# 185 LAKEVIEW DR, BALFOUR, BC $155,000

**Kootenay BC**

REAL ESTATE · FAIR REALTY

# DETAILS

Looking to build your dream home? Then look no further. 185 Lakeview Drive is located in the newly built Grandview heights development, ideally located 20 minutes or so drive from the charming mountain town of Nelson BC, and only a few minutes from the local Balfour store and restaurant. This build site is located at the end of a quiet cul-de-sac, and backs on to crown land, so you will always have a line of trees granting you privacy in the back. From the lot you will have beautiful mountain and lake views, and nearby there is easy access to all the outdoor living the Kootenays provide. You will enjoy fishing, hiking, camping, mountain biking, paddle boarding, skiing, hot springs, and more all right outside your backyard. The lot is just under an acre in size and has power and water located at the lot line. Contact your agent for a viewing!

**Size**: 0.94 acres
**Services**: Water, Hydro available. Septic permit required.

# TAX ASSESSMENT

**BC ASSESSMENT**

## 185 LAKEVIEW DR LONGBEACH
Area-Jurisdiction-Roll: 21-707-08265.902

| Total value | $141,000 |
|---|---|
| 2025 assessment as of July 1, 2024 | |
| Land | $141,000 |
| Buildings | $0 |
| Previous year value | $132,000 |
| Land | $132,000 |
| Buildings | $0 |

### Property information

| | |
|---|---|
| Year built | |
| Description | Vacant Residential Less Than 2 Acres |
| Bedrooms | |
| Baths | |
| Carports | |
| Garages | |
| Land size | .94 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

STRATA LOT 9, PLAN NES3151, DISTRICT LOT 6498, 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: 027-554-856

### Sales history (last 3 full calendar years)

| May 8, 2022 | $145,000 |
|---|---|

### Manufactured home

| | |
|---|---|
| Width | |
| Length | |
| Total area | |

### Register with BC Assessment

Search properties on a map

Compare property information and assessment values

Store and access favourite properties across devices

View recently viewed properties

# EXPENSES

**Property Taxes:**

2024

$798

**STRATA FEE**

$393.50/YR

# SUMMARY

Summary Sheet

## 185 LAKEVIEW DR Rural BC

| | |
|---|---|
| PID | 027-554-856 |
| Registered Owner | BE*, M* |
| Legal Description | STRATA LOT 9 DISTRICT LOT 6498 KOOTENAY DISTRICT STRATA PLAN NES3151 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Plan | NES3151 |
| Zoning | |
| Community Plan(s) | DCP: RS - Suburban Residential, not in ALR |


Google

| | | | |
|---|---|---|---|
| Year Built | – | Structure | VACANT RESIDENTIAL LESS THAN 2 ACRES |
| Lot Size | – | Bedrooms | 0 |
| Bathrooms | 0 | Dimensions | – |
| Max Elev. | 619.58 m | Min Elev. | 599.28 m |
| Floor Area | – | Walk Score | – |
| Transit Score | – | Annual Taxes | $798.70 |

### ASSESSMENT

| | 2024 | % | 2025 |
|---|---|---|---|
| Building | $0 | – | $0 |
| Land | $132,000 | ↑ 6.82 | $141,000 |
| Total | $132,000 | ↑ 6.82 | $141,000 |

### APPRECIATION

| | Date | ($) | % Growth |
|---|---|---|---|
| Assessment | 2025 | $141,000 | ↓ -2.76 |
| Sales History | 31/05/2022 | $145,000 | ↑ 25 |
| | 11/07/2008 | $115,500 | – |

### RECENT MLS® HISTORY

| | Status (Date) | DOM | LP/SP | Firm |
|---|---|---|---|---|
| 2464692KO | Sold 31/05/2022 | 14 | $145,000 / $145,000 | Fair Realty (Kaslo) |

