# 4675 Highway 6, HILLS BC

# $498,000

Kootenay BC REAL ESTATE

FAIR REALTY



# DETAILS

Set in the quiet community of Hills, between Nakusp and New Denver, this 7-acre property offers space, sun, and multiple options for how you want to use it. The land unfolds in tiers, with Arthur Creek running through the lower portion and a network of existing access roads and driveways leading to several potential building sites. From the upper benches, the property opens up to views down Slocan Lake and toward the Valhalla Mountains, giving a sense of elevation and space that's hard to find. The existing 2-bedroom, 1-bath home (approx. 1,200 sq ft) is a comfortable starting point — well suited for full-time living, seasonal use, or as a base while you develop further. A bright open living area connects to the sundeck, creating an easy indoor-outdoor flow, while the layout remains practical with good storage, laundry, and a full bath. Two established camp/RV sites, each serviced with power (30 amp and 50 amp) and connected to a separate septic system, add flexibility for extended family, guests, or recreational use. The property is serviced by a licensed gravity-fed water system from Arthur Creek, supporting both domestic use and irrigation. With easy access off the highway and close proximity to Slocan Lake, Summit Lake, and year-round recreation, this is a property that can be used as-is, shared with family, or gradually shaped into something more over time.

**Size**: 7.8 ACRE.
**Services**: Licensed Water, septic, internet and hydro



# TITLE

**TITLE SEARCH PRINT** 2026-03-29, 10:17:15

File Reference: Requestor: Kul Nijjar

Declared Value $246000

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

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

**Title Number** CA8524714
From Title Number CA8506201

**Application Received** 2020-10-28

**Application Entered** 2020-11-13

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

Nelson Trail Assessment Area

**Taxation Authority**

**Description of Land**
Parcel Identifier: 008-910-111
Legal Description:
LOT 9 DISTRICT LOT 7634 KOOTENAY DISTRICT PLAN 1028 EXCEPT PART INCLUDED IN PLAN 9846

**Legal Notations**
SUBJECT TO THE LIABILITY OF BEING SUBJECT TO AN ORDER UNDER DIVISION 6 OF PART 4 OF THE WILLS, ESTATES AND SUCCESSION ACT, SEE CA8506201

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999 DEPOSITED OCTOBER 10, 1974

**Charges, Liens and Interests**
Nature: MORTGAGE
Registration Number: CB442642
Registration Date and Time: 2023-01-24 10:46
Registered Owner: KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. FI 36

# PROPERTY DISCLOSURE STATEMENT

Authentisign ID: D64B7E8D-62F1-EF11-88F8-002248264582

FAIR REALTY

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



BCrea

Date of disclosure: February 22 2025

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

**ADDRESS/STRATA UNIT #:** 296 FULL MOON Road Rosebery BC V0G 1S0 **(the "Unit")**

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

✗ Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)

✗ Other Building(s) Please describe garage/shop

| 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? | | KJ | | |
| B. Are you aware of any existing tenancies, written or oral? | | KJ | | |
| C. Are you aware of any current or pending local improvement levies/ charges? | | KJ | | |
| D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body? | | KJ | | |
| **2. SERVICES** | | | | |
| A. Please indicate the water system(s) the Development uses:<br>☒ A water provider supplies my water (e.g., local government, private utility<br>☐ I have a private groundwater system (e.g., well)<br>☐ Water is diverted from a surface water source (e.g., creek or lake)<br>☐ Not connected<br>Other _____ | | | | KJ |
| 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? | | | | KJ |
| (ii) Have you applied for a water licence and are awaiting response? | | | | KJ |

BUYER'S INITIALS

KJ OJ

SELLER'S INITIALS



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

Authentisign ID: D64B7E8D-62F1-EF11-88F8-002248264582



February 22 2025
DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:** 296 FULL MOON Road Rosebery BC V0G 1S0

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

**3. BUILDING Respecting the Unit and Common Property**

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

BUYER'S INITIALS

KJ OJ
SELLER'S INITIALS



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

Authentisign ID: D84B7E8D-62F1-EF11-88F8-002248264582



DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:** 296 FULL MOON Road Rosebery BC V0G 1S0

| 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? | | KJ | | |
| R. Have you paid any special assessment(s) in the past 5 years? | | KJ | | |
| 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? | | KJ | | |
| T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit? | | KJ | | |
| U. Are you aware of any problems with the swimming pool and/or hot tub? | | | | KJ |
| V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer? | | KJ | | |
| 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? | | KJ | | |
| 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. | | KJ | | |
| Y. Is this Unit or related Common Property covered by home warranty insurance under the *Homeowner Protection Act*? | | KJ | | |
| Z. Is there a current "EnerGuide for Houses" rating number available for this unit?<br>If so, what is the rating number? _____<br>When was the energy assessment report prepared?<br>_____ | | KJ | | |

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

BB Management Company _____

Name of Manager _____ Telephone _____

Address _____

CC. If self managed:

Strata Council President's Name Bill vanderSloot Telephone _____

Strata Council Secretary Treasurer's Name Maureen Rodgers Telephone _____

BUYER'S INITIALS

KJ OJ

SELLER'S INITIALS



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

Authentisign ID: D84B7E8D-62F1-EF11-88F8-002248264582



DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:** 296 FULL MOON Road Rosebery BC V0G 1S0

| 3. BUILDING Respecting the Unit and Common Property (continued) | YES | NO | CAN BE OBTAINED FROM: |
|---|---|---|---|
| DD. Are the following documents available? | | | |
| Bylaws | KJ | | |
| Rules/Regulations | KJ | | |
| Year-to-date Financial Statements | KJ | | |
| Current Year's Operating Budget | KJ | | |
| All Minutes of Last 24 Months Including Council, Special and AGM Minutes | KJ | | |
| Engineer's Report and/or Building Envelope Assessment | | KJ | |
| Strata Plan | KJ | | |
| Depreciation Report | | KJ | |
| Reserve Fund Study | | KJ | |
| Summary of Insurance Coverages (including premium) | KJ | | |

