

DL 7837 HIGHWAY 31,
POPLAR CREEK BC
\$498,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Welcome to Poplar Creek, British Columbia, where an extraordinary opportunity awaits! Just over 80 acres of unzoned stunning land, this property is for nature lovers and those yearning for an off-grid, self-sustaining lifestyle. Located approx. an hour's drive north of Kaslo BC and 1/2hr N of Meadow Creek BC, this remarkable piece of land overlooks Poplar Creek and the Lardeau Valley in the heart of the Kootenays. As you turn off the gravel road and cross the private bridge, you'll immediately be greeted by peace and nature. With its rugged terrain and wildlife, this property serves as a true haven for individuals seeking an authentic back-to-the-land experience. The acreage provides ample room to fully immerse yourself in the great outdoors and indulge in various recreational pursuits. For those longing for a self-sufficient lifestyle, this property offers areas for gardening, raising livestock, and the potential for alternative energy sources, you can design a sustainable refuge that reflects your values and aspirations. Embrace the serenity and seclusion, allowing yourself to decompress and rejuvenate amidst nature's tranquility.

MLS: 2476038

Size: 80 acres

Services: No services available. Off-grid set up required.



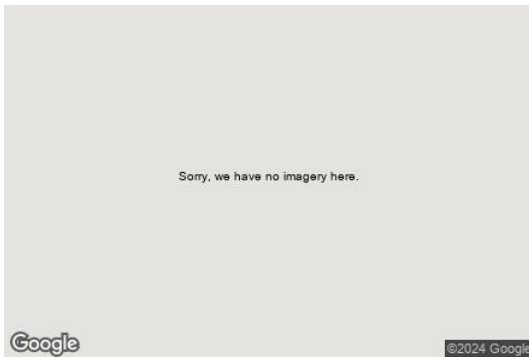
TAX ASSESSMENT



The information in this report is provided for your information and convenience. If the information has been altered for any reason from the format in which it was originally received verification may be required by BC Assessment. In any case of doubt, the official BC Assessment records shall prevail.

HIGHWAY 31 POPLAR CREEK

Area-Jurisdiction-Roll: 21-786-05847.000



Total value **\$270,900**

2024 assessment as of July 1, 2023

Land \$270,900

Buildings \$0

Previous year value \$241,600

Land \$241,600

Buildings \$0

Property information

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 81.398 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

DISTRICT LOT 7837, KOOTENAY LAND DISTRICT

PID: 012-027-839

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

TITLE

TITLE SEARCH PRINT

2023-05-31, 05:51:17

File Reference:

Requestor: Kul Nijjar

Declared Value \$260000

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

Land Title District	NELSON
Land Title Office	NELSON
Title Number	CA8363394
From Title Number	CA3817311
Application Received	2020-08-14
Application Entered	2020-08-25
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	J
	Nelson Trail Assessment Area
Taxation Authority	
Description of Land	
Parcel Identifier:	012-027-839
Legal Description:	DISTRICT LOT 7837 KOOTENAY DISTRICT
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 77096419-0710-D-EE11-AAF0-6045BDDAA143



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES



Date of disclosure: March 28 2024

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

ADDRESS: **DL 7837 HIGHWAY 31** **Poplar Creek** **BC** **VOG 1N0** **(the "Land")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		JS		
B. Are you aware of any existing tenancies, written or oral?		JS		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		JS		
D. Is there a survey certificate available?			JS	
E. Are you aware of any current or pending local improvement levies/charges?		JS		
F. Have you received any other notice or claim affecting the Land from any person or public body?		JS		
G. Is the Land managed forest lands?		JS		
H. Is the Land in the Agricultural Land Reserve? APPROX 41 ACRES IS	JS			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		JS		
J. Are you aware of any fill materials anywhere on the Land?		JS		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		JS		
L. Are you aware of any uncapped or unclosed water wells on the Land?		JS		
M. Are you aware of any water licences affecting the Land?		JS		
N. Has the Land been logged in the last five years?		JS		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		JS		

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BUYER'S INITIALS

JS		
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SELLER'S INITIALS

BC1008 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: 7709642D-07ED-EE11-AAF0-6045BDDAA143

March 28 2024

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: DL 7837 HIGHWAY 31 Poplar Creek BC V0G 1N0

2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land uses: <input 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 checked="" type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Land 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 Land already?				
(ii) Have you applied for a water licence and are awaiting response?				JS
C. Are you aware of any problems with the water system?				JS
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?				JS
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				JS
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				JS
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				JS
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				JS

3. BUILDING (not applicable)

4. GENERAL

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

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BUYER'S INITIALS

JS		
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SELLER'S INITIALS

BC1008 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT



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March 28 2024

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: DL 7837 HIGHWAY 31 Poplar Creek BC V0G 1N0

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

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.

