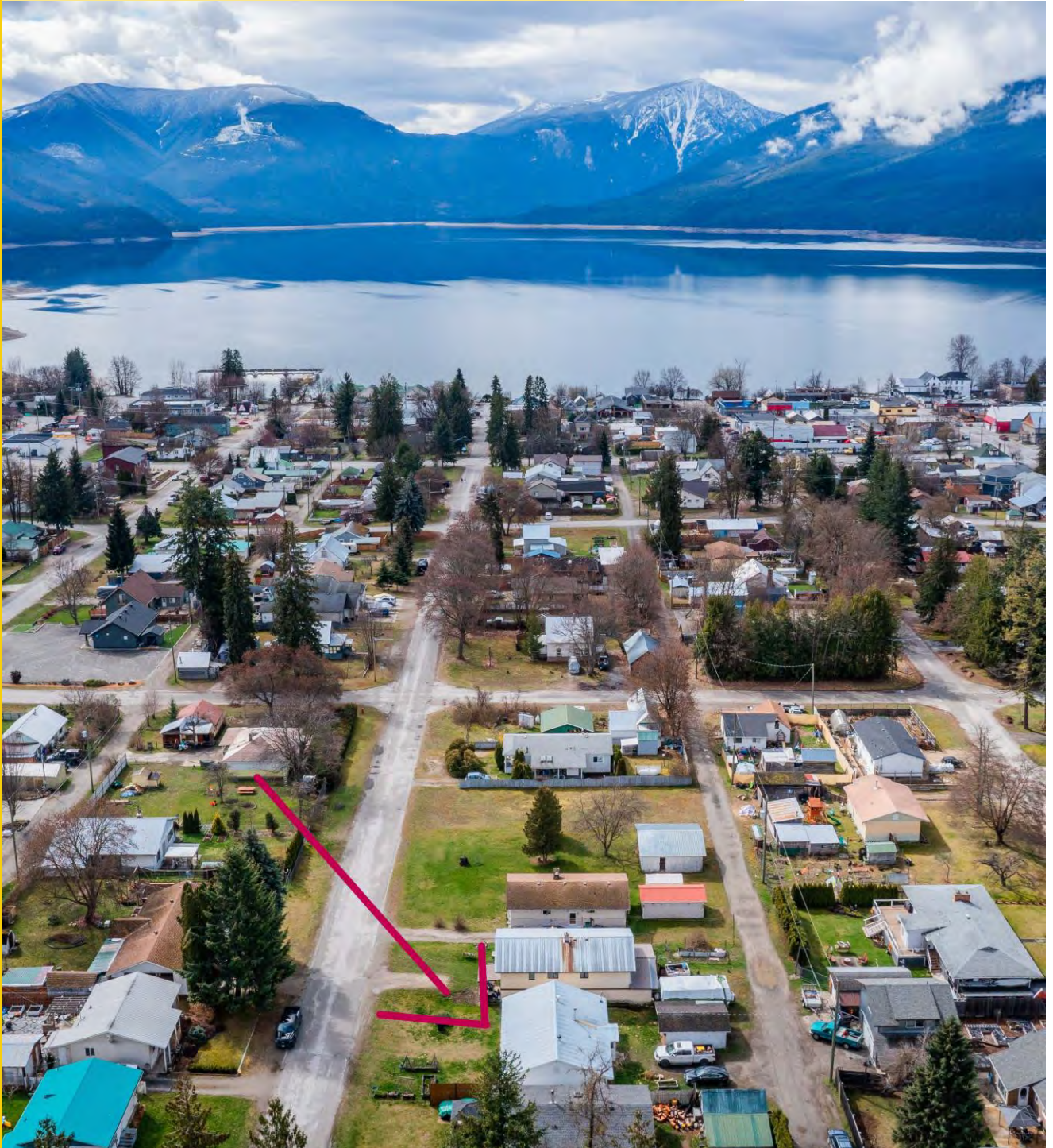


314 2nd Ave NW,
NAKUSP BC
\$410,000



DETAILS

Solid and affordable home in a great location! Have you been feeling the need to slow down? Live the good life? Spend time in the woods, or on the water? Then move to this great little house in Nakusp!

A perfect starter home or downsizer, this property features one-level living, with three bedrooms, a full bathroom, kitchen, dining area, living room, and laundry all on one floor.