EE. What is the monthly strata fee? $ $50

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

FF. (i) Number of Unit parking stalls included _____ and specific numbers common road snow removal

(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

KJ OJ

SELLER'S INITIALS



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

Authentisign ID: D84B7E8D-62F1-EF11-88F8-002248264582



DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:** 296 FULL MOON Road Rosebery BC V0G 1S0

| **3. BUILDING Respecting the Unit and Common Property** (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|---|---|---|---|
| HH. To the best of your knowledge, has the Unit been tested for radon?<br>(i) If yes, was the most recent test:<br>☐short term or ☐long term (more than 90 days)<br>Level: _____ ☐bq/m3 ☐pCi/L<br>on _____date of test (DD/MM/YYY) | KJ | | | |
| II. Is there a radon mitigation system in the Unit? | | | KJ | |
| (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit? | | KJ | | |
| JJ. To the best of your knowledge, has the Common Property been tested for radon?<br>(i) If yes, was the most recent test:<br>☐short term or ☐long term (more than 90 days)<br>Level: _____ ☐bq/m3 ☐pCi/L<br>on _____date of test (DD/MM/YYY) | | KJ | | |
| KK. Is there a radon mitigation system for the Common Property? | | KJ | | |
| (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property? | | KJ | | |

**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? | | KJ | | |
| B. Are you aware of any latent defect in respect of the Development?<br>*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.* | | KJ | | |
| C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the *Heritage Conservation Act* or municipal legislation)? | | KJ | | |
| D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)? | | KJ | | |

