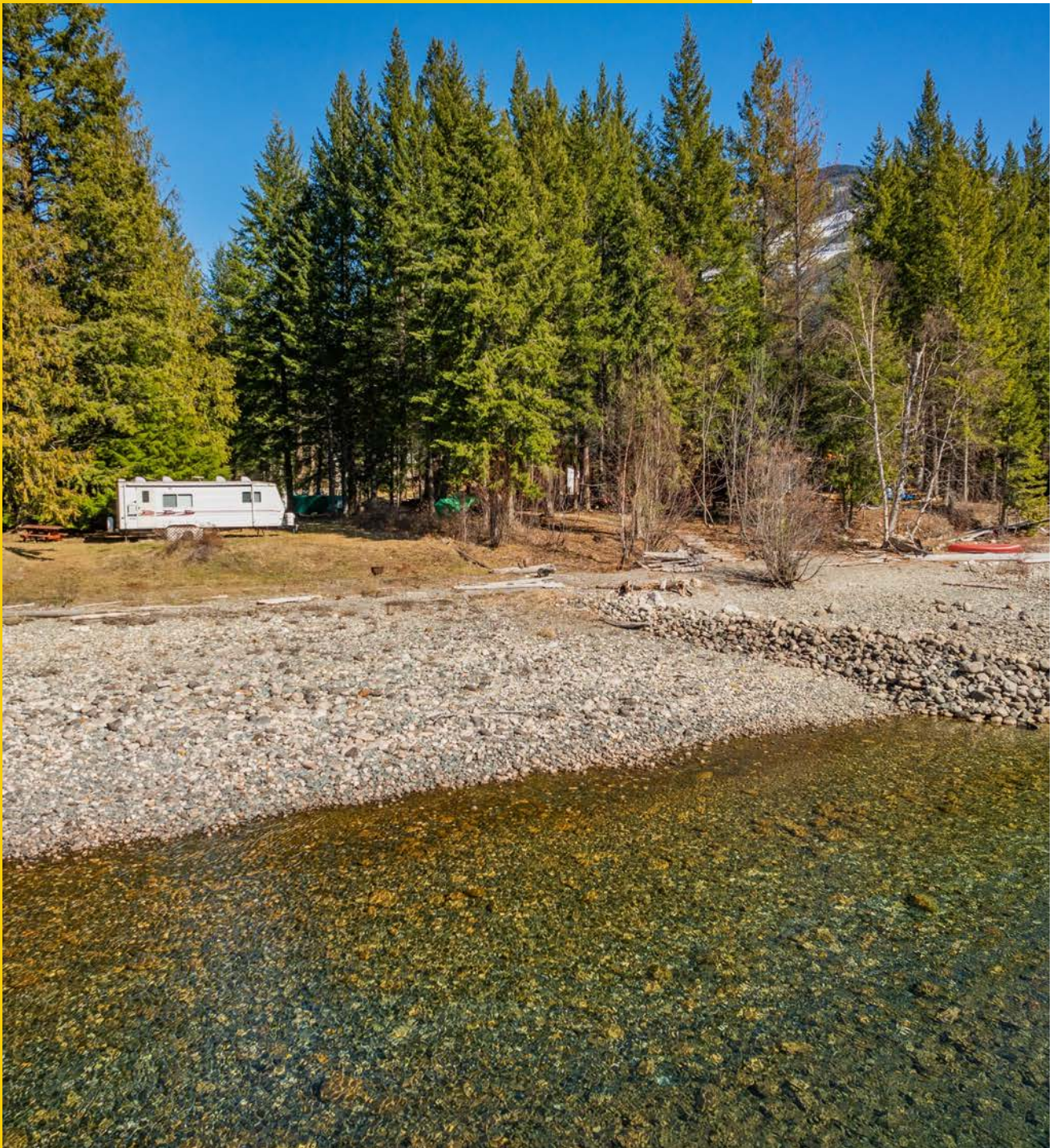


309 DEROSA DRIVE,
ROSEBERY BC
\$610,000



REAL ESTATE  FAIR REALTY



DETAILS

Nestled on the shores of Slokan Lake in Rosebery New Denver, BC, this nearly half-acre waterfront property offers a rare opportunity to enjoy the beauty of one of the Kootenay's most sought-after lakes. With essential amenities like a well, septic system, and power already in place, along with a storage shed, this property is ready for immediate use. Surrounded by trees and boasting a pebbly beachfront, the property provides a peaceful retreat ideal for those seeking tranquility in the Kootenays. Close to New Denver for shopping convenience, yet far enough away to enjoy the quietude of lakefront living, this property offers the best of both worlds. Whether you're envisioning a secluded getaway or a vibrant lakeside retreat, this property provides a perfect canvas for your dreams. Start enjoying the beauty of Slokan Lake right away and plan your ideal development at your own pace. Don't miss this chance to make memories in this serene waterfront setting.

MLS: 2475748 **Size:** 0.46 acres
Services: Well water, septic, and hydro



TITLE

TITLE SEARCH PRINT

2024-03-17, 12:51:35

File Reference:

Requestor: Kul Nijjar

Declared Value \$307000

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

Land Title District

Land Title Office

NELSON

NELSON

Title Number

From Title Number

LB538107

P15661

Application Received

2015-02-10

Application Entered

2015-02-12

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier:

012-937-088

Legal Description:

LOT 11 DISTRICT LOT 298 KOOTENAY DISTRICT PLAN 10379

Legal Notations

NONE

Charges, Liens and Interests

Nature:

RESTRICTIVE COVENANT

Registration Number:

L2063

Registration Date and Time:

1977-02-02 11:05

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA

Remarks:

INTER ALIA
SECTION 215 LTA

Nature:

STATUTORY BUILDING SCHEME

Registration Number:

L10200

Registration Date and Time:

1977-05-20 11:53

Remarks:

INTER ALIA
DECLARED BY TREBOR ENTERPRISES LTD.
EXCEPT POSITIVE CLAUSES

TITLE

TITLE SEARCH PRINT

2024-03-17, 12:51:35

File Reference:

Requestor: Kul Nijjar

Declared Value \$307000

Duplicate Infeasible Title NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: March 17 2024



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