### DEVELOPMENT APPLICATIONS

–

### SCHOOL CATCHMENT

| | Elementary | Middle | Secondary |
|---|---|---|---|
| Catchment | Redfish | Trafalgar Middle School | LV Rogers Secondary |
| School District | SD 8 | SD 8 | SD 8 |
| Grades | K - 7 | 6 - 8 | 9 - 12 |

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

# SUBDIVISION PLAN

BARE LAND STRATA PLAN OF PART OF
LOT B, DISTRICT LOT 6498,
KOOTENAY DISTRICT, PLAN NEP 82752

STRATA PLAN NES 3151
PHASE 1

# RDCK MAP



RDCK Property Report

**Area of Interest (AOI) Information**

Area : 0.94 acres

Mar 8 2025 8:42:22 Pacific Standard Time

# RDCK REPORT

## Cadastre - Property Lines

| # | Folio | PID | Site Address | Actual Use | Plan Number |
|---|-------|-----|--------------|-----------|-------------|
| 1 | 707.08265.902 | 027-554-856 | 185 LAKEVIEW DR, BALFOUR | Vacant Residential Less Than 2 Acres | NES3151 |

| # | LTO Number | Lot | Block | District Lot | Land District |
|---|-----------|-----|-------|--------------|---------------|
| 1 | CA9969272 | 9 | - | 6498 | KOOTENAY |

| # | Legal Long | Lot Size | Lot Description | Area(acres) |
|---|-----------|----------|-----------------|-------------|
| 1 | STRATA LOT 9, PLAN NES3151, DISTRICT LOT 6498, 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 | .94 | ACRES | 0.94 |

## Addressing

| # | Full Address | Unit | Number | Street Name | Street Type | Community | Count |
|---|-------------|------|--------|-------------|-------------|-----------|-------|
| 1 | 185 LAKEVIEW DR | - | 185 | LAKEVIEW | DR | Balfour | 1 |

## Electoral Areas

| # | Area Name | Director | Area(acres) |
|---|-----------|----------|-------------|
| 1 | Electoral Area E | Cheryl Graham | 0.94 |

## Fire Service Areas

| # | Bylaw | Department | Area(acres) |
|---|-------|-----------|-------------|
| 1 | 1158 | BALFOUR | 0.94 |

## Water Systems

| # | District | Bylaw | Service Type | Area(acres) |
|---|----------|-------|--------------|-------------|
| 1 | GRANDVIEW | 2290 | RDCK OWNED | 0.94 |

## Official Community Plan

| # | Bylaw | Class | Class Description | Legend | Area(acres) |
|---|-------|-------|-------------------|--------|-------------|
| 1 | 2260 | RS | Suburban Residential | Suburban Residential | 0.94 |

