

1-611 Union St,
New Denver BC
\$365,000

Kootenay
BC 
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. The bright 1 bedroom, 1 bathroom layout features an open cathedral-style design that creates an airy, welcoming feel, paired with energy-efficient construction and quality finishes.

Set in a quiet yet convenient location, 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 seeking a simpler lifestyle, this well-planned strata home offers comfort, efficiency, and community in one of the Kootenays' most charming villages.

A wonderful opportunity to enjoy easy living in New Denver.

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 NELSON
Land Title Office NELSON

Title Number CB1776993
From Title Number 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: A0D9E7B5-27F8-F011-8D4D-000D3A1FC4E8



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: | | | |
|---|--|--|----------------|
| <input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Residence(s) <input type="checkbox"/> Barn(s) <input type="checkbox"/> Shed(s) <input type="checkbox"/> 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." | | THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES. | |
| 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. | | YES | NO |
| <p>"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.</p> | | 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Are you aware of any existing tenancies, written or oral? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Are you aware of any current or pending local improvement levies / charges? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

2. SERVICES

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A. Please indicate the water system(s) the Development uses: <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 _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? (ii) Have you applied for a water licence and are awaiting a response? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

BUYER'S INITIALS

BC1003 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: A0D9F7B5-27F6-F011-8D4D-000D3A1FC4E8

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) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT-certified inspector? | | | | X |
| C. (i) Is this Unit occupied, or has this Unit been previously occupied? (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 unrepairs damage by insects, rodents, or bats? | | X | | |
| J. Are you aware of any leakage or unrepairs 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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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: A0D0F7B5-27F8-F011-8D4D-00003A1FC4E8

January 18 2026

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

| | | | | | | | | | |
|---|---|-----|-------|--------|---|-------------------------------------|------------------------------------|------------------------------------|--------------------------------------|
| ADDRESS / STRATA UNIT #: | 1 | 611 | Union | Street | New Denver BC | VOG 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? | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| R. Have you paid any special assessment(s) in the past five years? | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 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? | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit? | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| U. Are you aware of any problems with the swimming pool and / or hot tub? | | | | | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| V. Are you aware of any additions, alterations, or upgrades made to the Unit that were not installed by the original developer? | | | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 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? | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 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. | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| Z. Is there a current "EnerGuide for Houses" rating number available for this unit? | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| (i) If so, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ | | | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| AA. Nature of Interest / Ownership: | | | | | <input checked="" type="checkbox"/> Freehold | <input type="checkbox"/> Time Share | <input type="checkbox"/> Leasehold | <input type="checkbox"/> Undivided | <input type="checkbox"/> 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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BUYER'S INITIALS

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PROPERTY DISCLOSURE STATEMENT

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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? | Propane for generator when the power goes out | X | | | |
| FF. (i) Number of Unit parking stalls included 1 and specific numbers _____ | | | | | | | | | | |
| (ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? one parking spot on each strata lot | | | | | | | | | | |
| GG. (i) Storage Locker? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Number(s) _____ | | | | | | | | | | |
| (ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? | | | | | | | | | | |

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BUYER'S INITIALS

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BC1003 REV. JUL 2025

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PROPERTY DISCLOSURE STATEMENT

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January 18 2026

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DATE OF DISCLOSURE

| ADDRESS / STRATA UNIT #: 1 | 611 Union Street | New Denver BC | VOG 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? | | | X | | |
| (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) | | | | | |
| 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? | | | | X | |
| (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 | |
| 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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PROPERTY DISCLOSURE STATEMENT

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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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STRATA PLAN OF LOT A DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 9044.

BCGS 82F.094

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200



LEGEND

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North.

The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.999525.

The combined scale factor has been determined based on an ellipsoidal elevation of 537 metres.

Note: This plan shows one or more witness posts (shown Wt.) which are not set on the true corner(s).

Strata Lot
Limited Common Property
Common Property

Found Set Standard iron post
• △ Traverse hub

Civic Address
611 Union Street

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

This plan lies within the Regional District of Central Kootenay and the Village of New Denver.

All LCP yard areas are defined as to height by the roof at its lowest point, extended out to the horizontal LCP limit.

Building offset distances on this page are shown to exterior of foundation walls and are perpendicular to lot boundaries.