The green grassy yard is flat and has lots of room to build gardens, a kids playhouse, or whatever you desire. Alley access in the back brings you to a covered carport with two separate lockable storage units, as well as parking for several vehicles.

The home is in a quiet neighbourhood away from the hustle and bustle, but is still just a few minutes walk to the waterfront, as well as cafes, restaurants, and shopping.

The basement is unfinished, but has good ceiling height and its own walk out access, so there are lots of possibilities for its use. The current tenants use it mostly as a workshop, as storage, and as a gym area.

A good home at a good price, come see for yourself!

Size: 0.13 acres

Services: Municipal Water & Sewer



TAX ASSESSMENT

AOIR Tax Record Detail

Tax Record Detail

DB Modified: 2024-03-23

Prop Modified: 2024-03-23

Jurisdiction: 553 Village of Nakusp

Roll No: 490000

Address: 314 2ND AVE

PID/MHR Details

PID #: 014-920-531

MHR(s):

Municipal Taxes

Tax Year: 2023

Gross Taxes: \$1,383

Actual Values

Year: 2024

Land: \$153,000

Imprvmnt: \$164,000

Total: \$317,000

Taxable Values

Municipal Land
Gross: \$153,000
Exempt: \$0
Net: \$153,000

Imprvmnts Total
\$164,000 \$317,000
\$0 \$0
\$164,000 \$317,000

Sch/Hosp Land
Gross: \$153,000
Exempt: \$0
Net: \$153,000

Imprvmnts Total
\$164,000 \$317,000
\$0 \$0
\$164,000 \$317,000

Legal Description

Plan: NEP4114

Lot: 2

Block:

Dist Lot: 397

Section:

Range:

Meridian:

L.D.:

Freeform:

Except Plan:

Lot Size

SqFt: 5,750.00

Width:

Acres: 0.13

Depth:

Last Three Sales per BCA

Date Price
2021-08-30 \$350,000
2016-09-19 \$155,000
2014-03-03 \$170,000

Title
CA9323980
CA5515609
CA3618224

Type
Improved Single Property Transaction
Improved Single Property Transaction
Reject - Not Suitable for Sales Analysis

Exemption/Taxation Code

Nghbrhd:

Tenure: Crown-Granted

Reg Dist:

TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$350000

2025-03-28, 17:28:38

Requestor: Danny Schell

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District
Land Title Office

NELSON
NELSON

Title Number
From Title Number

CA9323980
CA5515609

Application Received

2021-08-31

Application Entered

2021-09-02

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

LUCAS AIDAN MJOLSNESS, RETAIL MANAGEMENT
PO BOX 878
NAKUSP, BC
V0G 1R0
AS TO AN UNDIVIDED 99/100 INTEREST

Registered Owner/Mailing Address:

MELANY GAIL MJOLSNESS, RETIRED
PO BOX 878
NAKUSP, BC
V0G 1R0
AS TO AN UNDIVIDED 1/100 INTEREST

Taxation Authority

Nelson Trail Assessment Area
Nakusp, Village of

Description of Land

Parcel Identifier:

014-920-531

Legal Description:

LOT 2 DISTRICT LOT 397 KOOTENAY DISTRICT PLAN 4114

Legal Notations

NONE

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA9323981

Registration Date and Time:

2021-08-31 13:11

Registered Owner:

THE BANK OF NOVA SCOTIA

Duplicate Indefeasible Title

NONE OUTSTANDING

TITLE

TITLE SEARCH PRINT

File Reference:

Declared Value \$350000

2025-03-28, 17:28:38

Requestor: Danny Schell

Transfers

NONE

Pending Applications

NONE

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: April 06 2025

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

ADDRESS: 314 2nd Avenue NW Nakusp

BC VOG 1100 (the "Premises")



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?		X		
B. Are you aware of any existing tenancies, written or oral?	X			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?			X	
E. Are you aware of any current or pending local improvement levies/charges?			X	
F. Have you received any other notice or claim affecting the Premises from any person or public body?			X	

2. SERVICES

A. Please indicate the water system(s) the Premises use: <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 Premises have 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 Premises already? (ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		X		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?			X	

BUYER'S INITIALS

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

REV 2025
OF DISCLOSURE

PAGE 2 of 4 PAGES

ADDRESS: 314 2nd Avenue NW Nakusp

BC V001 (10)