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

# LTSA MAP

ParcelMap BC Print Report



031-661-700
NES3151
Lot 43

027-554-881
NES3151
Lot 12

027-554-872
NES3151
Lot 11

026-978-415
NEP82752
Lot C

027-554-864
NES3151
Lot 10

027-554-953
NES3151
Lot 19

014-503-344
NEP5457
Lot 2

013-172-841
NEP5457
REM Lot 3

012-923-613
NEP10472
Lot C

027-554-856
NES3151
Lot 9

Common
Property
NES3151

027-554-821
NES3151
Lot 8

026-979-314
NES3151
Lot 7

Common
Property
NES2382

025-253-905
NES2382
Lot 10

025-253-891
NES2382
Lot 9

025-253-883
NES2382
Lot 8

025-253-875
NES2382
Lot 7

026-978-393
NEP82752
Lot A

March 8, 2025

☐ Interest

**WARNING: MAP IS NOT PRINTED TO SCALE**

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

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

# UTILITIES MAP

Regional District of Central Kootenay GIS

**Utilities**
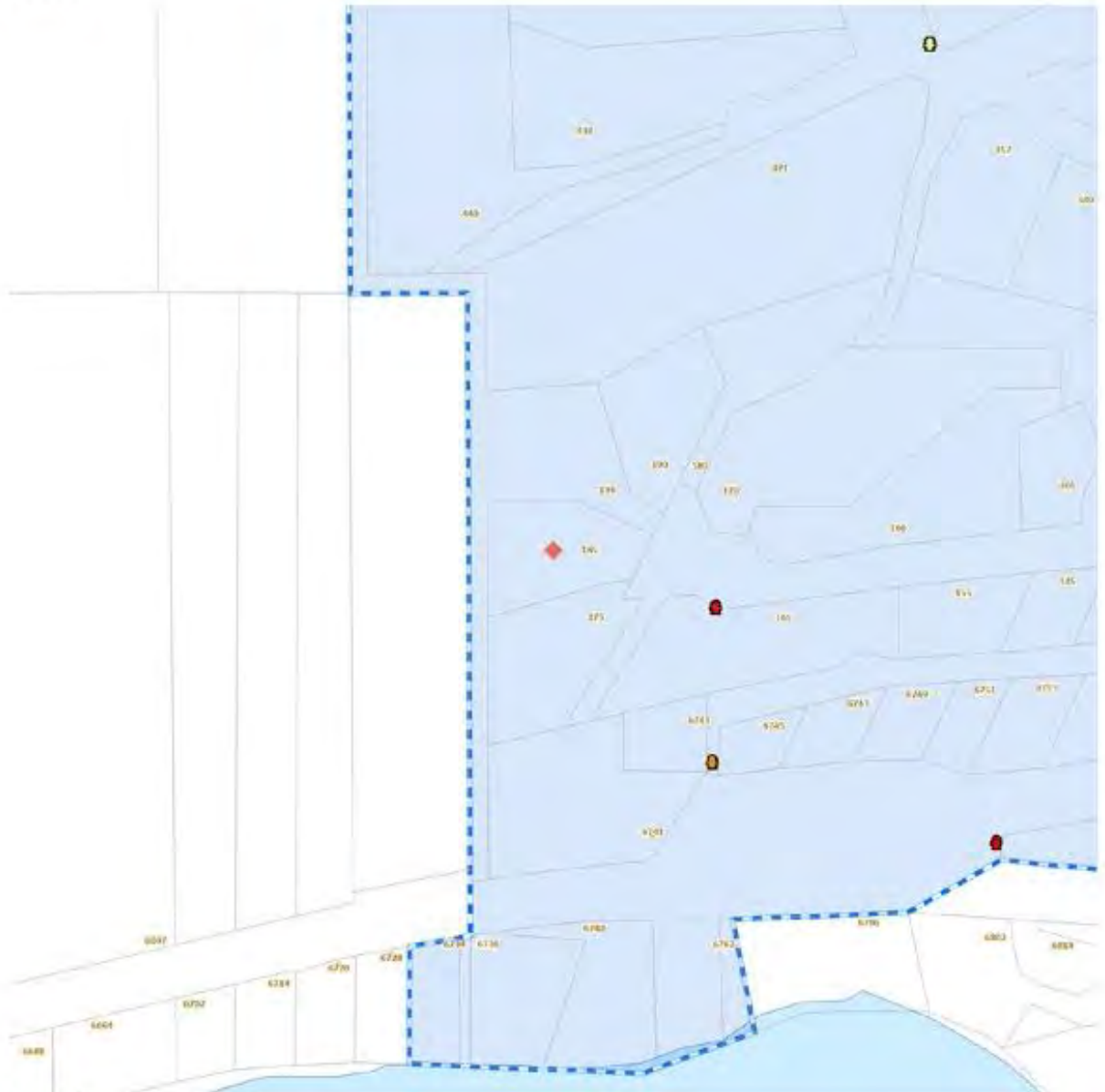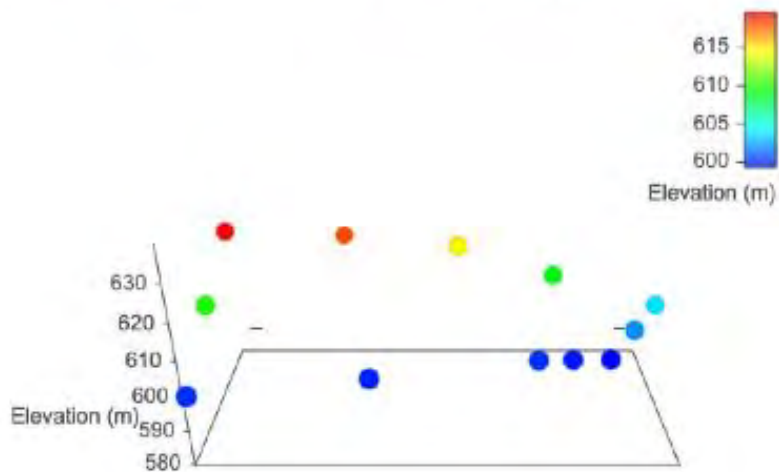


**Legend**

| | | | |
|---|---|---|---|
| 🔴 Hydrant | 🟠 Stand Pipe | 🟢 Other | 🏛 MUNICIPAL OWNED |
| | | | 🏛 RDCK OWNED |
| — Streams and Shorelines | 🟦 Lakes and Rivers | ☐ Cadastre - Property Lines | • Address Points |

Generated by **AUTOPROP**

# ELEVATION

## Estimated Lot Dimensions and Topography



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



Max Elevation: 619.58 m | Min Elevation: 599.28 m | Difference: 20.30 m

# 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:

Not Applicable

Land Use

### Subject Property Designation Summary

| Datasource | Subject Property Designation |
|---|---|
| Zoning | Not Applicable |
| Official Community Plan | RS - Suburban Residential |
| StatsCan CMA/CA, 2021 | Census Subdivision Name: Central Kootenay E<br>Census Metropolitan Area/Census Agglomeration: Nelson<br>Census Subdivision Type: Census subdivision within census agglomeration having no census tracts |

# COMMUNITY INFORMATION

| Type | Centre | Distance (km) | Driving Time |