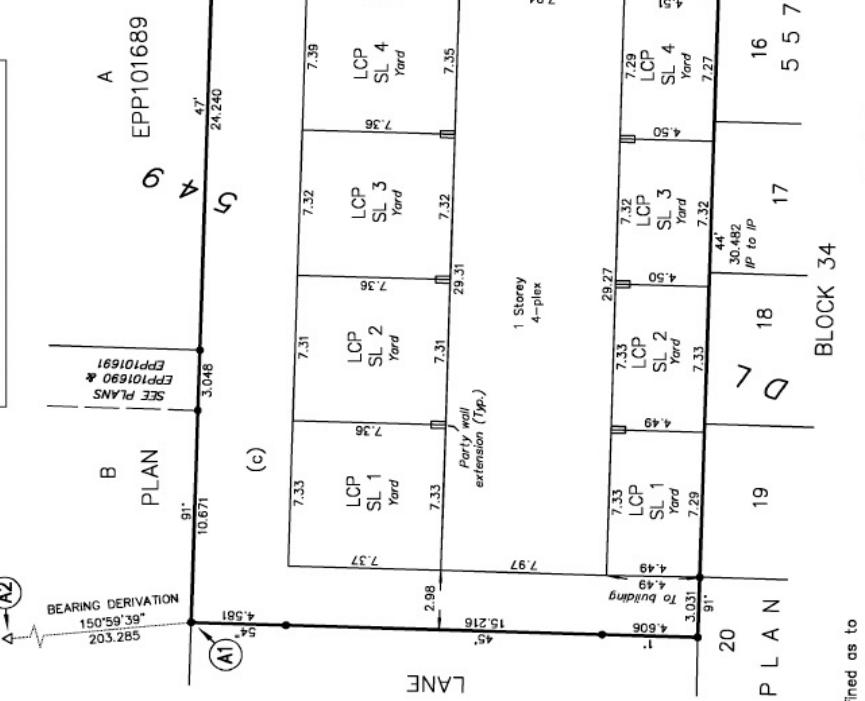
The field survey represented by this plan was completed on the 16th day of August, 2024.

Joshua Hang
BC Land Surveyor
602 Columbia Rd
Castlegar, BC V1N 4M4
(250) 365-5342
(250) 365-2442
www.hango.landsurveying.ca