2. SERVICES (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			X	
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other:				
G. Are you aware of any problems with the sanitary sewer system?		X		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	X			
B. To the best of your knowledge, is the ceiling insulated?	X			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		X		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			X	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		X		
G. Are you aware of any structural problems with any of the buildings?		X		
H. Are you aware of any additions or alterations made in the last 60 days?		X		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		X		
J. Are you aware of any problems with the heating and/or central air conditioning system?		X		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?	X		X	
L. Are you aware of any damage due to wind, fire or water?		X		

BUYER'S INITIALS

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

15 2025

PDF DISCLOSURE

PAGE 3 OF 4 PAGES

ADDRESS: 314 2nd Avenue NW Nakuru

BC VSD 1101

3. BUILDING (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and/or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc?		X		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		X		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		X		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number: _____ (ii) When was the energy assessment report prepared? (DD/MM/YYYY)			X	
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> Bq/m ³ <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)			X	
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?			X	

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants, or (b) unfit for habitation.</i>		X		

--	--	--

BUYER'S INITIALS

L.M.M.M.

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

2025

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 314 2nd Avenue NW Nakusp

BC V0G 1R0

4. GENERAL (continued)

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

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) Lucas Aidan Mjolsness

SELLER(S) Melany Gail Mjolsness

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

The Buyer acknowledges that all measurements are approximate.

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 Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1002 REV. NOV 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

EXPENSES

Property Taxes:

2024
\$2095.91



Municipal Water:

2025
\$1,131.70



Hydro (FortisBC):

2024
\$100-200 approx. / month



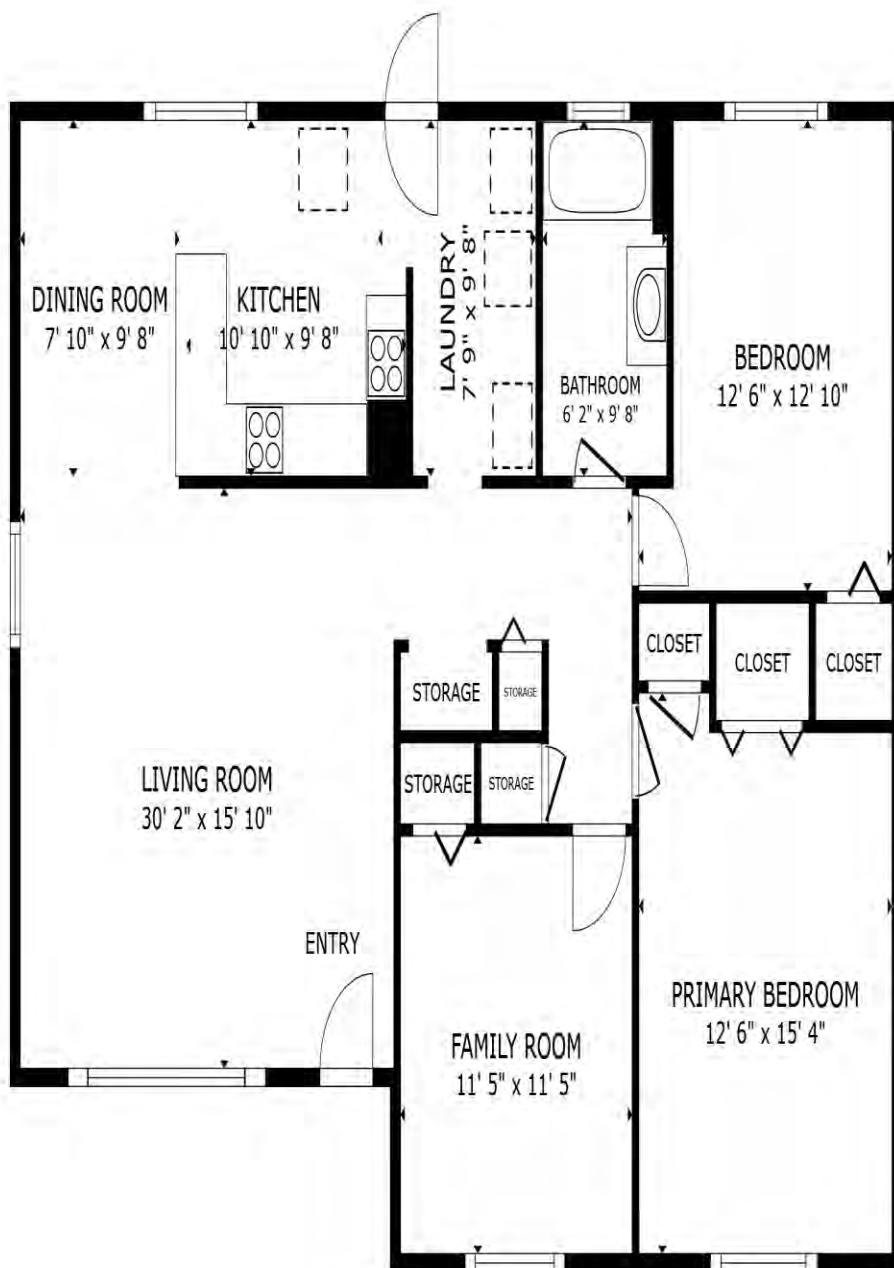
Insurance (TD):