|------|--------|---------------|--------------|
| School | Redfish Elementary School | 12.1 | 12 min |
| | Trafalgar Middle School | 39.7 | 39 min |
| | L.V. Rogers High School | 37.3 | 34 min |
| Shopping | Nelson BC | 38.7 | 37 min |
| | Front Street, Kaslo BC | 31.7 | 30 min |
| Airport | West Kootenay Regional Airport, Castlegar | 79.3 | 1 hr 7 min |
| | Trail Regional Airport | 117 | 1 hr 35 min |
| Major Cities | Balfour, BC | 5.6 | 7 min |
| | Nelson, BC | 38.7 | 37 min |
| | Spokane, WA | 278 | 3 hr 39 min |
| | Kelowna, BC | 384 | 4 hr 42 min |
| | Cranbrook, BC | 197 | 3 hr 12 min |
| | Calgary, AB | 589 | 7 hr 20 min |
| | Vancouver, BC | 698 | 8 hr 9 min |
| Hospital/ Medical Centre | Victorian Community Health Centre, Kaslo | 32.3 | 31 min |
| | North Kootenay Lake Community Services | 31.5 | 29 min |
| | Kootenay Boundary Regional Hospital, Trail | 109 | 1 hr 29 min |
| | Kootenay Lake Hospital, Nelson | 38.3 | 35 min |
| Dentist | Kootenay Lake Dental Clinic, Nelson | 38.9 | 37 min |
| | Nelson Ave Dental Clinic, Nelson | 36.6 | 32 min |
| | Silverton Dental Clinic, Silverton | 83.2 | 1 hr 21 min |

### Balfour BC
Balfour is a small but vibrant community, offering multitudes of opportunities for the avid hiker, biker, golfer, boater and fisherman. Fine dining, great pub food and delicious baked goods will satisfy any craving. Test your skills and play a round or two at our golf courses; the stunning views of the mountains and lake are the icing on the cake. The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.
https://www.balfourcanada.ca/

### 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 Queens Bay include a 18 hole golf course in Balfour with a winter skating pond, Kokanee Park with playground, annual kite flying demonstration, visitor's centre, hikes, beaches, salmon run, lovely free ferry ride to Crawford Bay, Pilot Bay Lighthouse trail, Proctor Hall with gymnastics.