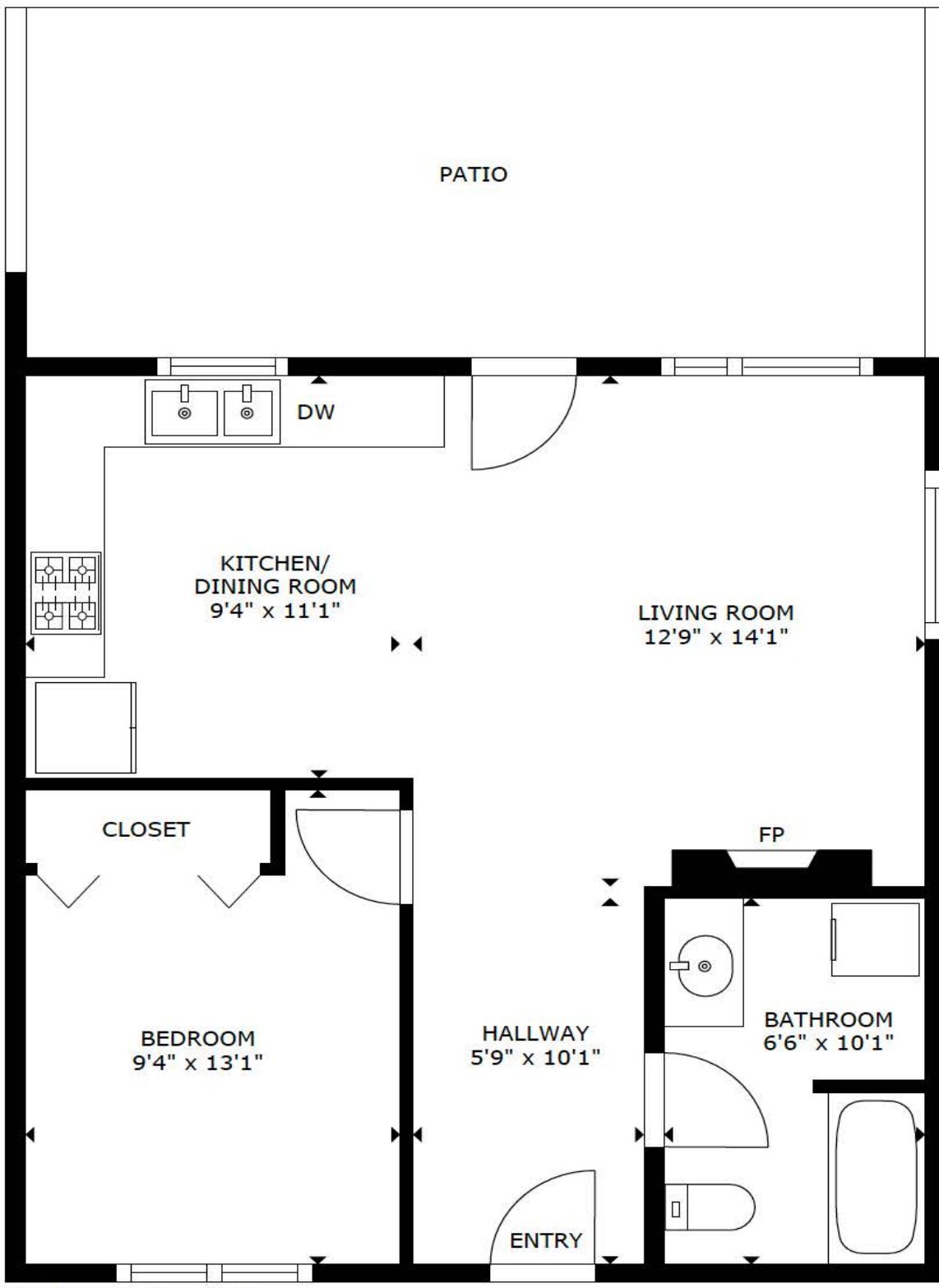
STRATA PLAN EPS10885

Sheet 1 of 4 sheets

STRATA PLAN EPS10885



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**

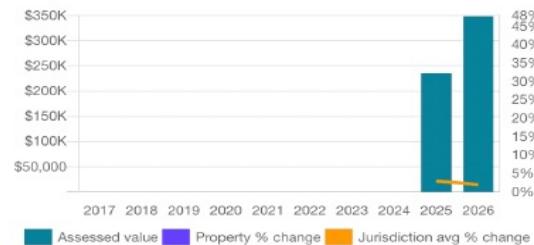
2026 assessment as of July 1, 2025

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)