BUYER'S INITIALS

KJ OJ

SELLER'S INITIALS



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

## 4675 Highway 6, Hills, BC

**Main Floor** Exterior Area 1202.11 sq ft
Interior Area 1112.38 sq ft
Excluded Area 217.21 sq ft



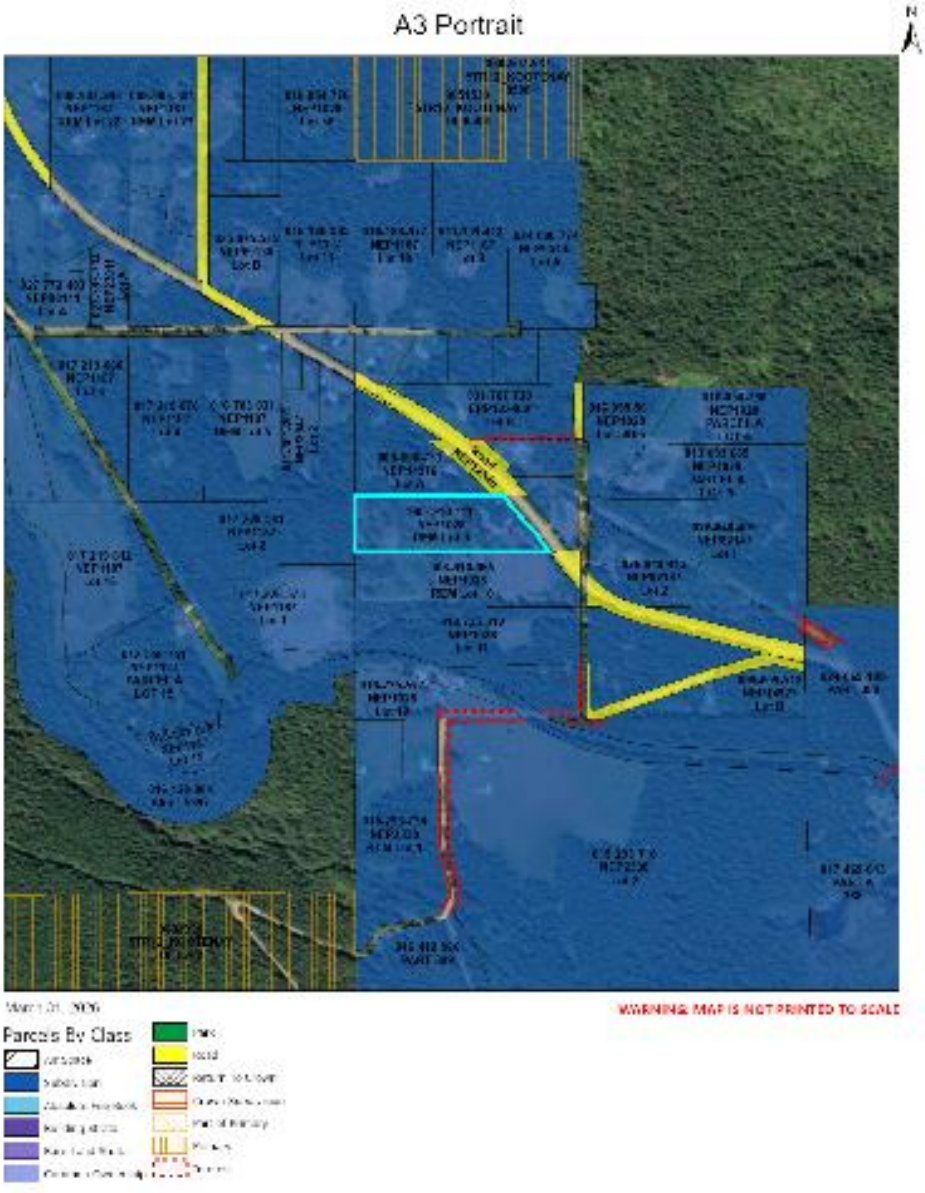

0 5 10 ft

PREPARED: 2026/04/07

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# LTSA MAP


A3 Portrait
N
WARNING: MAP IS NOT PRINTED TO SCALE
Parcels By Class

# RDCK MAP

## RDCK Property Report

**Area of Interest (AOI) Information**

Area : 7.58 acres

Mar 26 2026 19:13:58 Pacific Daylight Time




Electoral Areas

RDCK Streets

Cadastre - Property Lines

Address Points

1:4,514

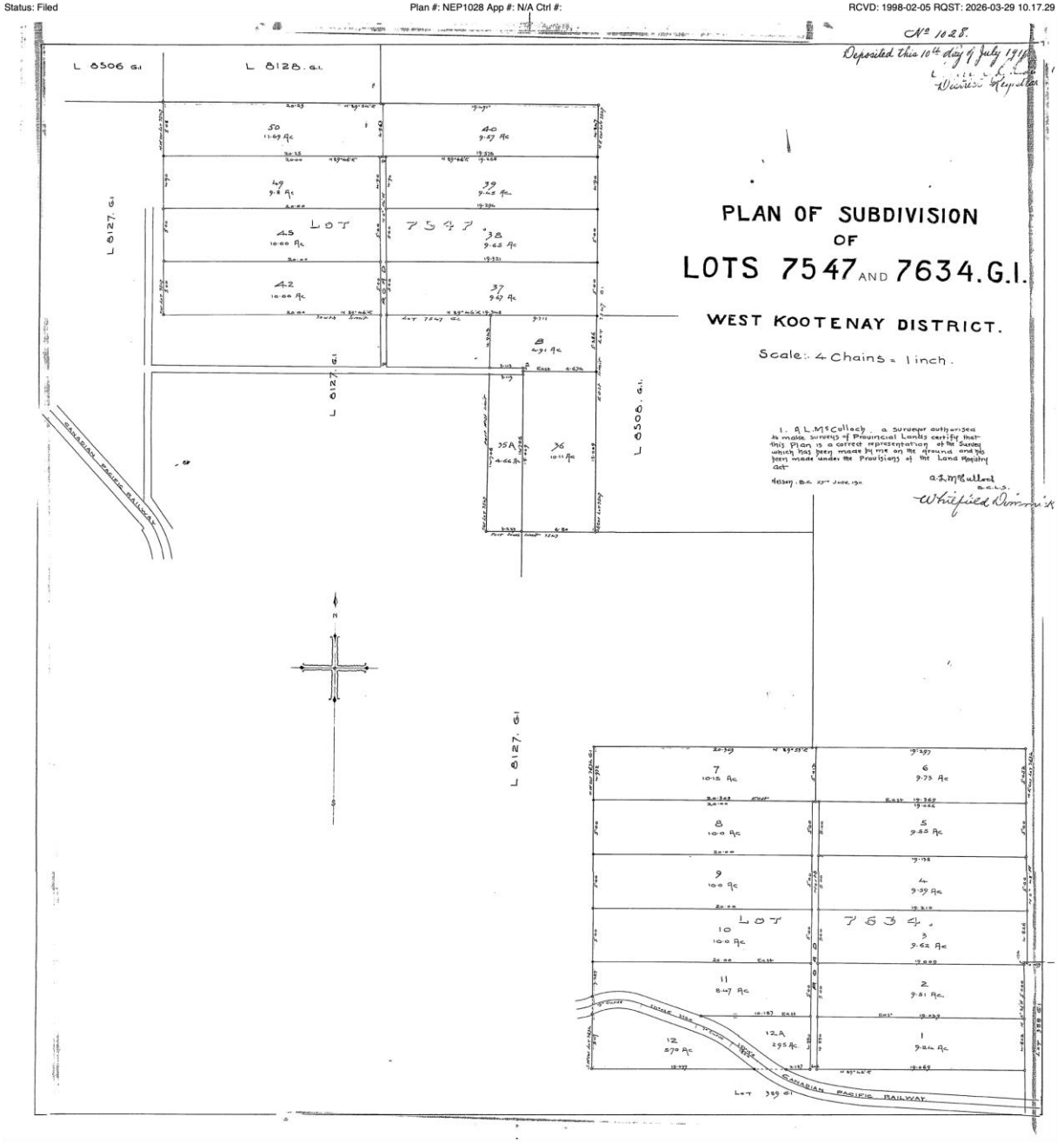
0 0.03 0.05 0.1 mi

0 0.04 0.07 0.13 km

Sources: Esri, Garmin, Earthstar Geographics, and the GIS User Community
Esri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, Maxar, Microsoft

# PLAN

Status: Filed Plan #: NEP1028 App #: N/A Ctrl #: RCVD: 1998-02-05 RQST: 2026-03-29 10.17.29