ADDRESS: 309 Derosa Dr New Denver BC V0G 1S0 (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?		kl		
B. Are you aware of any existing tenancies, written or oral?		kl		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		kl		
D. Is there a survey certificate available?		kl		
E. Are you aware of any current or pending local improvement levies/charges?		kl		
F. Have you received any other notice or claim affecting the Land from any person or public body?		kl		
G. Is the Land managed forest lands?		kl		
H. Is the Land in the Agricultural Land Reserve?		kl		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		kl		
J. Are you aware of any fill materials anywhere on the Land?		kl		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		kl		
L. Are you aware of any uncapped or unclosed water wells on the Land?		kl		
M. Are you aware of any water licences affecting the Land?		kl		
N. Has the Land been logged in the last five years?		kl		
(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.?		kl		

BUYER'S INITIALS

kl

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

March 17 2024

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: 309 Derosa Dr New Denver BC V0G 1S0

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 checked="" 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 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?				kl
(ii) Have you applied for a water licence and are awaiting response?				kl
C. Are you aware of any problems with the water system?		kl		
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)?		kl		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		kl		
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" 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?		kl		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		kl		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				kl

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?		kl		
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>		kl		

--	--	--

BUYER'S INITIALS

kl		
----	--	--

SELLER'S INITIALS

PROPERTY DISCLOSURE STATEMENT

March 17 2024

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: 309 Derosa Dr New Denver BC V0G 1S0

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)?		bl		
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)?		bl		

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.

