

1-611 Union St,
New Denver BC
\$320,000



REAL ESTATE  FAIR REALTY



DETAILS

Thoughtfully designed for comfort and ease, this 2024-built senior-oriented townhouse offers modern living in a peaceful New Denver setting. Built to Step 4 of the BC Energy Step Code, the home provides enhanced energy efficiency, improved insulation, and year-round comfort. The bright 1 bedroom, 1 bathroom layout features an open cathedral-style design that creates an airy, welcoming feel, complemented by quality finishes and efficient construction.

Located in a quiet yet convenient area, the home is just minutes from Slocan Lake, walking paths, and local shops, making it ideal for relaxed, low-maintenance living. Whether you're downsizing or looking for a simpler lifestyle, this well-designed strata home offers comfort, efficiency, and community in one of the Kootenays' most charming villages.

MLS: 10373185 **Size:** 580 sq ft

Services: municipal water, septic, Phone, and hydro.



TITLE

TITLE SEARCH PRINT

File Reference: 1-611 Union St

Declared Value \$360000

2026-01-18, 16:38:50

Requestor: Emily Early

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

Title Issued Under

STRATA PROPERTY ACT (Section 249)

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

CB1776993

CB1639878

Application Received

2024-12-18

Application Entered

2024-12-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Taxation Authority

Nelson Trail Assessment Area
New Denver, The Corporation of the Village of

Description of Land

Parcel Identifier:

032-349-491

Legal Description:

STRATA LOT 1 DISTRICT LOT 549 KOOTENAY DISTRICT STRATA PLAN EPS10885
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL
GOVERNMENT ACT, SEE BB5003675

Charges, Liens and Interests

NONE

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 6A0dF08C-82FA-F011-8B4D-000D3A4FE828



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

PAGE 1 of 6 PAGES



Date of disclosure: January 18 2026

The following is a statement made by the Seller concerning the Property or strata Unit located at:

ADDRESS / STRATA UNIT #: 1 611 Union Street New Denver BC V0G 1S0 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

☒ Principal Residence ☐ Residence(s) ☐ Barn(s) ☐ Shed(s)
☐ Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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 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?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any current or pending local improvement levies / charges?		X		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		X		

2. SERVICES

A. Please indicate the water system(s) the Development uses: ☒ A water provider supplies my water (e.g., local government, private utility). ☐ I have a private groundwater system (e.g., well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other _____				
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.				X
(i) Do you have a water licence for the Development already?				X
(ii) Have you applied for a water licence and are awaiting a response?				X

BUYER'S INITIALS

SELLER'S INITIALS

BC1003 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

AuthenticSign ID: AAD9FDB6-82F6-F011-9B4D-000D3A4FE3E8

January 18 2026

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 1 611 Union Street New Denver 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?		X		
D. Are you aware of any problems with the sanitary sewer system?		X		

3. BUILDING Respecting the Unit and Common Property

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

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BUYER'S INITIALS

		
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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: AAD6FD86-82FA-F011-9B4D-000D3A4FE8E8

January 18 2026

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 1 611 Union Street New Denver 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?		X		
R. Have you paid any special assessment(s) in the past five years?		X		
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?		X		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		X		
U. Are you aware of any problems with the swimming pool and / or hot tub?				X
V. Are you aware of any additions, alterations, or upgrades made to the Unit that were not installed by the original developer?	X			
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?		X		
X. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? If Yes, attach the required Owner Builder Disclosure Notice.		X		
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		X		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____		X		
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 <u>Greg McTaggart</u> Telephone _____ Strata Council Secretary Treasurer's Name <u>Janice Gustafson</u> Telephone _____				

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PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: AAD6FD86-82FA-F011-804D-000D3A4FE3E6

January 18 2026

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DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 1 611 Union Street New Denver 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	X		
Rules / Regulations		X	
Year-to-date Financial Statements	X		
Current Year's Operating Budget	X		
All Minutes of Last 24 Months, Including Council, Special, and Annual General Meeting Minutes	X		
Engineer's Report and / or Building Envelope Assessment		X	
Strata Plan	X		
Depreciation Report		X	
Reserve Fund Study		X	
Summary of Insurance Coverages (including premium)	X		

EE. What is the ~~monthly~~ ^{Yearly} strata fee? \$ 500 / year

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		X			Recreation?		X		
Heat?		X			Cable?		X		
Hot Water?		X			Gardening?		X		
Gas Fireplace?		X			Caretaker?		X		
Garbage?		X			Water?		X		
Sewer?	X				Other? <u>Propane for generator when the power goes out</u>	X			

FF. (i) Number of Unit parking stalls included 1 and specific numbers _____

(ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?
☐ (d) Long Term Lease? ☒ (e) Other? one parking spot on each strata lot

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?