2023
\$120 approx / month



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

FLOOR PLAN



FLOOR PLAN

LTSA MAP

ParcelMap BC Print Report



April 11, 2025

WARNING: MAP IS NOT PRINTED TO SCALE

Interest

Primary

Parcels By Class

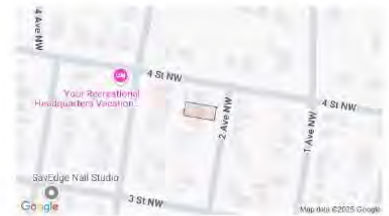
- Air Space
- Subdivision
- Absolute Fee Book
- Building Strata
- Bare Land Strata
- Common Ownership
- Park
- Road
- Return To Crown
- Crown Subdivision
- Part of Primary

SUMMARY

Summary Sheet

314 2ND AV NW Nakusp BC

PID	014-920-531
Legal Description	LOT 2 DISTRICT LOT 397 KOOTENAY DISTRICT PLAN 4114
Plan	NEP4114
Zoning	R1 - Urban Residential
Community Plan(s)	OCP: NC - Neighbourhood Core, not in ALR



Year Built	1965	Structure	SINGLE FAMILY DWELLING
Lot Size	5713.24 ft²	Bedrooms	3
Bathrooms	1	Dimensions	-
Max Elev.	467.74 m	Min Elev.	465.27 m
Floor Area	1259 Ft²	Walk Score	61 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$1,383.00

ASSESSMENT

	2024	%	2025
Building	\$164,000	0.00	\$164,000
Land	\$153,000	↑ 3.92	\$159,000
Total	\$317,000	↑ 1.89	\$323,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$323,000	↓ -7.71
Sales History	31/08/2021	\$350,000	↑ 126
	20/09/2016	\$155,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2459909KO	Sold 31/08/2021	31	\$350,000 / \$350,000	Royal Lepage Selkirk Realty
2441484KO	Cancelled 18/12/2019	78	\$255,000 / \$0	Royal Lepage Selkirk Realty
2414755KO	Sold 20/09/2016	64	\$165,000 / \$155,000	Royal Lepage Selkirk Realty

DEVELOPMENT APPLICATIONS

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Nakusp	Nakusp
School District	SD 10	SD 10
Grades	K - 7	8 - 12

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



Hydrant



Stand Pipe



Other

Streams and Shorelines

Lakes and Rivers

Cadastre - Property Lines

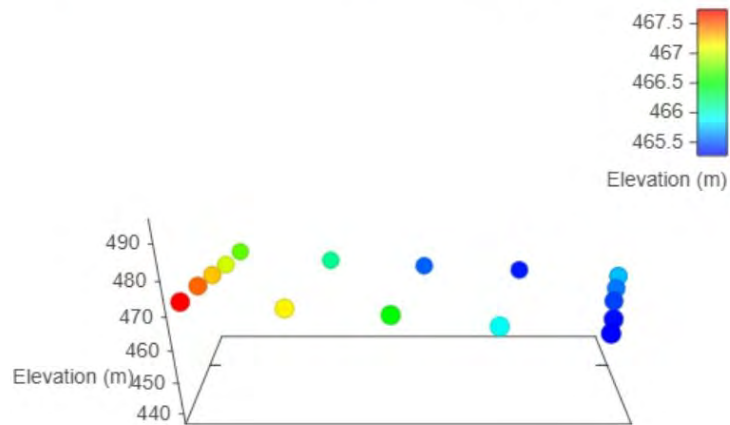
MUNICIPAL OWNED
RDCK OWNED
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 467.74 m | Min Elevation: 465.27 m | Difference: 2.46 m