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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BC1008 REV. NOV 2023

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EXPENSES

Property Taxes:

2023
\$2,321.98



Well Water



Hydro (FortisBC):

2023
\$13.87 approx./2 months



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

SUBDIVISION PLAN

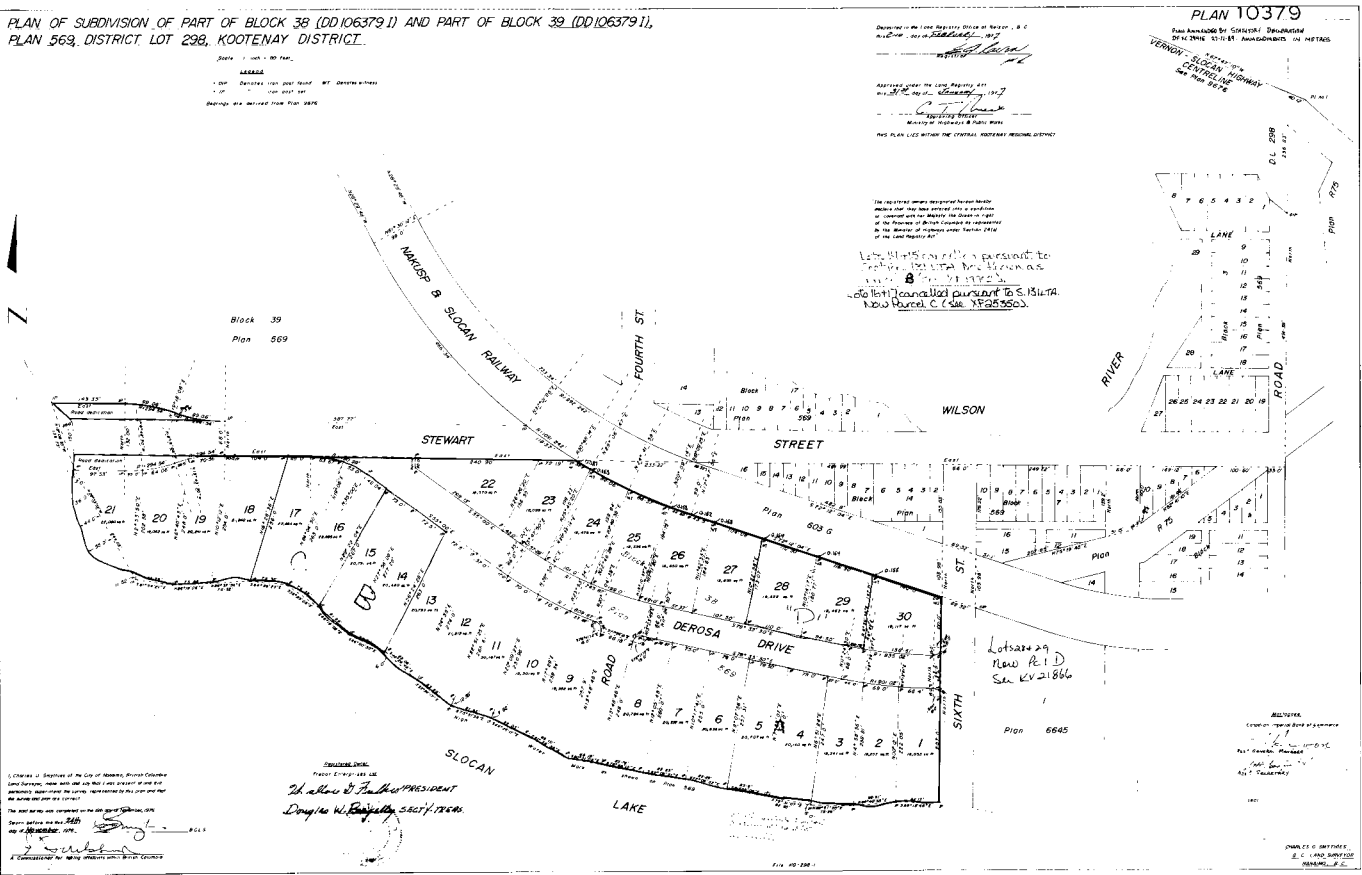
PLAN OF SUBDIVISION OF PART OF BLOCK 38 (DD106379.1) AND PART OF BLOCK 39 (DD106379.1),
PLAN 569, DISTRICT LOT 238, KOOTENAY DISTRICT.

Scale: 1 inch = 80 feet.
 ASSESSOR
 1-017 District Lot 238, Block 38, 39, District 569
 1-018 District Lot 238, Block 38, 39, District 569
 Drawings were prepared from Plan 569.