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr. _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S)

BUYER(S)

BUYER(S)

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

*PREC represents Personal Real Estate Corporation

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EXPENSES

Property Taxes:

2023
\$618.67



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

RDCK MAP



RDCK Property Report

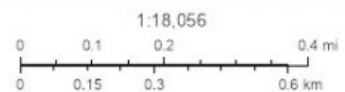
Area of Interest (AOI) Information

Area : 71.05 acres

Apr 2 2024 15:45:04 Central European Summer Time



-  Electoral Areas
-  RDCK Streets
-  Cadastre - Legal Parcels



RDCK REPORT

Cadastre - Legal Parcels

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.05847.000	012-027-839	HIGHWAY 31, RDCK REGION	2 Acres Or More (Vacant)	-

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8363394	-	-	7837	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	DISTRICT LOT 7837 KOOTENAY LAND DISTRICT	81.398	ACRES	71.05

Electoral Areas

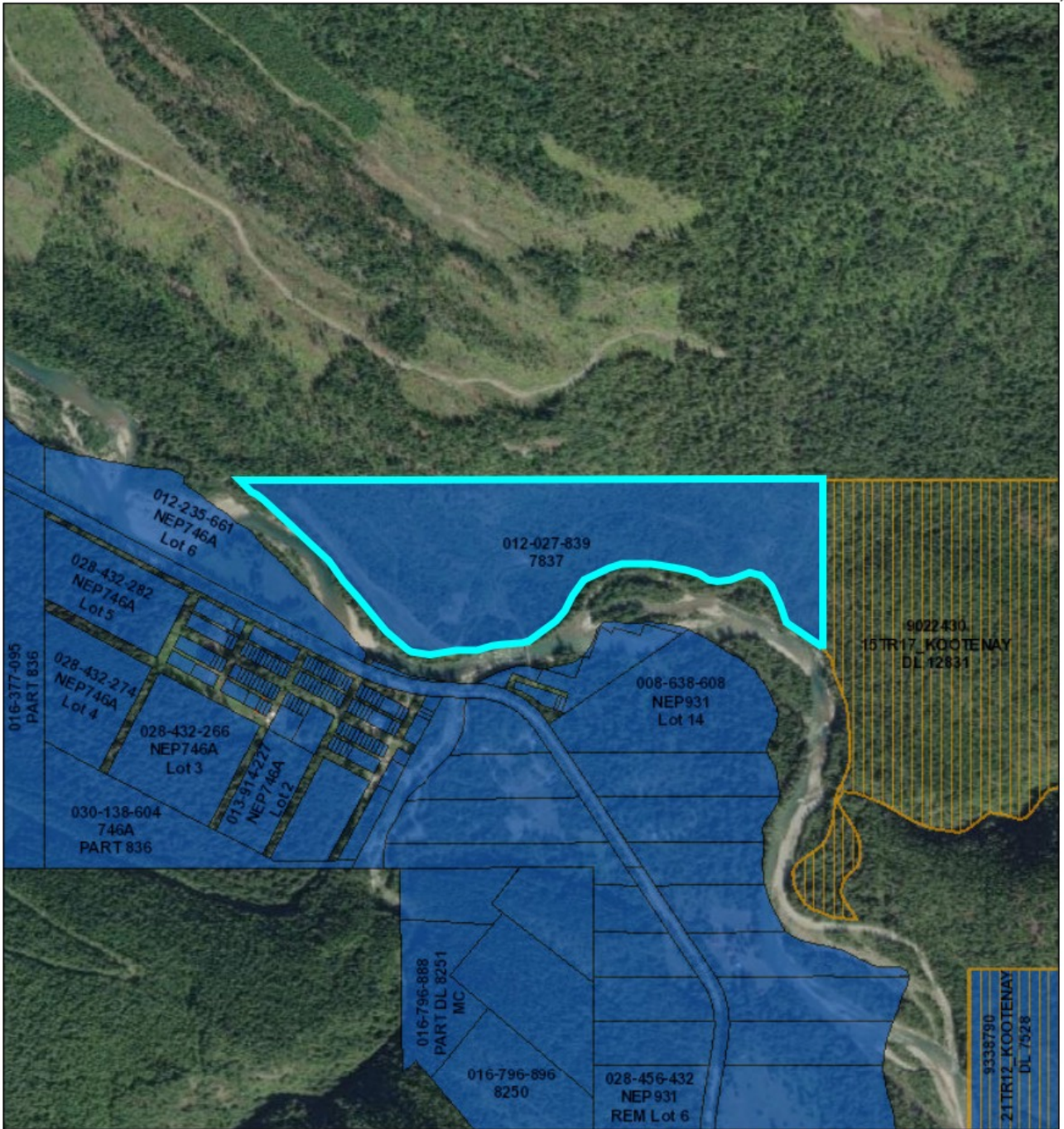
#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	71.05