# RDCK REPORT

## Cadastre - Property Lines

| # | Folio | PID | Site Address | Actual Use | Plan Number |
|---|---|---|---|---|---|
| 1 | 710.02347.000 | 008-910-111 | 4675 HIGHWAY 6, RDCK REGION | 2 Acres Or More (Single Family Dwelling, Duplex) | NEP1028 |

| # | LTO Number | Lot | Block | District Lot | Land District |
|---|---|---|---|---|---|
| 1 | CA8524714 | 9 | - | 7634 | KOOTENAY |

| # | Legal Long | Lot Size | Lot Description | Area(acres) |
|---|---|---|---|---|
| 1 | LOT 9 PLAN NEP1028 DISTRICT LOT 7634 KOOTENAY LAND DISTRICT EXCEPT PLAN 9846. | 7.7 | ACRES | 7.58 |

## Addressing

| # | Full Address | Unit | Number | Street Name | Street Type | Community | Count |
|---|---|---|---|---|---|---|---|
| 1 | 4675 HIGHWAY 6 | - | 4675 | HIGHWAY 6 | - | Hills | 1 |

## Electoral Areas

| # | Area Name | Director | Area(acres) |
|---|---|---|---|
| 1 | Electoral Area H - The Slocan Valley | Walter Popoff | 7.58 |

## Official Community Plan

| # | Bylaw | Class | Class Description | Legend | DocumentLinkURL | Area(acres) |
|---|---|---|---|---|---|---|
| 1 | 1967 | AG | Agriculture | Agriculture | https://rdck.ca/wp-content/uploads/2024/11/1967-H_OCP_Consolidated_2754.pdf | 7.58 |

## Development Permit Areas

| # | Bylaw | DPA_Type | DocumentLinkURL | Description | Area(acres) |
|---|---|---|---|---|---|
| 1 | 1967 | Watercourse | 1967-H_OCP_Consolidated_2754.pdf | The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development. | 1.62 |