Division of Land Survey, British Columbia
 File No. DD106379.1
 Registered under the Land Registry Act
 File No. DD106379.1
 Registered under the Land Registry Act
 File No. DD106379.1
 This plan lies within the Central Kootenay Regional District.

PLAN 10379
 Plan Approved by City of Kelowna
 20th June, 1974
 Approved by the Registrar of Deeds
 20th June, 1974

The registered owner, registered Parcel Number 10379, has been served with a notice of cancellation of the plan as a result of the failure of the Registrar of Deeds to register the plan in accordance with the provisions of Section 27(1) of the Land Registry Act.
 This plan is hereby cancelled pursuant to S.13(1)(4) of the Land Registry Act.
 New Parcel C (see X528350).



1. This plan is a subdivision of the City of Kelowna, British Columbia.
 2. The land shown on this plan is not to be used for any purpose other than that for which it is zoned.
 3. The land shown on this plan is not to be used for any purpose other than that for which it is zoned.
 4. The land shown on this plan is not to be used for any purpose other than that for which it is zoned.
 5. The land shown on this plan is not to be used for any purpose other than that for which it is zoned.

APPROVED BY THE REGISTRAR OF DEEDS
 20th June, 1974

WELL CONSTRUCTION

BRITISH COLUMBIA **ECCO CAT** **THORMAN DRILLING LTD**
 PO Box 986 Nelson, B.C. V1L 6A5
 Stamp company address/phone/fax/enquiries desired.

Ministry well ID plate number: 17640
 Ministry Well Tag Number: 90092
 Confirmation/alternative specs. attached
 Original well construction report attached

Well Construction Report
 Well Closure Report

D82K003242

Red lettering indicates minimum mandatory information.

Owner name: Bob Lyons Mailing address: Box 1336 Town: Puncheon Creek Prov: BC Postal Code: T0K 1W0
 Address for well location: Street no. _____ Street name _____ Town: Roseburg

Legal description for well location: Lot 11 Plan 10379 D.L. 298 Block _____ Sec. _____ Twp. _____ Rg. _____ Land District W.L.P. (Kod)
 PID for well location 012937088 (and) Description of well location (attach sketch, if nec): _____

Zone: 11 (and) UTM Northing: 5541842 m (or) Latitude: deg _____ min _____ sec _____
 UTM Easting: 470566 m Longitude: deg _____ min _____ sec _____

Type of work: new well alteration closure

Method of drilling: air rotary cable tool mud rotary auger driving jetting excavating other (specify): _____

Orientation of well: vertical horizontal Angle: _____ Ground elevation: _____ ft asl Method: _____

Class of well (see note 2 on reverse): Water Supply Sub-class of well: Domestic
 For water supply wells, indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify): _____

See reverse for notes & definitions of abbreviations.

Lithologic description or closure description (see reverse on how to fill out)

From (ft bgl)	To (ft bgl)	Rel. Hard.	Colour	Description of surficial materials										Description of bedrock materials						Water-bearing Estimated flow (USgpm)	Observations (e.g., fractured, silty wash, well sorted), other geologic materials or obscure details		
				Boulders	Gravel	Coarse sand	Medium sand	Fine sand	Silt	Clay	Ill	Organics	Other surficial	Conglomerate	Sandstone	Shale	Limestone	Crystalline	Basalt			Other volcanic	Other bedrock
<u>0</u>	<u>38</u>	<u>H</u>	<u>Gk</u>	<u>31</u>	<u>24</u>																		<u>Well - 13'</u>

Casing details

From (ft bgl)	To (ft bgl)	Dia (in)	Casing Material	Wall Thickness (in)	Drive Shoe	Uncased Hole
<u>0</u>	<u>34</u>	<u>6</u>	<u>Steel</u>	<u>.219</u>	<u>Reg</u>	

Screen details

From (ft bgl)	To (ft bgl)	Dia (in)	Type (see note 14)	Slot Size
<u>38</u>	<u>34</u>	<u>6</u>	<u>Screen</u>	<u>.010</u>
<u>34</u>	<u>33.5</u>	<u>6</u>	<u>R Packlet</u>	