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	41.74

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

LTSA MAP



April 2, 2024

WARNING: MAP IS NOT PRINTED TO SCALE



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

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

ALR MAP



3/28/2024, 6:12:56 AM

-  ALR Polygons
-  ParcelMap BC Parcel Fabric



© Provincial Agriculture Land Commission. The information provided is for reference purposes only and may not reflect the current status of the A/LR.
Provincial Agriculture Land Commission

SUMMARY

HIGHWAY 31 Rural BC

PID	012-027-839
Registered Owner	ST*, J*
Legal Description	DISTRICT LOT 7837 KOOTENAY DISTRICT
Plan	NO_PLAN
Zoning	
Community Plan(s)	in ALR



Year Built	-	Structure	2 ACRES OR MORE (VACANT)
Lot Size	71.05 acres	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	774.64 m	Min Elev.	651.70 m
Floor Area	-	WalkScore	-
TransitScore	-	Annual Taxes	\$618.67

ASSESSMENT

	2022	%	2023
Building	\$0	-	\$0
Land	\$209,600	↑ 15.27	\$241,600
Total	\$209,600	↑ 15.27	\$241,600

APPRECIATION

	Date	(\$)	% Growth
Assessment	2023	\$241,600	↓ -7.08
Sales History	14/08/2020	\$260,000	0
	02/07/2014	\$260,000	↑ 400
	30/04/2010	\$52,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

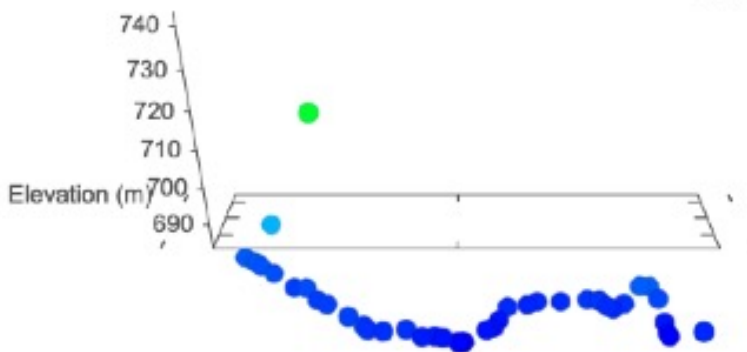
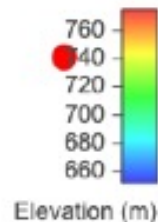
	Nearest Elementary	Nearest Secondary
Nearest School	Jewett	J V Humphries
School District	SD 8	SD 8
Grades	K - 6	K - 12