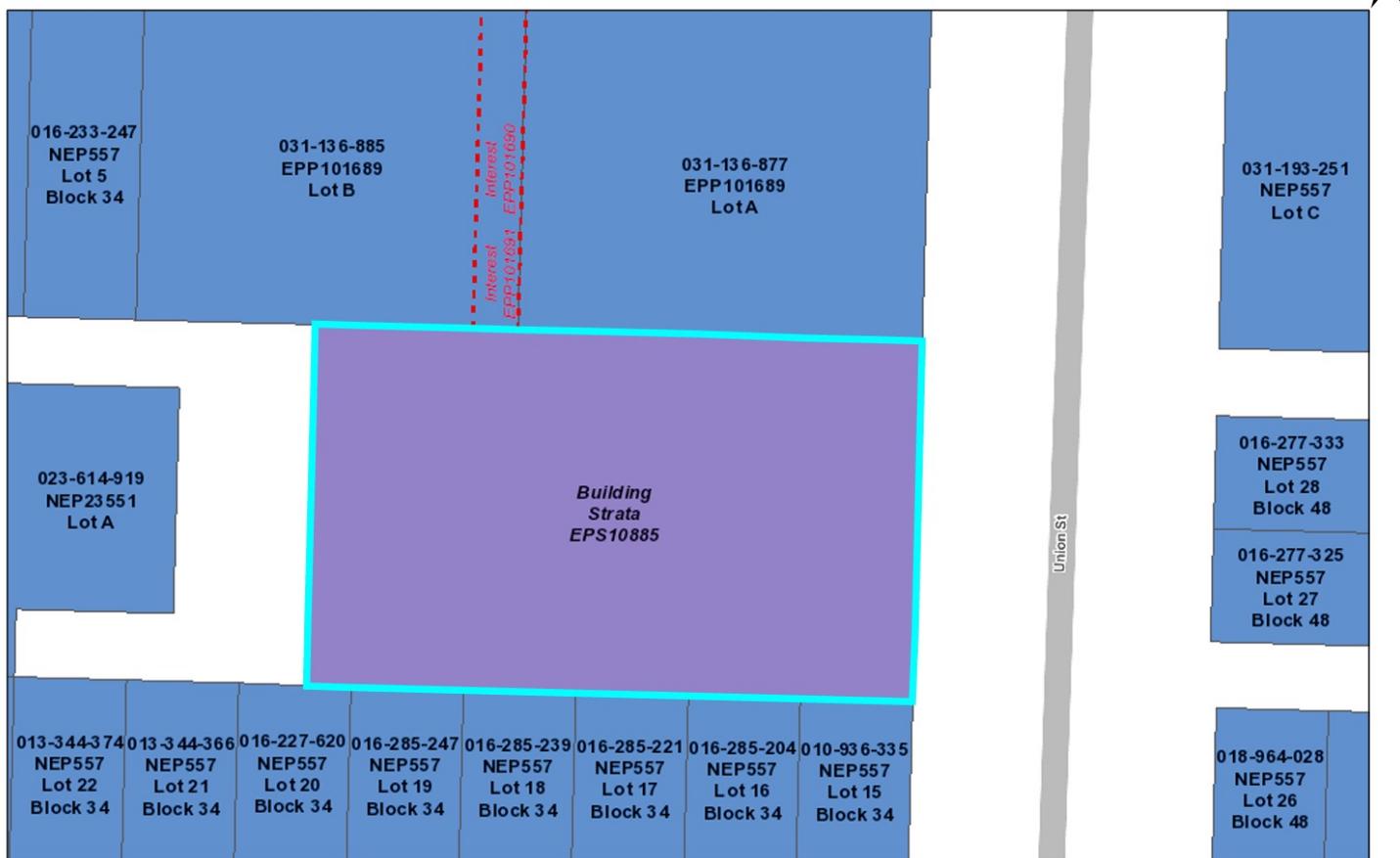
| | |
|--------------|-----------|
| Dec 18, 2024 | \$372,330 |
|--------------|-----------|

Manufactured home

Width

LTSA MAP

ParcelMap BC Print Report



January 22, 2026

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

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 Ft ² |
| 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

Hydrant

Stand Pipe

Other

MUNICIPAL OWNED

Streams and Shorelines

Lakes and Rivers

Cadastre - Property Lines

RDCK OWNED

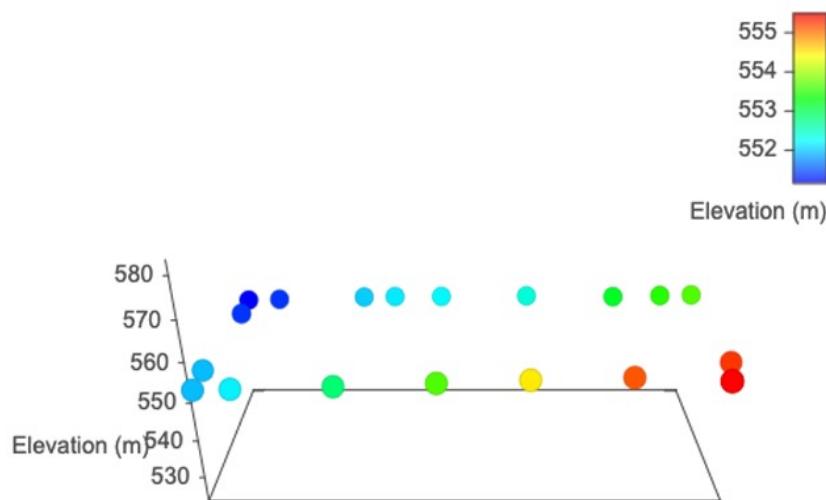
Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