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BUYER'S INITIALS

		
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PROPERTY DISCLOSURE STATEMENT

January 18 2026

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 1 611 Union Street New Denver 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? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		X		
II. Is there a radon mitigation system in the Unit?	X			
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		X		
JJ. To the best of your knowledge, has the Common Property been tested for radon? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		X		03/07/26
KK. Is there a radon mitigation system for the Common Property?				X
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				X

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?		X		
B. Are you aware of any latent defect in respect of the Development? <i>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:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.		X		
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 <i>Heritage Conservation Act</i> or municipal legislation)?		X		
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)?		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

Authenticsign ID: AAD6FDB6-82FA-F011-9B4D-000D3A4FE3E8

January 18 2026

PAGE 6 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 1 611 Union Street New Denver BC V0G 1S0

5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

V. Installed patio concrete slabs and cover outside.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. 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)

SELLER(S)

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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

The Buyer acknowledges that all measurements are approximate. The Buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the Buyer is concerned about the size.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

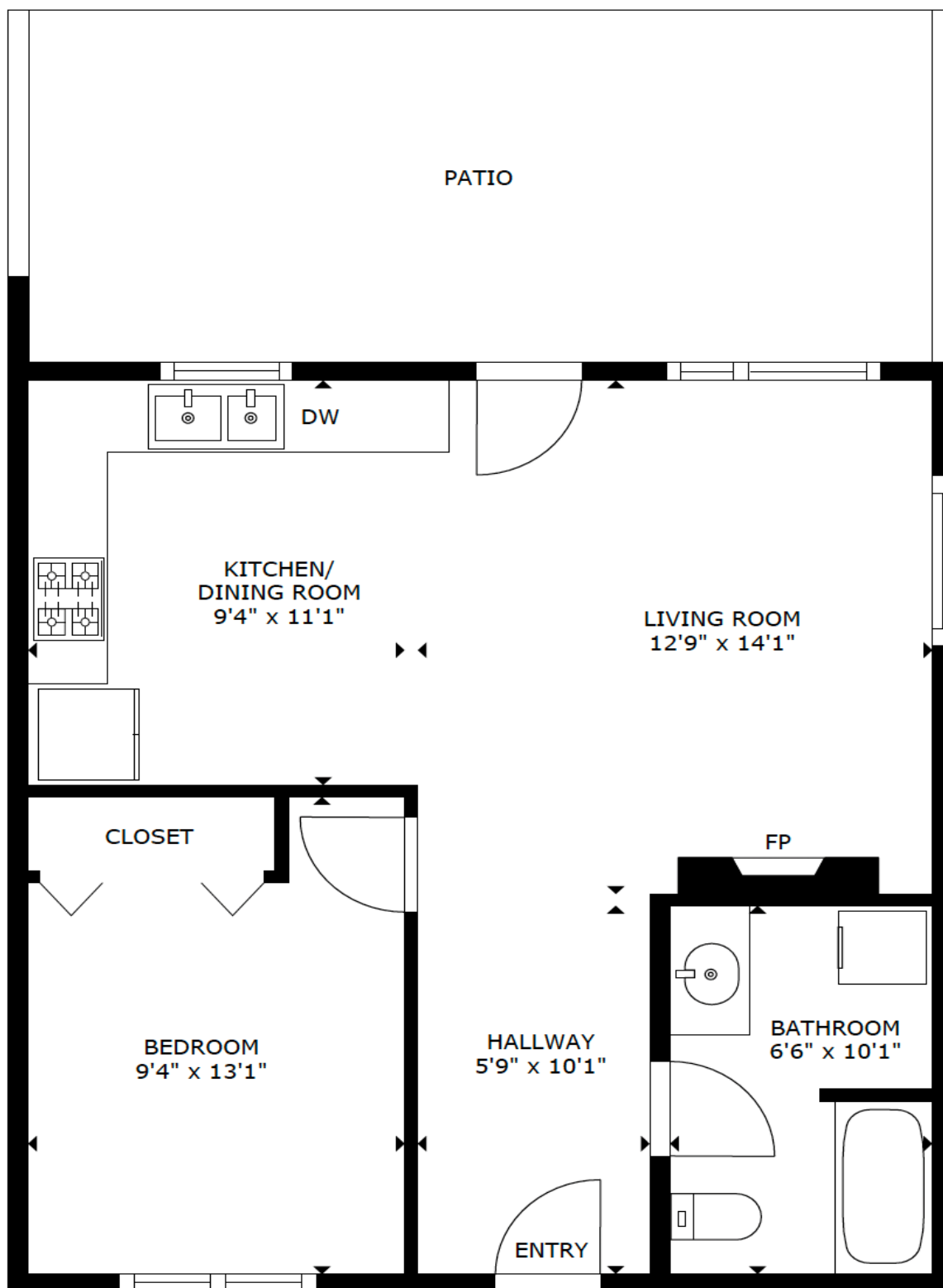
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FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 548 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXPENSES