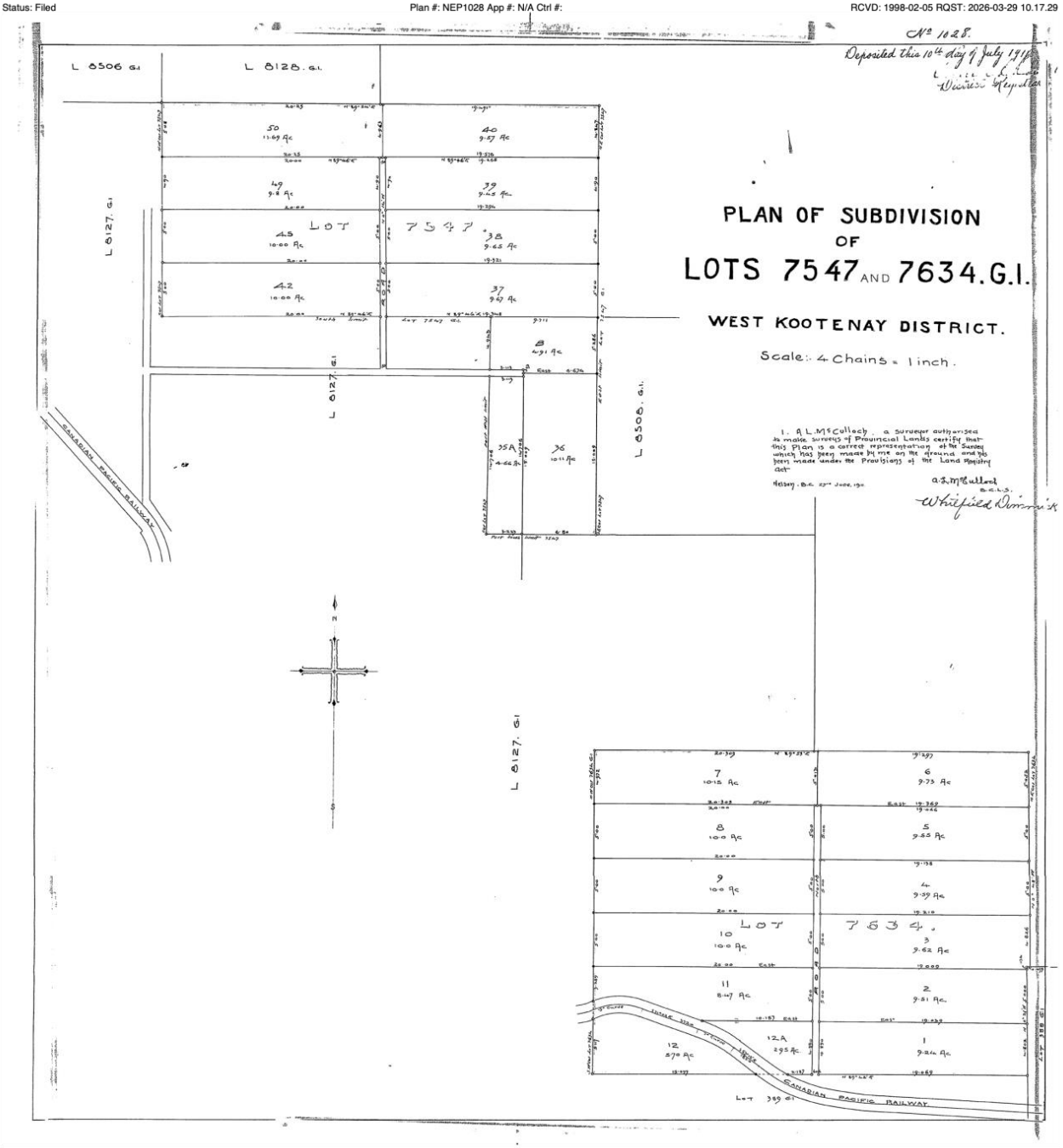
## Agriculture Land Reserve

| # | Status | Area(acres) |
|---|---|---|
| 1 | ALR | 7.58 |

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

# Plan of Subdivision





# EXPENSES

**Property Taxes:**



2025
$ 1527

**Licensed Water:**



2025
$ 200 approx. / year

**Insurance (HUB):**
$1236 / year



**Hydro**
$200 / month approx



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

# SUMMARY

Summary Sheet

## 4675 HIGHWAY 6 Rural BC V0G 1S1



| | |
|---|---|
| PID | 008-910-111 |
| Registered Owner | BE*, K* |
| Legal Description | LOT 9 DISTRICT LOT 7634 KOOTENAY DISTRICT PLAN 1028 EXCEPT PART INCLUDED IN PLAN 9846 |
| Plan | NEP1028 |
| Zoning | |
| Community Plan(s) | OCP: Agriculture, in ALR |

| | | | |
|---|---|---|---|
| Year Built | 2000 | Structure | 2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX) |
| Lot Size | 7.66 acres | Floor Area | 1220 ft² |
| Bathrooms | 1 | Bedrooms | 2 |
| Max Elev. | 620.00 m | Min Elev. | 612.25 m |
| Walk Score | – | Transit Score | – |
| Tax Year | 2025 | Annual Taxes | $1,527.23 |

### ASSESSMENT

| | 2025 | % | 2026 |
|---|---|---|---|
| Building | $284,000 | ↓ -3.52 | $274,000 |
| Land | $274,000 | ↑ 4.01 | $285,000 |
| Total | $558,000 | ↑ 0.18 | $559,000 |

### APPRECIATION

| | Date | ($) | % Growth |
|---|---|---|---|
| Assessment | 2026 | $559,000 | ↑ 671.03 |
| Sales History | 19/06/1997 | $72,500 | – |

### RECENT MLS® HISTORY

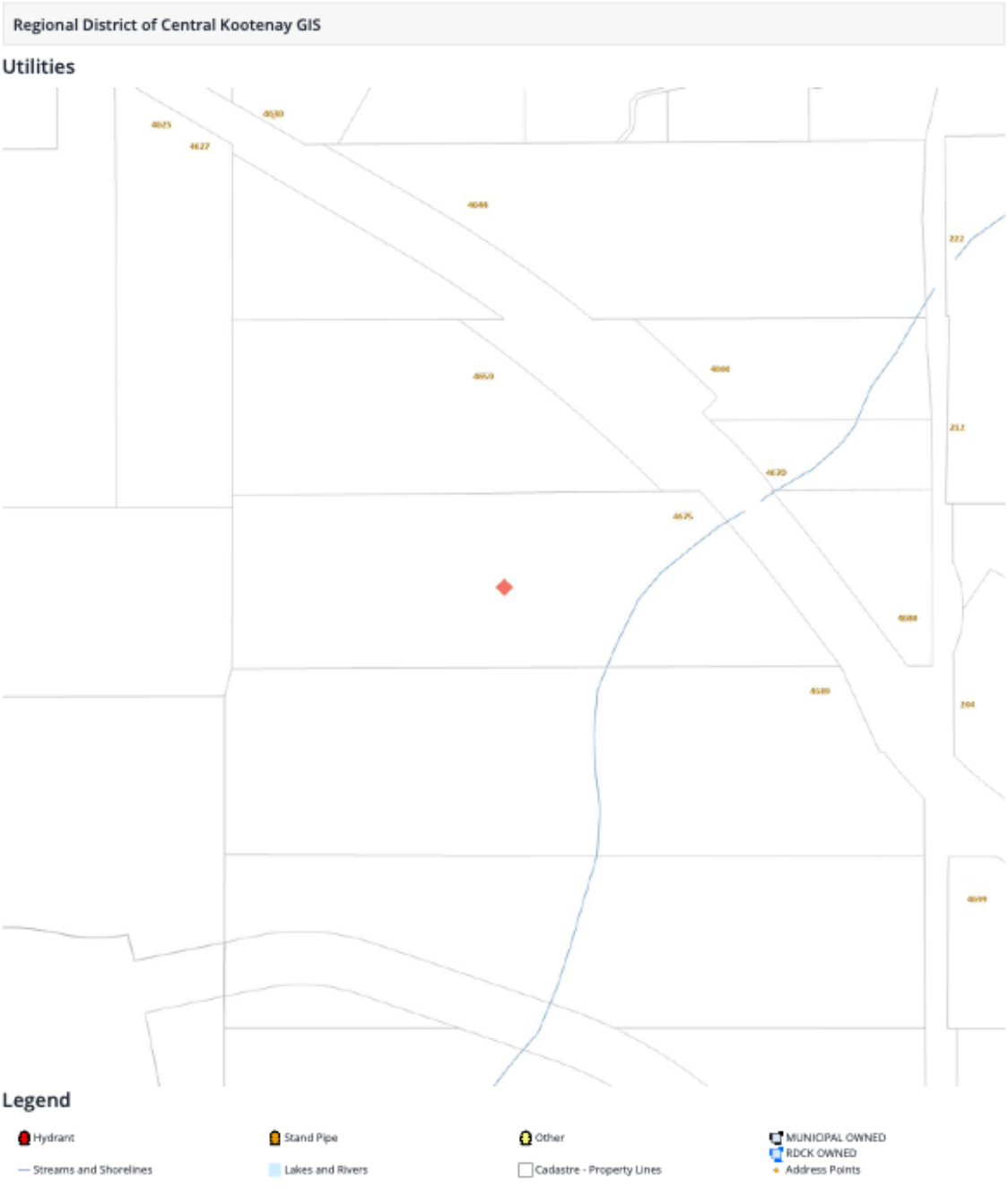
| | Status (Date) | DOM | LP/SP | Firm |
|---|---|---|---|---|
| 2476465KO | Expired 30/11/2025 | 583 | $530,000 / | Royal Lepage Selkirk Realty |
| 2469862KO | Expired 02/08/2023 | 122 | $629,000 / $0 | Royal Lepage Selkirk Realty |
| 2467112KO | Expired 30/11/2022 | 99 | $644,000 / $0 | Coldwell Banker Rosling Real Estate (Nelson) |

