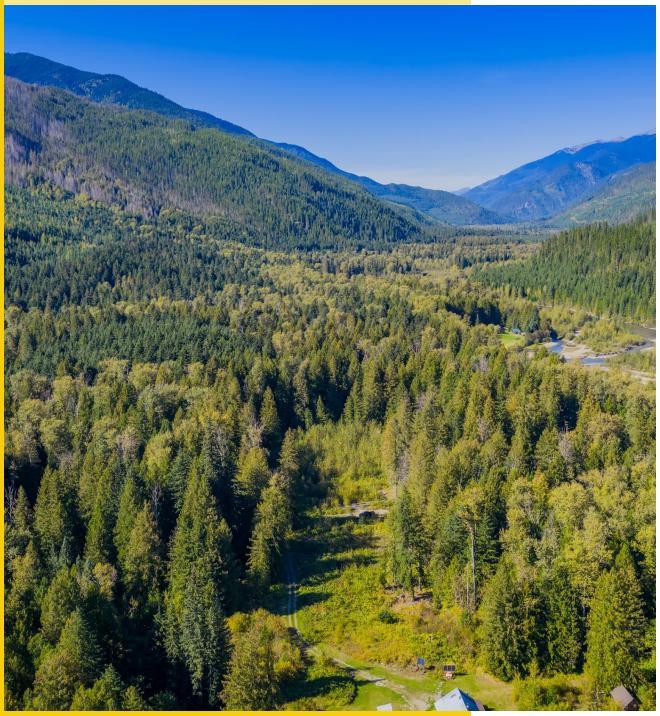
# BLOCK 6 MARQUISE ST, POPLAR CREEK BC \$95,000





# **DETAILS**

Welcome to Poplar Creek, British Columbia.

Escape to 0.70 acre of peaceful land in Poplar Creek, about an hour north of Kaslo, BC.

Surrounded by forested wilderness, this property offers off-grid potential in a rustic community with mostly seasonal cabins and a handful of year-round residents.

A budget-friendly option for a recreational retreat or a quiet haven to slow down, recharge, and embrace a simpler life in nature.

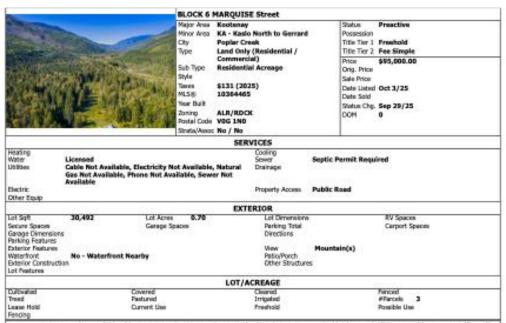
Size: 0.70 Acres

Services: No services available. Off-grid

set up required.



## MLS Listing Info



Escape to 0.70 acre of peaceful land in Poplar Creek, about an hour north of Kaslo, BC. Surrounded by forested wilderness, this property offers off-grid potential in a rustic community with mostly seasonal cabins and a handful of year-round residents. A budget-friendly option for a recreational retreat or a quiet haven to slow down, recharge, and embrace a simpler life in nature. Listed By: FAIR REALTY (KASLO)



## **RDCK MAP**



### Area of Interest (AOI) Information

Area: 0.7 acres

Sep 25 2025 9:08:01 Pacific Daylight Time



## **RDCK REPORT**

### Cadastre - Property Lines

	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03349.250	018-376-321	MARQUISE ST, POPLAR CREEK	Vacant Residential Less Than 2 Acres	NEP746
2	786.03349.245	018-376-282	MARQUISE ST, POPLAR CREEK	Vacant Residential Less Than 2 Acres	NEP746
3	786.03349.025	018-376-266		Vacant Residential Less Than 2 Acres	NEP746

#	LTO Number	Lot	Block	District Lot	Land District
1	XG25243	-	6	836	KOOTENAY
2	XG25242		6	836	KOOTENAY
3	XG25240	-	6	836	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL C, BLOCK 6, PLAN NEP746, DISTRICT LOT 836, KOOTENAY LAND DISTRICT, (SEE XG25243)	.408	ACRES	0.38
2	PARCEL B, BLOCK 6, PLAN NEP746, DISTRICT LOT 836, KOOTENAY LAND DISTRICT, (SEE XG25241)	.204	ACRES	0.19
3	PARCEL A, BLOCK 6, PLAN NEP746, DISTRICT LOT 836, KOOTENAY LAND DISTRICT, (SEE XG25239)	6000	SQUARE FEET	0.13

### Electoral Areas

	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	0.70

### Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	0.70

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

# SUMMARY- sample 1 parcel

Summary Sheet					
Rural BC					
PID	018-376-266				
Registered Owner	LO*, W*				
Legal Description	PARCEL A (SEE XG25239) BLOCK 6 DISTRICT LOT 836 KOOTENAY DISTRICT PLAN 746				
Plan	NEP746				
Zoning				Geogle	Une data COCH Google
Community Plan(s)	in ALR				
Year Built			Structure	V/4	CANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size		5747.96 ft <sup>a</sup>	Floor Area		
Bathrooms		0	Bedrooms	0	
Max Elev.		660.67 m	Min Elev.	658	1.63 m
Walk Score			Transit Score	64	/ Good Transit
Tax Year		2025	Annual Taxes	\$14	1.64
ASSESSMENT		2024	%		2025
Building		\$0	-		\$0
Land		\$3,400	↑ 11.76		\$3,800
APPRECIATION		\$3,400	<b>↑</b> 11.76		\$3,800
		Date	(\$)		% Growth
Assessment		2025	\$3,800		◆ 533.33
Sales History		14/09/1993	\$600		-
RECENT MLS® HISTORY	•				
MLS® History is not available.					