Property Taxes:

2026
\$1235.00



Hydro (FortisBC):

2026
\$50-\$299 approx. ever 2 months



Insurance (HUB):

\$327 / year



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

BC ASSESSMENT

1/18/26, 4:48 PM

BC Assessment - Independent, uniform and efficient property 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.

1-611 UNION ST NEW DENVER

Area-Jurisdiction-Roll: 21-551-00099.011



Total value **\$348,000**

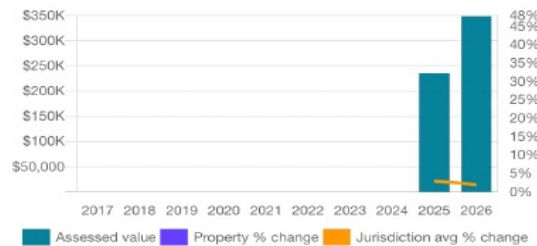
2026 assessment as of July 1, 2025

Previous year value **\$235,200**

Property value history

2026	+48%	\$348,000
2025	+100%	\$235,200
2024	0%	\$0
2023	0%	\$0
2022	0%	\$0

Property value and Village of New Denver jurisdiction change



Property information

Year built	2024
Description	Strata Townhouse
Bedrooms	1
Baths	1
Carports	
Garages	
Land size	Sq Ft
First floor area	
Second floor area	
Basement finish area	
Strata area	611
Building storeys	1
Gross leasable area	

Legal description and parcel ID

STRATA LOT 1, PLAN EPS10885, DISTRICT LOT 549, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 032-349-491

Sales history (last 3 full calendar years)