FLOOD MAP

Land Use

Floodplain Data



Subject Property Designations:

Status: Not in Floodplain

ZONING

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
StatsCan CMA/CA, 2021	Not Applicable
Floodplain Data	Floodplain Title: BC Flood Hazard Map 2004 Name: Salmo River(including Erie Cr) Drawing: 90-32 File: 33-0200-S.2 Designation date: Sept.91,Floodplain Name: Salmo River(including Erie Cr) Designation Date: Sept.91 Feature Type: Floodplain Feature Code GB11355000 Drawing No.: 90-32 File No.: 33-0200-S.2

Official Community Plan



Subject Property Designations:

[RC - Country Residential](#)

Layer Legend:

- [RC - Country Residential](#)
- [RA - Resource Area](#)
- [AG - Agriculture](#)

COMMUNITY INFORMATION

Type	Centre	Driving Time
School	W.E. Graham Elementary & Secondary School	2 min
Shopping	Nakusp BC	40 mins
	Revelstoke	1 hr 30 min
	Nelson BC	2 hr 32 min
Airport	West Kootenay Regional Airport, Castlegar	2 hr 32 min
	Kelowna Airport	3 hr 24 min
Major Cities	Calgary AB	6 hr 30 min
	Vancouver BC	7 hr 30 mins
	Kelowna BC	3 hr 45 mins
	Revelstoke BC	2 hrs
	Spokane WA (Allow time for border crossings)	5hrs
Hospital/ Medical Centre	Arrow Lakes Hospital	43 min
Postal Services	Canada Post, Nakusp	40 min
Library	Nakusp Public Library	40 min

Galena Bay

Galena Bay on the eastern shore of Upper Arrow Lake serves as the eastern terminal of the Upper Arrow Lakes Ferry service between Galena Bay and [Shelter Bay](#), 49 kilometres south of Revelstoke on Highway 23. Originally two separate lakes, the Arrow Lakes became one 230-km long lake with the construction of the Keenleyside Dam in the 1960s. At low water levels the two lakes become separated, once again, although connected by the a section known as the Narrows. The shores of the Arrow Lakes feature rocky headlands and steep cliffs, with mountain sides that are heavily forested and rise sharply to elevations around 2,600 metres. The Upper Arrow Lakes Ferry service operates on a daily schedule throughout the year, with an additional seasonal vessel in the summer months. The free service is operated by the Ministry of Transportation and Infrastructure of the Province of British Columbia.

[BC Ferry: Inland Ferry Services in British Columbia](#)

There is another free highway ferry crossing of the Arrow Lakes, on Lower Arrow Lake between [Needles](#) and [Fauquier](#) on Highway 6.

Location: Galena Bay is located at the northern edge of the [Selkirk Valley](#) in the [Kootenays](#) region of British Columbia, 30 miles (49 km) south of [Revelstoke](#).

Nakusp BC

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. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, camping, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather Nakusp BC

Average Yearly Rainfall (mm): 480mm

Average Yearly Snowfall (cm): 105mm

Average Highest Temperature (c): 26

Average Lowest Temperature (c): -3

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, Councilor Susan DeSandoli, Councilor Joseph Hughes, Councilor Aidan McLaren-Caux and Councilor Ken Miller. This council began its four-year term of office – 2018-2022.

PICTURES



RESOURCES

KOOTENAYBC REAL ESTATE, Your Kootenay Property MatchmakerS: <http://kootenaybc.com>

Village of Nakusp: <https://nakusp.com/>

Columbia Shuswap Regional District: <https://www.csrld.bc.ca/>

For land use and planning, business licensing, taxes, permits
: <https://www.csrld.bc.ca/services/building-regulationinspection>

Arrow Lakes Chamber of Commerce: <https://nakusparrowlakes.com/>

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

Health Care:

Arrow Lakes Hospital [1 250 265 3622](tel:12502653622)

Satellite TV Providers:

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

Internet

XploreNet or StarLink

Hospitals

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

Post Office

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