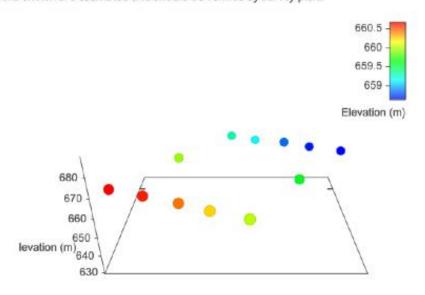
The enclosed information, while deemed to be correct, is not guaranteed.

# **ELEVATION** sample 1 parcel

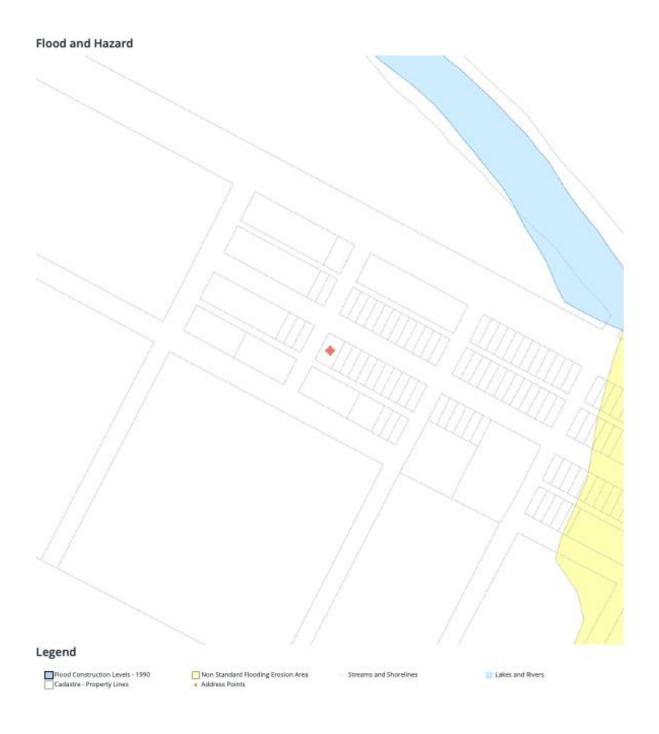
### Estimated Lot Dimensions and Topography



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



# FLOOD MAP



# **ZONING**

### Land Use

### **Subject Property Designation Summary**

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Not Applicable
Agricultural Land Reserve	Status: In Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

### Zoning



### **Subject Property Designations:**

Not Applicable

### Official Community Plan

### **COMMUNITY INFORMATION**

Туре	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	40.8	39 min
School	Jewett Elementary (K-3), Meadow Creek	1.9	3 min
Shopping	Front Street, Kaslo	41.3	40 min
Shopping	Meadow Creek General Store & Gas	1.6	3 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
Airport	Trail Regional Airport	188	2 hr 36 min
	Kaslo, BC	41.1	38 min
	Nelson, BC	110	1 hr 38 min
Major Cities	Spokane, WA	348	4 hr 39 min
iviajor Cities	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
Hospital/	North Kootenay Lake Community Services	41.2	40 min
Medical Centre	Kootenay Boundary Regional Hospital, Trail	180	2 hr 30 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
Dentist	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	91.8	1 hr 35 min
<b>Postal Services</b>	ervices Canada Post, Meadow Creek 2		25 min
Library	Argenta Library	13.1	19 min

### **Meadow Creek**

Forty km (25 miles) north of Kaslo is the beautiful Lardeau Valley which embraces the small communities of Lardeau, Cooper Creek and Meadow Creek, Howser, Argenta and Johnsons Landing. The rich valley bottom farmland is the result of the ebb and flow over thousands of years by the Duncan and Lardeau Rivers through the flats at the head of the lake.

### Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

### **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 Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

### **Historic and Heritage Sites**

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

### **Festivals and Events**

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

<u>The Kaslo Jazz Festival</u> 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.

<u>The IDidaRide and Run</u> is another popular event for keen runners and mountain bikers, held in August. The event offers five events-three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

<u>May Days</u> is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

### Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. 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.

### Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

### Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

### RESOURCES

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

Village of Kaslo: http://www.kaslo.ca/

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

Regional District of Central Kootenay: <a href="http://www.rdck.ca/">http://www.rdck.ca/</a>

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A.K.

Chamber of Commerce: http://www.kaslochamber.com/

Kaslo and Area Guide: http://visitkaslo.com/

Municipal Garbage Collection: http://www.kaslo.ca/content/municipal-waste-collection

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection. Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK\* transfer station.

\*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

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

**Water Analysis:** <a href="https://kaslo.civicweb.net/filepro/documents/7399">https://kaslo.civicweb.net/filepro/documents/7399</a>
\*Open latest Circulation Package for up-to-date water analysis reports

#### **Health Care:**

Victorian Community Health Centre: 250-353-2291 ext.5

### Satellite TV Providers:

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

### Internet

Kaslo infoNet Society: <a href="https://kin.bc.ca/">https://kin.bc.ca/</a>

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

Columbia Wireless: <a href="http://columbiawireless.ca/">http://columbiawireless.ca/</a>

Telus: <a href="https://www.telus.com">https://www.telus.com</a>

### Hospital

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

### **Post Office**

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