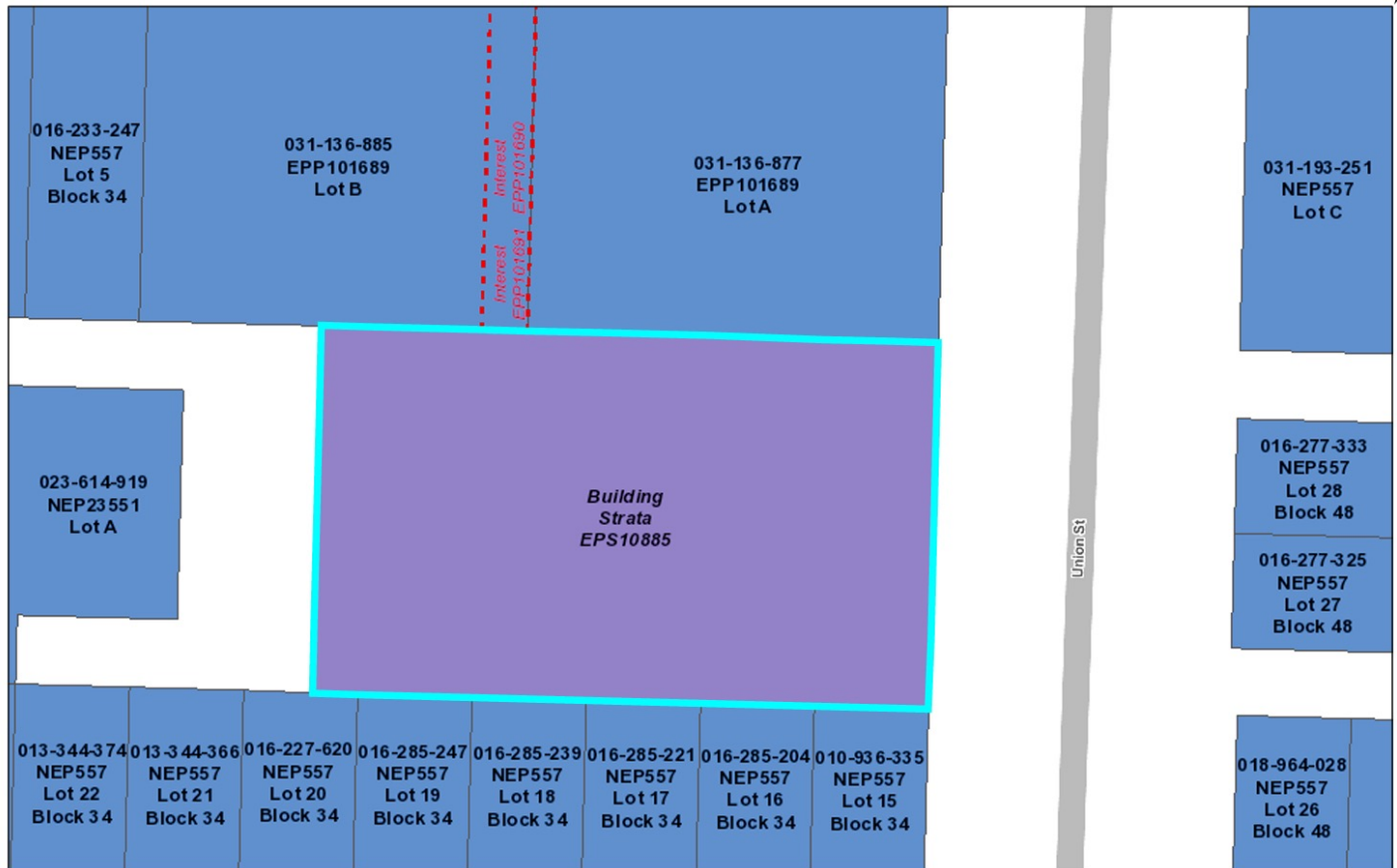
Dec 18, 2024 **\$372,330**

Manufactured home

Width

LTSA MAP

ParcelMap BC Print Report



January 22, 2026

SUMMARY

Summary Sheet

1-611 UNION ST New Denver BC



PID	032-349-491
Legal Description	STRATA LOT 1 DISTRICT LOT 549 KOOTENAY DISTRICT STRATA PLAN EPS10885 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	EPS10885
Zoning	C1 - Core Commercial
Community Plan(s)	OCP: Commercial, not in ALR

Year Built	2024	Structure	ROW HOUSING (SINGLE UNIT OWNERSHIP)
Lot Size	-	Floor Area	611 Ft²
Bathrooms	1	Bedrooms	1
Max Elev.	555.48 m	Min Elev.	551.15 m
Walk Score	53 / Somewhat Walkable	Transit Score	-
Tax Year	-	Annual Taxes	-

ASSESSMENT

	2024	%	2025
Building	-	-	\$141,000
Land	-	-	\$94,200
Total	-	-	\$235,200

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$235,200	↓ -34.67
Sales History	18/12/2024	\$360,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10373185	Preactive 30/01/2026		\$365,000 /	Fair Realty (Kaslo)

DEVELOPMENT APPLICATIONS

-

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



Streams and Shorelines



Lakes and Rivers



Cadastre - Property Lines



RDCK OWNED

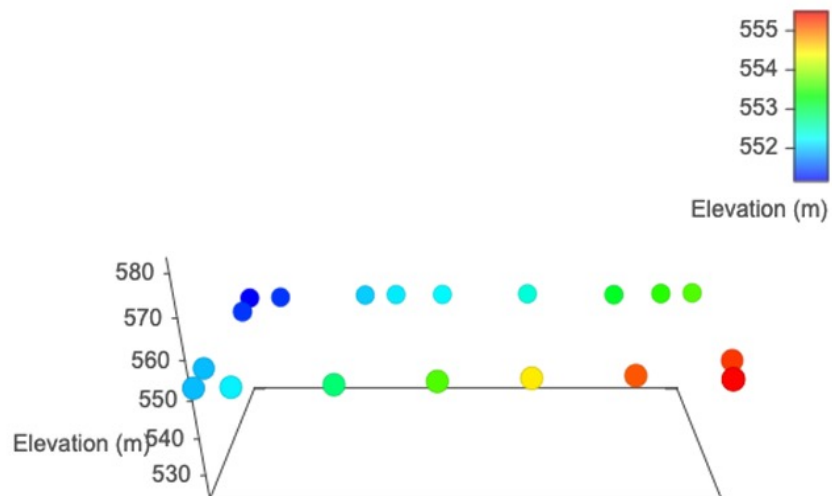
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 555.48 m | Min Elevation: 551.15 m | Difference: 4.33 m