Intake: Screen Open bottom Uncased hole
 Screen type: Telescope Pipe size
 Screen material: Stainless steel Plastic Other (specify): _____
 Screen opening: Continuous slot Slotted Perforated
 Screen bottom: Ball Plug Flare Other (specify): _____
 Filter pack: Type and size of material: Natural
 From: _____ ft To: _____ ft Thickness: _____ in

Surface seal: Type: Bestbank Crest Depth (ft): 18'
 Method of installation: Poured Pumped Thickness (in): 10 X 6 3/8
 Backfill: Type: _____ Depth (ft): _____
 Liner: PVC Other (specify): _____ Thickness (in): _____
 From: _____ ft bgl To: _____ ft bgl Perforated: From: _____ ft bgl To: _____ ft bgl

Developed by:
 Air lifting Surging Jetting Pumping Bailing
 Other (specify): _____ Total duration: 1 hrs
 Notes: _____

Well yield estimated by:
 Pumping Air lifting Bailing Other (specify): _____
 Rate: 60 USgpm Duration: 1 hrs
 SWL before test: 13 ft (bloc) Pumping water level: _____ ft (bloc)

Obvious water quality characteristics:
 Fresh Salty Clear Cloudy Sediment Gas
 Colour/odour: _____ Water sample collected:

Well driller (please print):
 First name: Carl Last name: Markiewicz
 Registration no. of driller responsible (if applicable; see note 18): 04121501
 Consultant (if applicable): _____

Final well completion data:
 Total depth drilled: 38 ft Finished well depth: 38 ft bgl
 Final stick up: 16 in Depth to bedrock: _____ ft bgl
 SWL: 13 ft (bloc) Estimated well yield: 60 USgpm
 Artesian flow: _____ USgpm, or artesian pressure: _____ ft
 Type of well cap: welded plate Well disinfected: Yes No
 Where well ID plate is attached: 6" From top

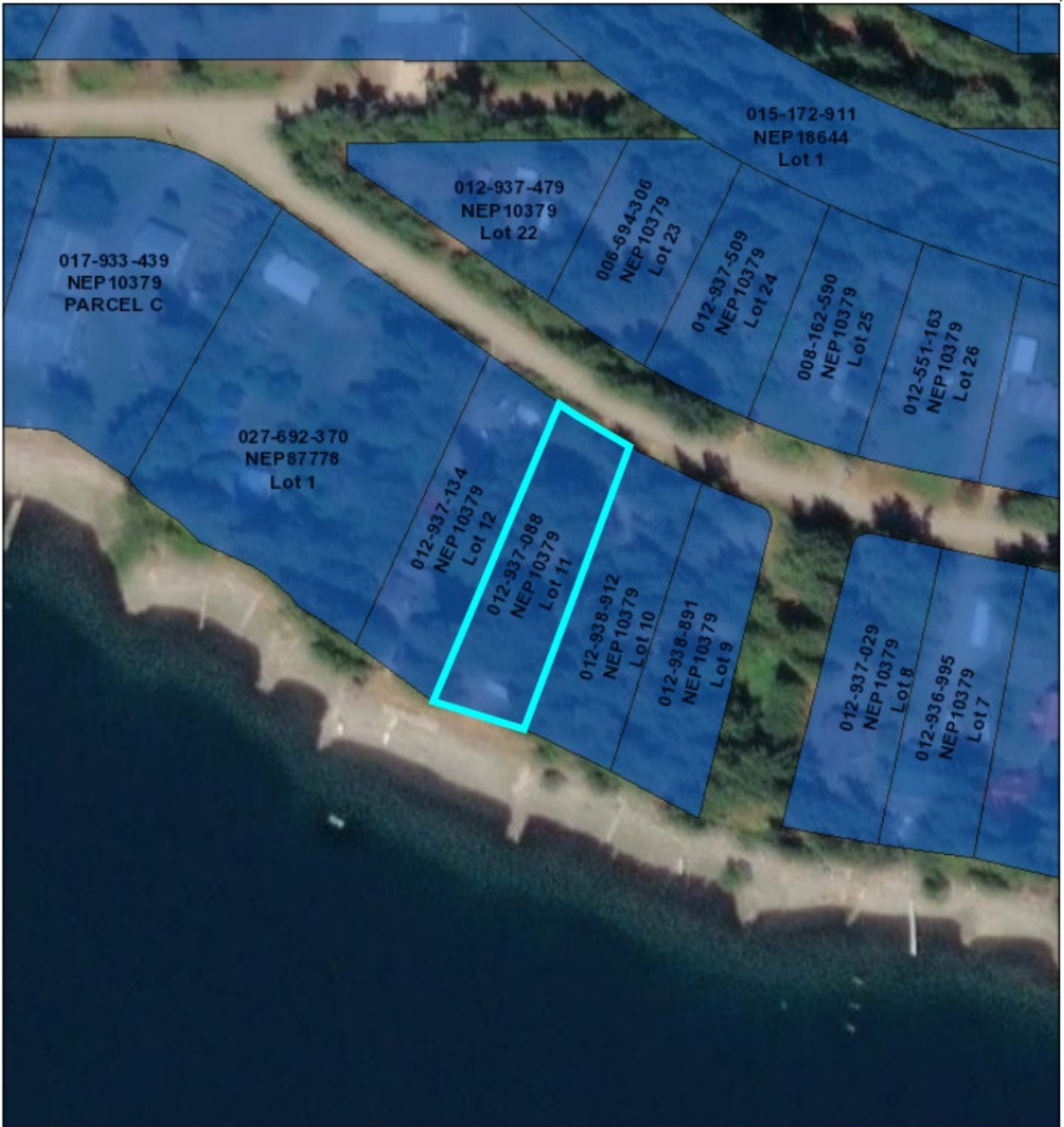
Well closure information:
 Reason for closure: _____
 Method of closure: Poured Pumped
 Sealant material: _____ Backfill material: _____
 Details of closure: _____