### DEVELOPMENT APPLICATIONS

–

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

# UTILITIES MAP

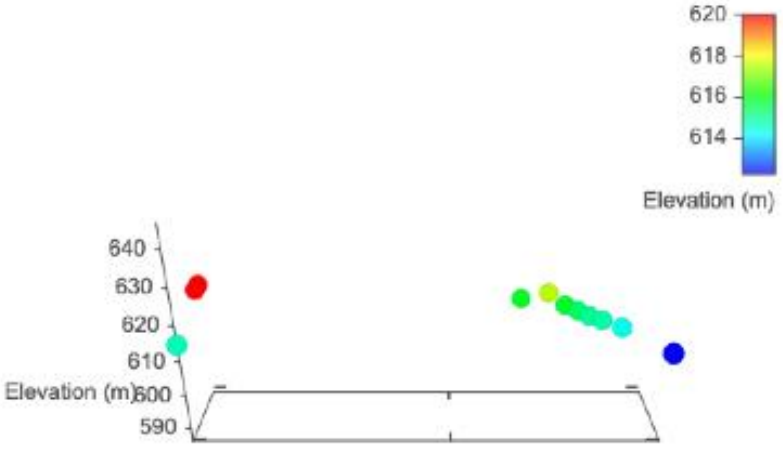


# ELEVATION

**Estimated Lot Dimensions and Topography**

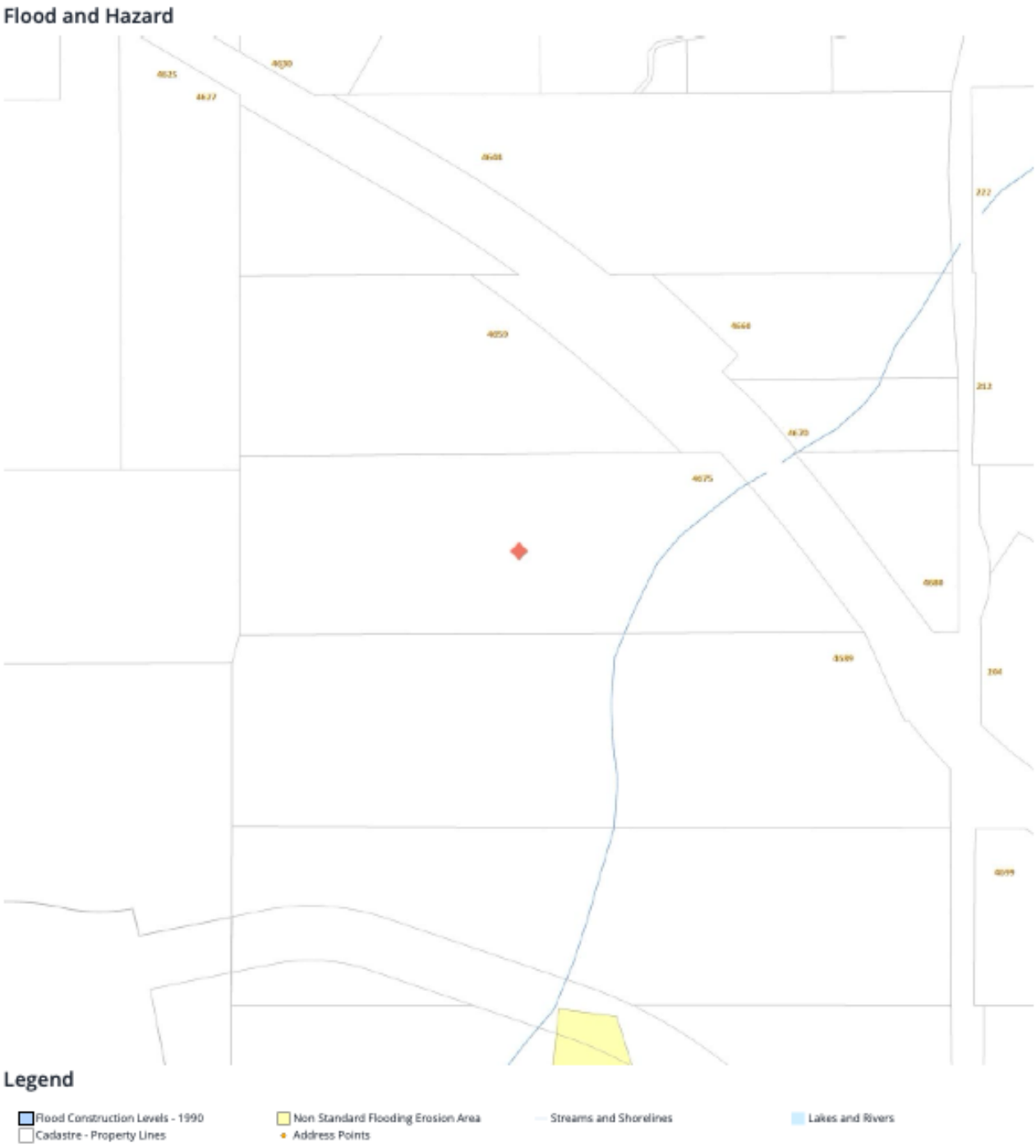



The lot dimensions shown are estimated and should be verified by survey plan.