FLOOD MAP

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

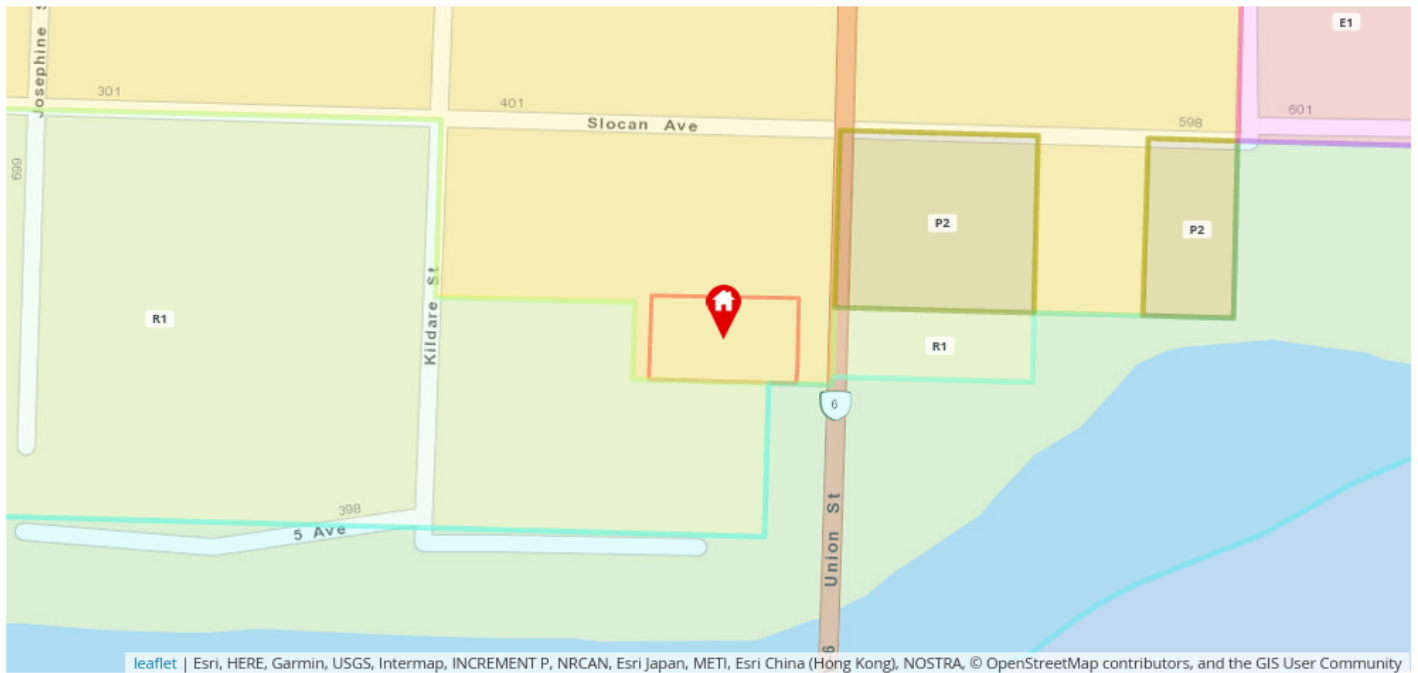
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C1 Description: Core Commercial
Floodplain Data	High Hazard Area db-508 Title: BC Flood Hazard Map 2004 Name: Carpenter Creek -Lower Ha Receiving: Slocan Lake Hazard: 1 Comments: Refer to MS-Word document

Land Use

Zoning



Subject Property Designations:

Code: [C1](#)

Description: Core Commercial

Layer Legend:

	Code	Description
■	C1	Core Commercial
■	R1	Single and Two Family Residential
■	P1	Parks and Open Space
■	P2	Public and Institutional
■	E1	Environmental Reserve

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 & Second

<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

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>