Date of work:
 Started (YYYYMMDD): 26/08/24 Completed (YYYYMMDD): 06/08/24
 Comments: _____

PLEASE NOTE: The information recorded in this well report describes the conditions at the time of construction, alteration, or closure only. Water quantity and water quality are not guaranteed and may change over time.

Form # 0008888 - WELL OWNER COPY
 Sheet _____ of _____

LTSA MAP



March 26, 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

SUMMARY

Summary Sheet

DEROSA DR Rural BC

PID	012-937-088
Registered Owner	LY*, K*
Legal Description	LOT 11 DISTRICT LOT 298 KOOTENAY DISTRICT PLAN 10379
Plan	NEP10379
Zoning	
Community Plan(s)	OCP: R2 - Country Residential , not in ALR



Year Built	-
Lot Size	20150.34 ft²
Bathrooms	0
Max Elev.	556.41 m
Floor Area	-
Transit Score	-

Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Bedrooms	0
Dimensions	-
Min Elev.	545.25 m
Walk Score	10 / Car-Dependent
Annual Taxes	\$2,321.93

ASSESSMENT

	2023	%	2024
Building	\$0	-	\$0
Land	\$556,000	↑ 5.04	\$584,000
Total	\$556,000	↑ 5.04	\$584,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$584,000	↑ 90.23
Sales History	10/02/2015	\$307,000	↑ 992.53
	15/07/1980	\$28,100	↓ -66.94
	15/07/1977	\$85,000	-

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Lucerne	Lucerne
School District	SD 10	SD 10
Grades	K - 12	K - 12