Max Elevation: 620.00 m | Min Elevation: 612.25 m | Difference: 7.75 m

# FLOOD PLAIN


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

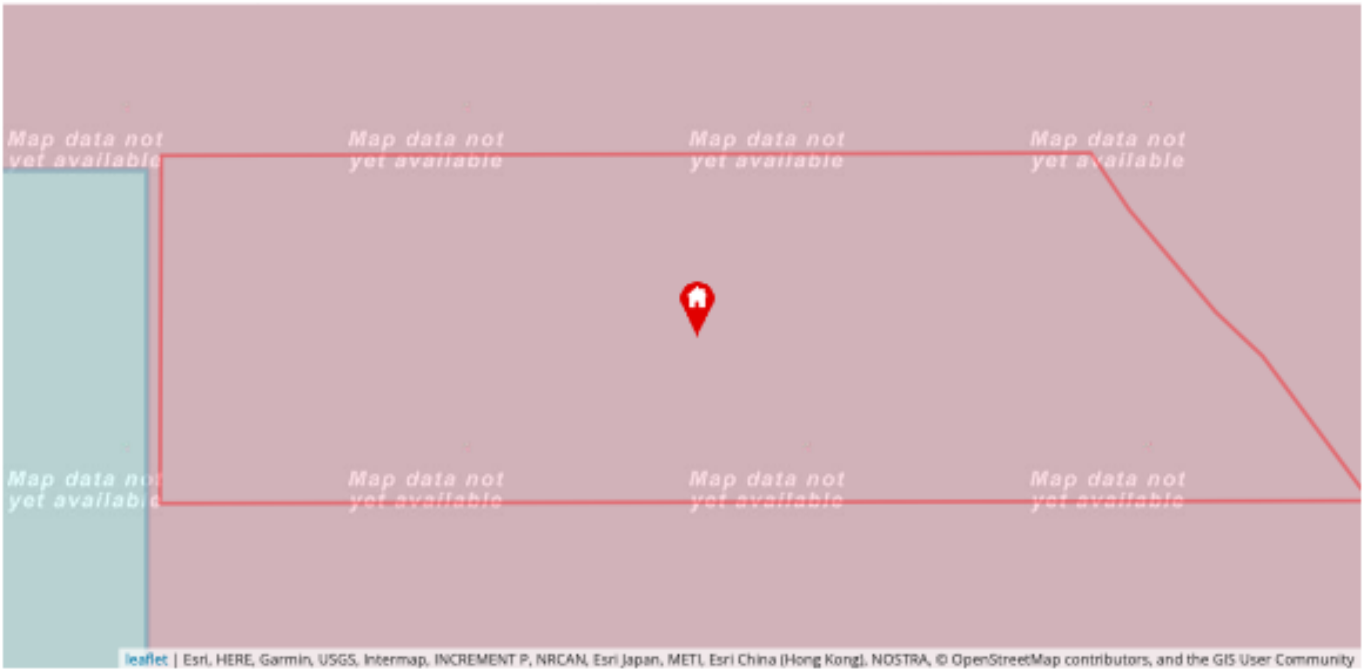
Land Use

## Subject Property Designation Summary

| Datasource | Subject Property Designation |
|---|---|
| Zoning | Not Applicable |
| Official Community Plan | Agriculture |
| Neighbourhood Community Plan | Not Applicable |
| Agricultural Land Reserve | Status: In Agricultural Land Reserve |

Land Use

## Official Community Plan




## Subject Property Designations:

Agriculture

## Layer Legend:

- Agriculture
- Industrial

# 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, tit 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

| Type | Centre | Distance (km) | Driving Time |
|---|---|---|---|
| **School** | Nakusp Elementary/Secondary School | 550m | 2 min |
| **Shopping** | Broadway Nakusp | 100m | 1 min |
| **Airport** | West Kootenay Regional Airport, Castlegar | 143 | 1 hr 47 min |
| | Trail Regional Airport | 181 | 2 hr 17 min |
| **Major Cities** | Nelson, BC | 147 | 1 hr 50 min |
| | Spokane, WA | 377 | 4 hr 37 min |
| | Kelowna, BC | 243 | 3 hr 23 min |
| | Castlegar, BC | 146 | 1 hr 50 min |
| | Calgary, AB | 511 | 5 hr 58 min |
| | Vancouver, BC | 632 | 7 hr 16 min |
| **Hospital/ Medical Centre** | Arrow Lakes Hospital | 700m | 3 min |
| | Saddle Mountain Medical Clinic | 500m | 2 min |
| | Kootenay Boundary Regional Hospital, Trail | 172 | 2 hr 9 min |
| | Kootenay Lake Hospital, Nelson | 147 | 1 hr 52 min |
| **Dentist** | Saddle Mountain Dental Clinic | 500m | 2 min |
| **Postal Services** | Canada Post, Nakusp | 180m | 1 min |
| **Library** | Nakusp Public Library | 190m | 1 min |

**Nakusp**

Our village is a vibrant, safe and friendly lakeshore community nestled on the shores of Upper Arrow Lake in the West Kootenay region of British Columbia. We are surrounded by the beautiful Selkirk and Monashee mountain ranges, natural and developed hot springs and the historic Arrow Lakes.