FLOOD MAP

Flood and Hazard



Legend

- Flood Construction Levels - 1990
- Cadastre - Property Lines

Non Standard Flooding Erosion Area

— Streams and Shorelines

Lakes and Rivers

ZONING

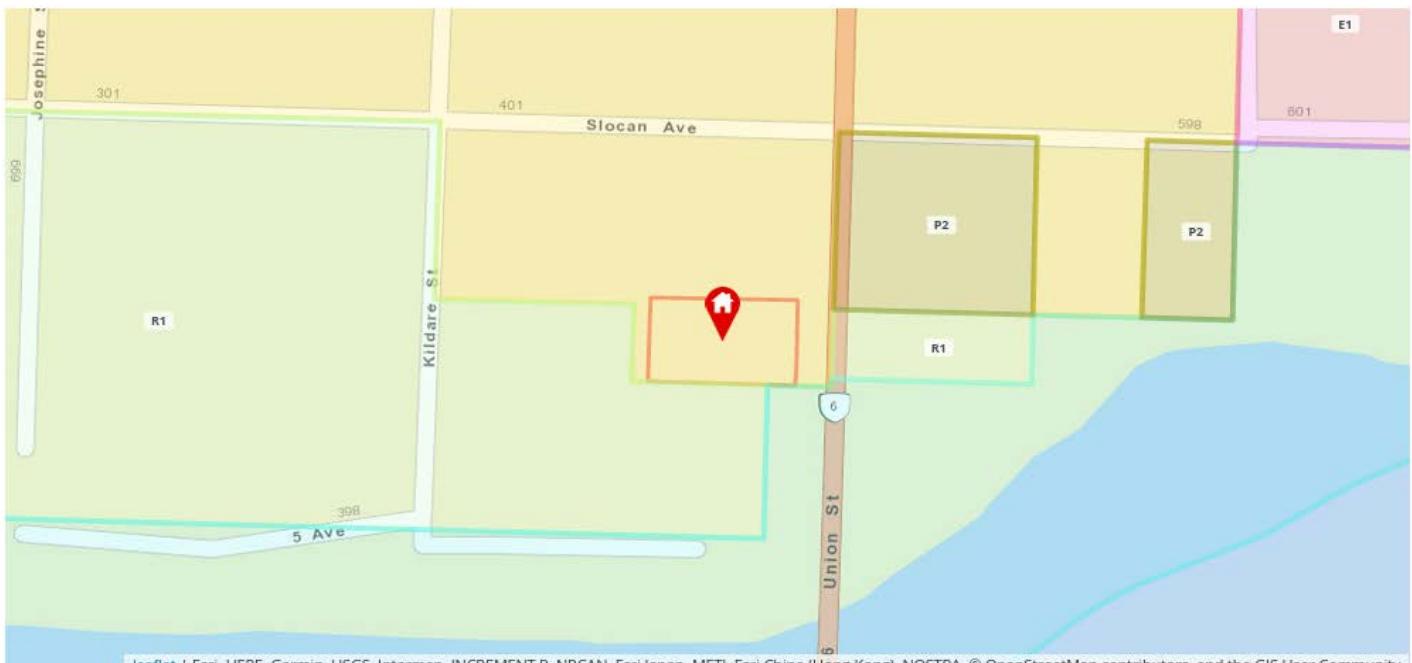
Land Use

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



leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

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/attraction/>

<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 & Secon

<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/>

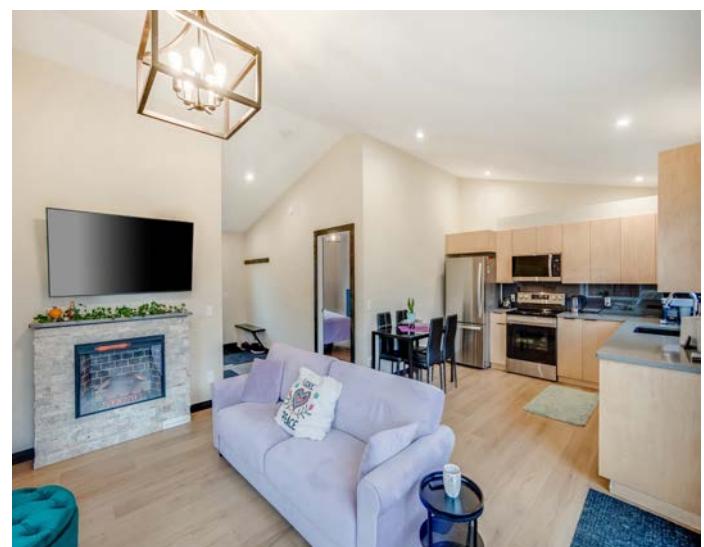
<https://www2.gov.bc.ca/gov/content/health>

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>