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

ELEVATION



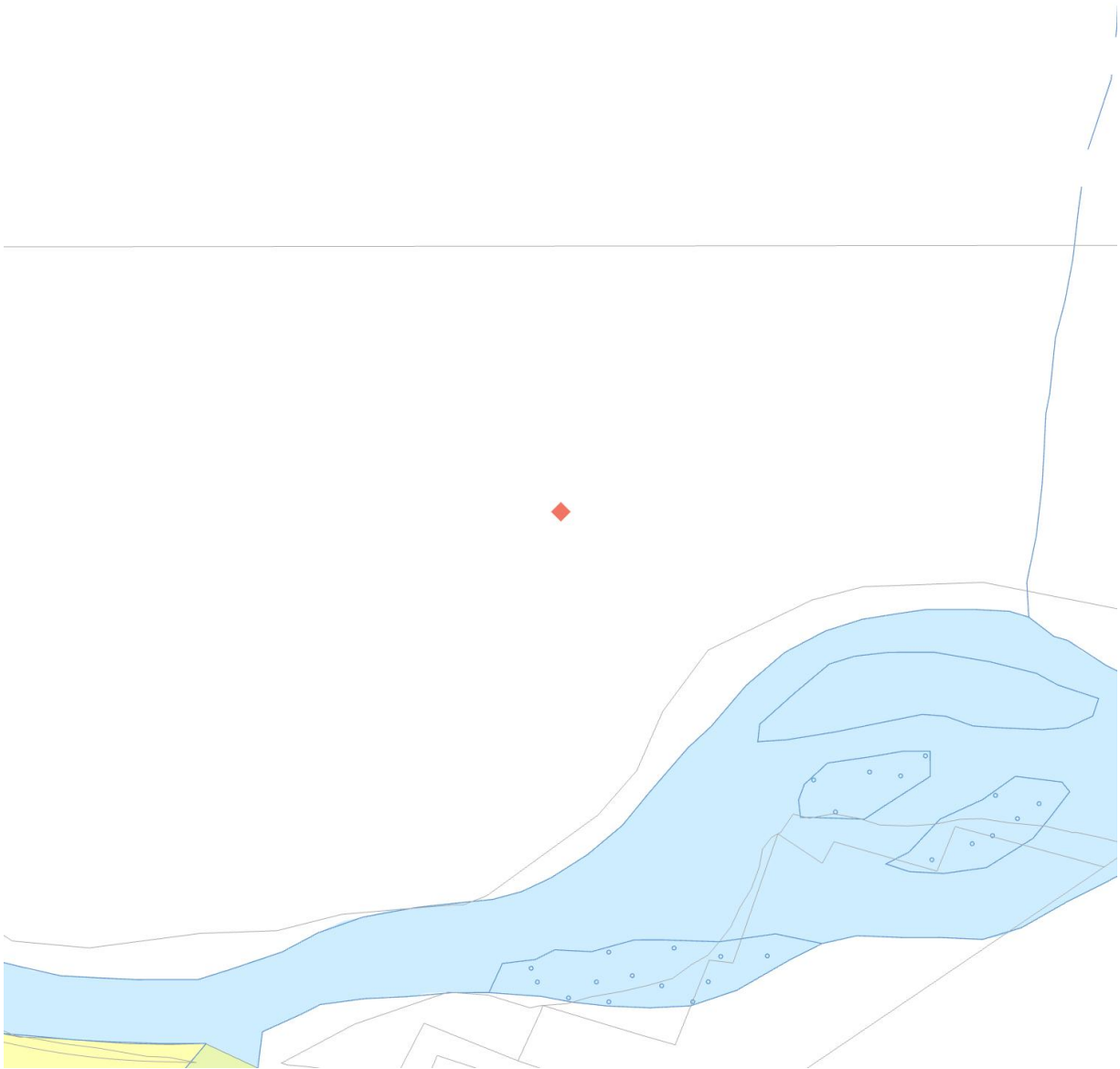
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 774.64 m | Min Elevation: 651.70 m | Difference: 122.94 m

FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slocan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- Address Points

ZONING

Land Use

Subject Property Designation Summary

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



COMMUNITY INFORMATION

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

The Kaslo Jazz Festival 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.

The IDidaRide and Run 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.

May Days 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.

PICTURES



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: <http://www.rdck.ca/>

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: <https://kaslo.civicweb.net/filepro/documents/7399>

*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: <https://kin.bc.ca/>

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

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

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

Hospital

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

Post Office

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