## SILVERY SLOCAN

This circle tour will take you through the villages of Kaslo, New Denver, Silverton, and Slocan, all of whom owe their existence to mining rushes of the early 1890s. You'll see sparkling lakes, boomtown architecture, and abandoned mines. Be sure to visit Sandon, a ghost town that was once the epicentre of mining in the area and still has a few vestiges of its heyday. From Sandon, you can also reach Idaho Peak, where a former forestry lookout offers an unrivaled view of the area.

## AINSWORTH & KASLO

Ainsworth Hot Springs is the oldest community on Kootenay Lake. Originally a mining town, it's now much better known for its resort and unique caves — tunnels blasted to increase the water's flow. The resort also has a slightly cooler pool, cold plunge, hotel, and restaurant. Kaslo is home to two national historic sites: city hall, built in 1898, and the SS Moyie, a sternwheeler launched the same year that plied Kootenay Lake for 58 years before being retired and converted into a museum. The Kaslo Jazz Etc. festival is held each August long weekend on a floating stage in Kaslo Bay.

## EAST SHORE

The 35-minute voyage from Balfour to Kootenay Bay is often billed, accurately, as the longest free ferry ride in the world. The trip aboard either the MV Osprey 2000 or smaller MV Balfour must also rank as one of the most scenic ferry voyages. The East Shore communities of Crawford Bay, Gray Creek, Riondel are teeming with artisans and shops, and the delightfully eccentric Gray Creek Store, established in 1913, is one of the few places where you can buy a carton of milk and a wood stove at the same time.

## SELKIRK LOOP

The International Selkirk Loop – dubbed North America's only multi-national scenic loop – winds through two states, one province, and numerous interesting towns and villages. This 450 km excursion will take you through southeast BC, northeast Washington, and northern Idaho, including Nelson, Salmo, Creston, Newport, Bonners Ferry, Sandpoint, and Priest River. Plenty of recreational opportunities can be found along the way, including fishing, boating, hiking, biking, skiing, and horseback riding.

## Geography

Balfour, also known as Balfour Bay, is an unincorporated community in British Columbia, located about 30 kilometres northeast of the city of Nelson and located at the juncture of Kootenay Lake with its West Arm. It is the location of the Kootenay Lake Ferry, which is the longest toll-free vehicle ferry in North America. 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.
Elevation: 1,873'
Population: 459 (2016)

# PICTURES

# RESOURCES

**DANNY SCHELL, Your Kootenay Property Matchmaker:** http://kootenaybc.com

Kul Nijjar, Your Kootenay Property Matchmaker: http://KootenayBC.com

Balfour & District – Business & Historic Association: https://www.balfourcanada.ca

Nelson Chamber of Commerce: https://www.discovernelson.com/chamber-of-commerce/

Regional District of Central Kootenay: http://www.rdck.ca
For building permits, land use and planning, fire services, parks and recreation etc.

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

Satellite TV Providers:
Shaw: https://www.shaw.ca

Internet
East Shore Internet Society: http://www.eastshoreinternet.ca/
Columbia Wireless: http://columbiawireless.ca/
Telus: https://www.telus.com

Hospital
Kootenay Lake Hospital: https://www.interiorhealth.ca
Victorian Community Health Centre: https://www.interiorhealth.ca

Post Office
Canada Post: https://www.canadapost.ca