**Outdoor Recreation**

Summer promises terrific golf and fishing, excellent hiking and biking in beautiful alpine areas, and various festivals and events. The Nakusp and Area Community Trails Society also schedules several group hikes. During the winter, the region is popular with those who like to snowmobile, snowshoe, and ski in any setting, including downhill, cross-country, heli-skiing and backcountry. Winter also provides excellent opportunities for fishing on the open waters of the main lakes, or for ice fishing on the smaller lakes. Most activities are do-it-yourself without crowds or line-ups. Even the two 9-hole Golf Courses do not require booking times. There are a few guided activities available as well and the commercial and natural Hot Springs are open every day.

| **Weather** | |
|---|---|
| Average Yearly Rainfall (mm): 649.8 | Average Yearly Snowfall (cm): 192.1 |
| Mean Annual Temperature (c): 7.7 | Total Sunshine: 1902 hours |

# COMMUNITY INFORMATION

**Recreational Facilities**

The Nakusp & District Sports Complex is the recreational hub of our community, housing our indoor squash courts, four-sheet curling rink, auditorium with concession facilities and skating arena. The Centennial Building, in the heart of the village, houses the Nakusp Public Library, the Nakusp Museum and the Arrow Lakes Historical Society. There are numerous hot springs, parks, trails and public beaches. The Nakusp Centennial Golf Club offers both a challenging and relaxing golfing experience. The Nakusp Centennial Golf Course is nine holes on grass greens, 2610 yards, par 34 and a slope rating of 107.

**Historic and Heritage Sites**

In front of the Visitor Centre is the paddle wheel off the S.S. Revelstoke (1902-1915) and mounted on the building are the steam controls and whistle off the S.S. Minto (1898-1954), which can be heard every day at noon during the summer.

**Festivals and Events**

Some of the events in Nakusp are Music in the Park, Slo-pitch tournaments, Nakusp Art Walk, Farmers' Market, Hosted hikes, Kootenay Sufferfest, Garlic Festival, Celebration of Lights, Blue Knuckle Fishing Derby, Nancy Green Race and more!

**Geography**

The Village of Nakusp is a village located on the shores of Upper Arrow Lake, a portion of the Columbia River, in the West Kootenay region of British Columbia. Lying between the Selkirk and Monashee ranges, it is known for its nearby hot springs and picturesque mountain lakeside setting

**Economy**

The importance of forestry to the local economy was obvious by the mid-20th century, and it became the major economic base of Nakusp. Celgar began operations in 1951 and Nakusp became the centre of a large pole and lumber industry. Interfor now operates the main forestry operation in Nakusp, and several mills are currently in operation.

**Government**

The Village of Nakusp is governed by Mayor Tom Zeleznik, Councillor Susan DeSandoli, Councillor Joseph Hughes, Councillor Aidan McLaren-Caux and Councillor Ken Miller. This council began its four-year term of office – 2018-2022.



# 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 :*

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

# RESOURCES

**Kul Nijjar, Your Kootenay Property Matchmaker:** https://kootenaybc.com/

**Village of Nakusp:** http://nakusp.com/

**Nakusp and Area Guide:** https://nakusparrowlakes.com/

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

**Municipal Garbage Collection:** http://nakusp.com/municipal-services/garbage-recycling/garbage/
Once a week, residential curbside garbage pickup is available within the village. Village garbage bags for residential garbage are available for purchase from most retail outlets in town and from the Village office. Residential garbage is picked up on Mondays, Wednesdays and Fridays.
•Residential garbage bags must be placed within an animal-resistant container for collection;
•Garbage is to be placed out for collection no earlier than 7:00 am, but ready for pick-up at 9:00 am;
•Garbage must be placed on the Avenue adjacent to the residence; and,
•All garbage must be in Village bags (available for purchase at local retainers and the Village Office).

**Recycling:** http://nakusp.com/municipal-services/garbage-recycling/recycling/
The Village of Nakusp provides residential curbside recycling pickup of accepted products. Curbside pickup of accepted items is divided up into two (2) Zones for the community, with pick up taking place each week alternating between the zones.
As we transition into the new blue bins, we will continue to pick up clear bags until June 30, 2020. As of July 1, 2020 we will NOT pick up clear bags.
Simply put your accepted products in your blue bin(s), and place them at your curbside on collection day (see schedule below). Please ensure that the blue bins are out at the curb by 7 a.m.

**Water Analysis:** http://nakusp.com/municipal-services/utilities/water/

**Satellite TV Providers:**
Shaw: https://www.shaw.ca

**Internet**
Xplornet: https://www.xplornet.com/
Tekk Savvy: https://www.teksavvy.com/
Burton Internet Society: http://burtoncity.ca/index.php
Bell Mobility: https://www.bell.ca/
Columbia Wireless: http://columbiawireless.ca/
Telus: https://www.telus.com

**Hospital**
Arrow Lakes Hospital: https://www.interiorhealth.ca

**Post Office**
Canada Post: https://www.canadapost.ca