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

UTILITIES MAP

Utilities



Legend



Hydrant



Stand Pipe



Other



MUNICIPAL OWNED



RDCK OWNED



Address Points

Streams and Shorelines

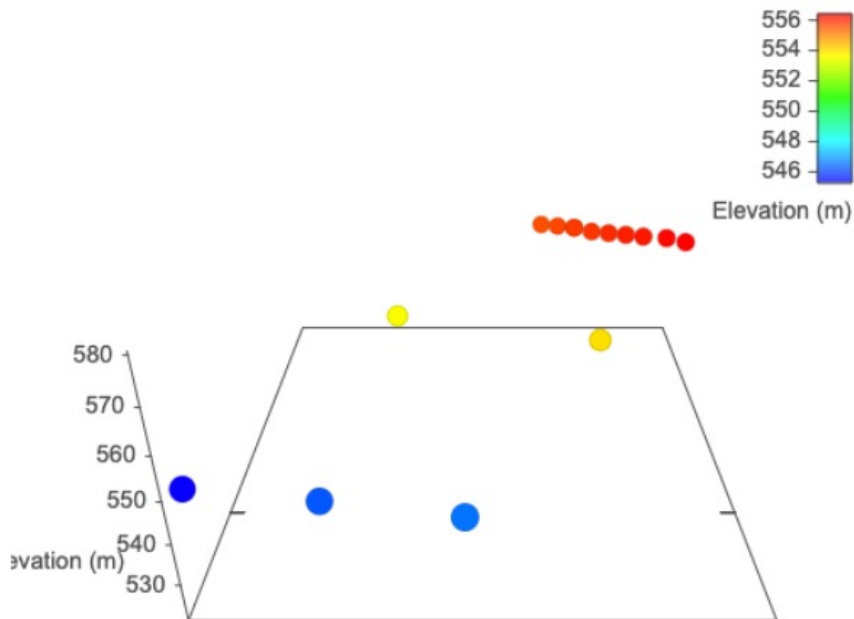
Lakes and Rivers

Cadastral - Legal Parcels

ELEVATION



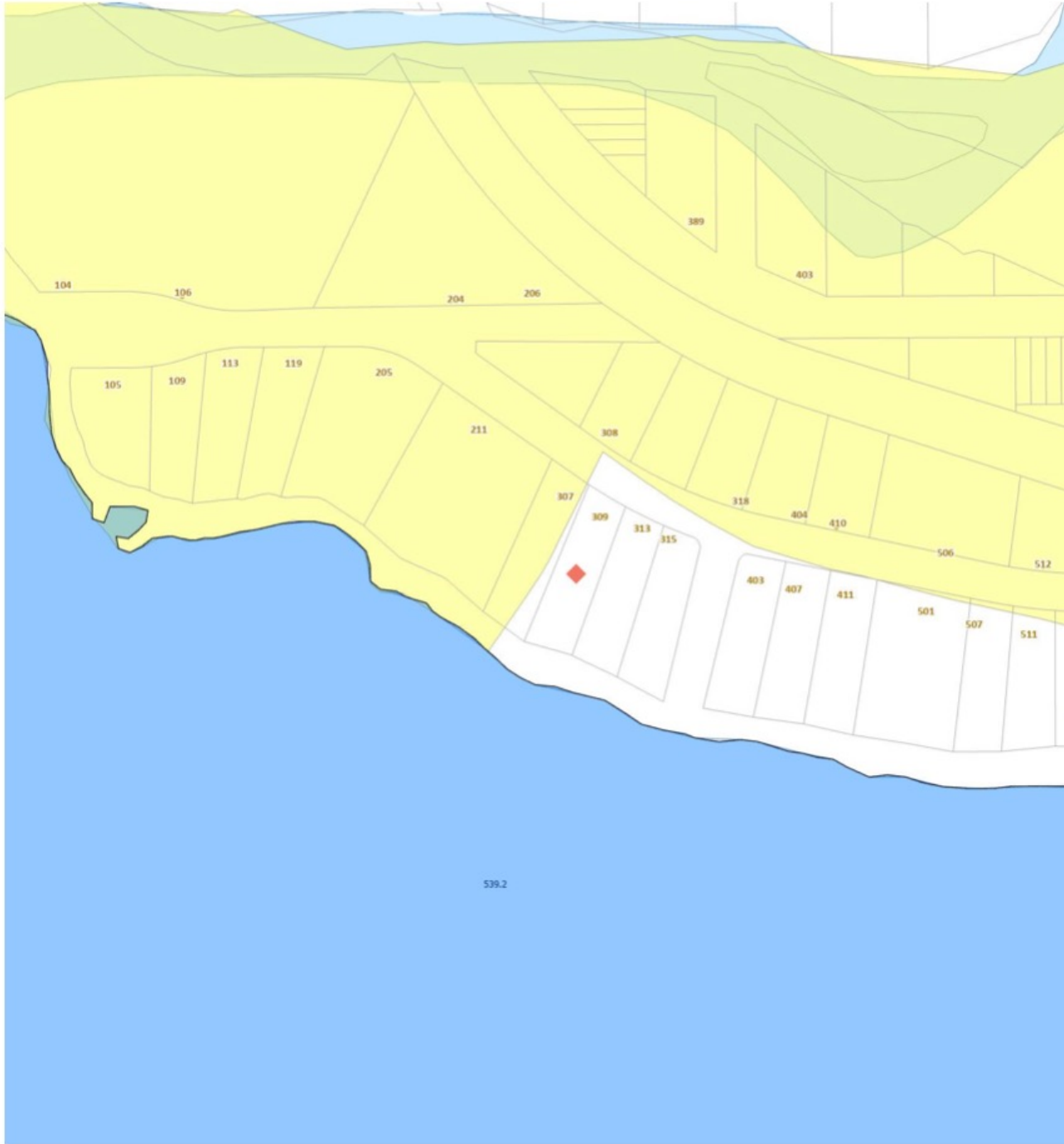
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 556.41 m | Min Elevation: 545.25 m | Difference: 11.15 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

