

This circle tour will take you through the villages of Kaslo, New Denver, Silverton, and Slocan, all of whom owe their existence to mining rushes of the early 1890s. You'll see sparkling lakes, boomtown architecture, and abandoned mines. Be sure to visit Sandon, a ghost town that was once the epicentre of mining in the area and still has a few vestiges of its heyday. From Sandon, you can also reach Idaho Peak, where a former forestry lookout offers an unrivaled view of the area.

AINSWORTH & KASLO

Ainsworth Hot Springs is the oldest community on Kootenay Lake. Originally a mining town, it's now much better known for its resort and unique caves — tunnels blasted to increase the water's flow. The resort also has a slightly cooler pool, cold plunge, hotel, and restaurant. Kaslo is home to two national historic sites: city hall, built in 1898, and the SS Moyie, a sternwheeler launched the same year that plied Kootenay Lake for 58 years before being retired and converted into a museum. The Kaslo Jazz Etc. festival is held each August long weekend on a floating stage in Kaslo Bay.

EAST SHORE

The 35-minute voyage from Balfour to Kootenay Bay is often billed, accurately, as the longest free ferry ride in the world. The trip aboard either the MV Osprey 2000 or smaller MV Balfour must also rank as one of the most scenic ferry voyages. The East Shore communities of Crawford Bay, Gray Creek, Riondel are teeming with artisans and shops, and the delightfully eccentric Gray Creek Store, established in 1913, is one of the few places where you can buy a carton of milk and a wood stove at the same time.

SELKIRK LOOP

The International Selkirk Loop – dubbed North America's only multi-national scenic loop – winds through two states, one province, and numerous interesting towns and villages. This 450 km excursion will take you through southeast BC, northeast Washington, and northern Idaho, including Nelson, Salmo, Creston, Newport, Bonners Ferry, Sandpoint, and Priest River. Plenty of recreational opportunities can be found along the way, including fishing, boating, hiking, biking, skiing, and horseback riding.

Geography

Balfour, also known as Balfour Bay, is an unincorporated community in British Columbia, located about 30 kilometres northeast of the city of Nelson and located at the juncture of Kootenay Lake with its West Arm. It is the location of the Kootenay Lake Ferry, which is the longest toll-free vehicle ferry in North America. 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.

Elevation: 1,873'

Population: 459 (2016)

PICTURES



RESOURCES

DANNY SCHELL, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

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

Balfour & District – Business & Historic Association: <https://www.balfourcanada.ca/>

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

Regional District of Central Kootenay: <http://www.rdkc.ca/>
For building permits, land use and planning, fire services, parks and recreation etc.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Satellite TV Providers:

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

Internet

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

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

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

Hospital

Kootenay Lake Hospital: <https://www.interiorhealth.ca>

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

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