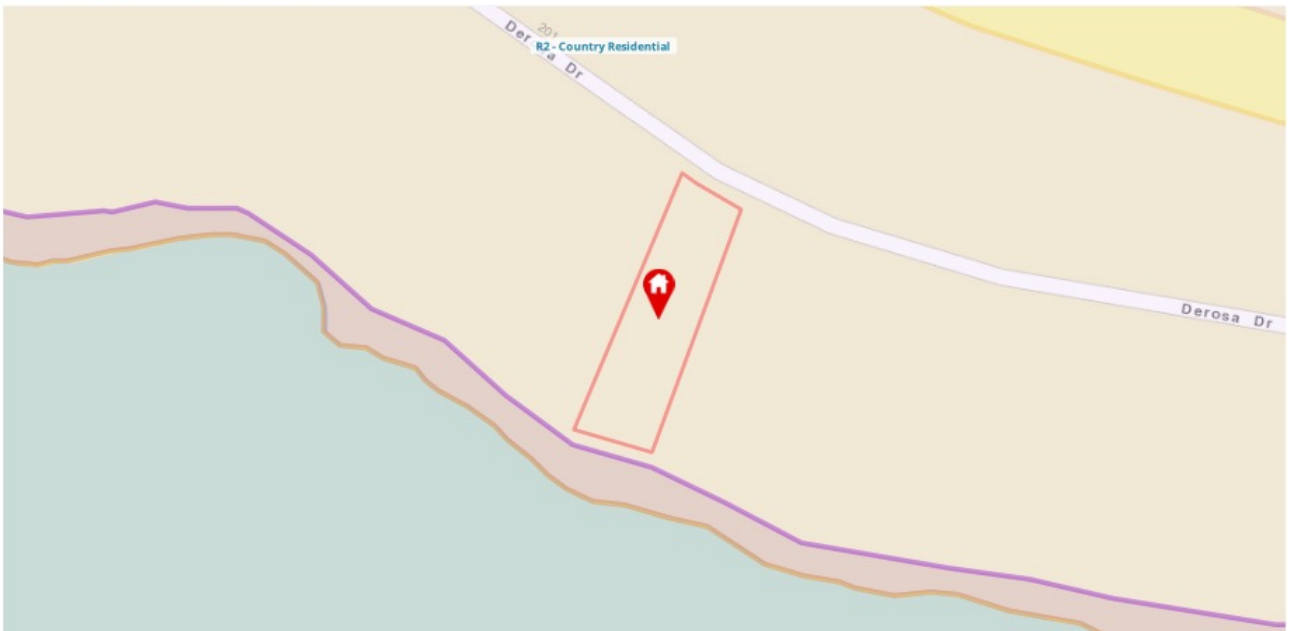
ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	R2 - Country Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Official Community Plan



Subject Property Designations:

[R2 - Country Residential](#)

Layer Legend:

- R2 - Country Residential
- RA - Resource Area
- PA - Parks and Recreation, Culture and Heritage

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

Kul Nijjar, 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>