

**1102 Highway 31A,  
NEW DENVER BC  
\$296,000**



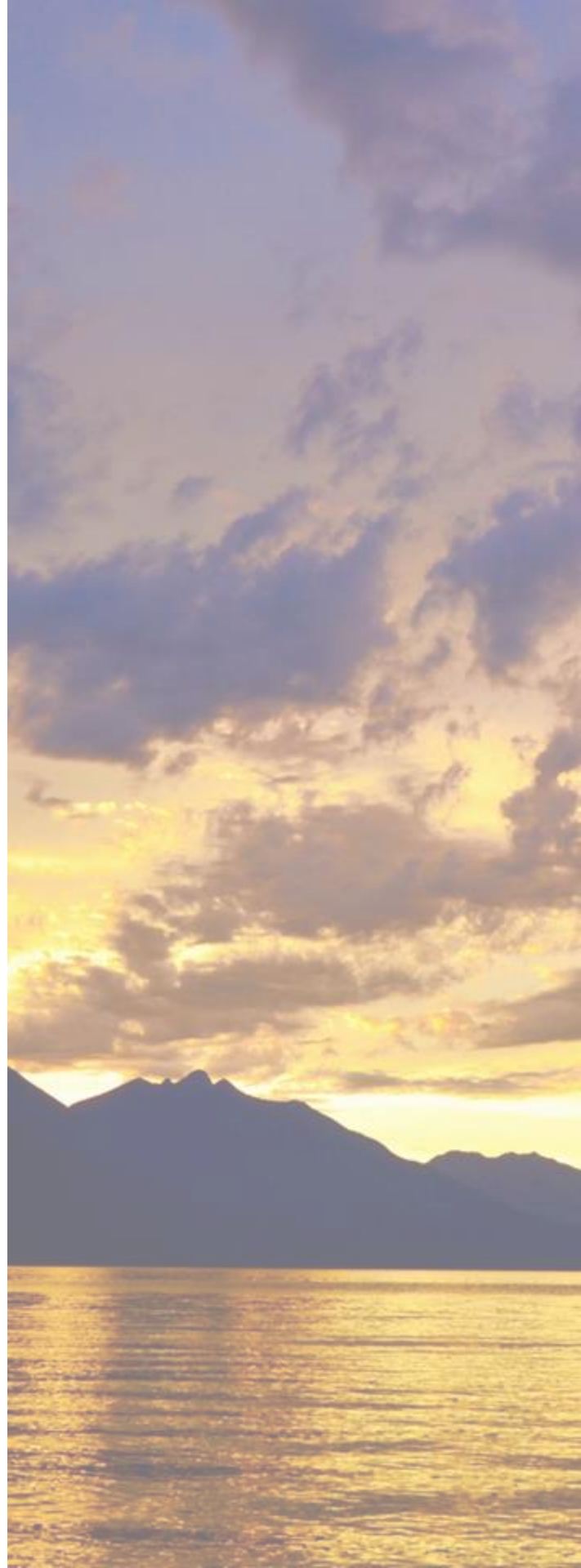
# DETAILS

Build Your Vision in the Heart of New Denver. Perched between the peaks and the lake, this 0.42-acre parcel offers a rare opportunity to shape your dream in the vibrant mountain town of New Denver, BC. With dual access from both Highway 31A and Victoria Street, the lot combines convenience with flexibility—whether you're envisioning a custom home, recreational getaway. Take in the views of Slocan Lake and the surrounding glacier-capped mountains from your future doorstep.

Walk to shops and amenities in the village centre, or grab your gear and head into endless outdoor adventure—this is the Kootenays, after all. The lot is zoned R1 (Suburban Residential) and comes equipped with a 176-ft deep well, giving you a head start on your building plans. A generous footprint allows for a variety of potential building sites and configurations to suit your needs. Whether you're planning to build now or just want to hold onto a slice of Kootenay paradise, 1102 Hwy 31A puts you in the perfect place to do it.

**MLS:** 10347416    **Size:** 0.42 acres

**Services:** municipal water,/Well septic permit required, hydro, internet and telephone/cell available



# TITLE

**TITLE SEARCH PRINT**

2025-05-05, 07:39:41

File Reference:

Requestor: Kul Nijjar

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**  
Land Title OfficeNELSON  
NELSON**Title Number**  
From Title NumberCB274508  
CA9905633**Application Received**

2022-10-11

**Application Entered**

2022-10-25

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

Registered Owner/Mailing Address:

**Taxation Authority**

New Denver, The Corporation of the Village of

**Description of Land**

Parcel Identifier:

011-784-580

Legal Description:

LOT 1 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 9618

**Legal Notations**

NONE

**Charges, Liens and Interests**

NONE

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

# TAX ASSESSMENT

BC 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.

## 1102 HIGHWAY 31A NEW DENVER V2G 1M3

Area-Jurisdiction-Roll: 21-551-01732.000



**Total value** **\$212,000**

2025 assessment as of July 1, 2024

Land \$212,000

Buildings \$0

Previous year value \$206,000

Land \$206,000

Buildings \$0

### Property information

Year built

Description Vacant Residential Less Than 2 Acres

Bedrooms

Baths

Carports

Garages

Land size 17860 Sq Ft

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

LOT 1, PLAN NEP9618, DISTRICT LOT 549, KOOTENAY LAND DISTRICT

PID: 011-784-580

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

No sales history for the last 3 full calendar years

### 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

\$982.83



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

# New Denver MAP

Status: Filed

Plan #: NEP9501 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2025-01-25 08.35.56

21-CK

#9501

PLAN

OF

NEW DENVER

WEST KOOTENAY DISTRICT

NELSON LAND REGISTRY OFFICE.

A34

SCALE 200 FEET = 1 INCH.

Correct a true Copy

Land & Goods Dy.  
Kilmer 18.6 June 22<sup>nd</sup> 1913

Surveyor General

LOT 432

See D.F. 17682 for re-polling  
BCH for Registrar

Part of Bellevue Street shown on  
Plan D.F. 64464 added to Lot 7A Block 25  
See D.O. 109133

See notes of  
this Survey  
for full description  
of same. 1913 D.F.

Cancelled as to portions outlined in Green  
L.F. 11579 August 31st 1943  
Records Registrar

15-0-33 See G+PARTS OF ADJOINING QUARTERS STREET AMENDED - SEE PLAN 19036

CADSWELL 1076 PLAN  
OUTLYING INTEREST  
- See D.F. 1111

# SUBDIVISION PLAN

Status: Filed

Plan #: NEP9618 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2025-05-05 07:40:09

A-21

## PLAN OF SUBDIVISION OF PART OF BLOCK 69, PLAN 557, LOT 549, KOOTENAY DISTRICT.

SCALE: 1 INCH = 100 FEET

PLAN No 9618

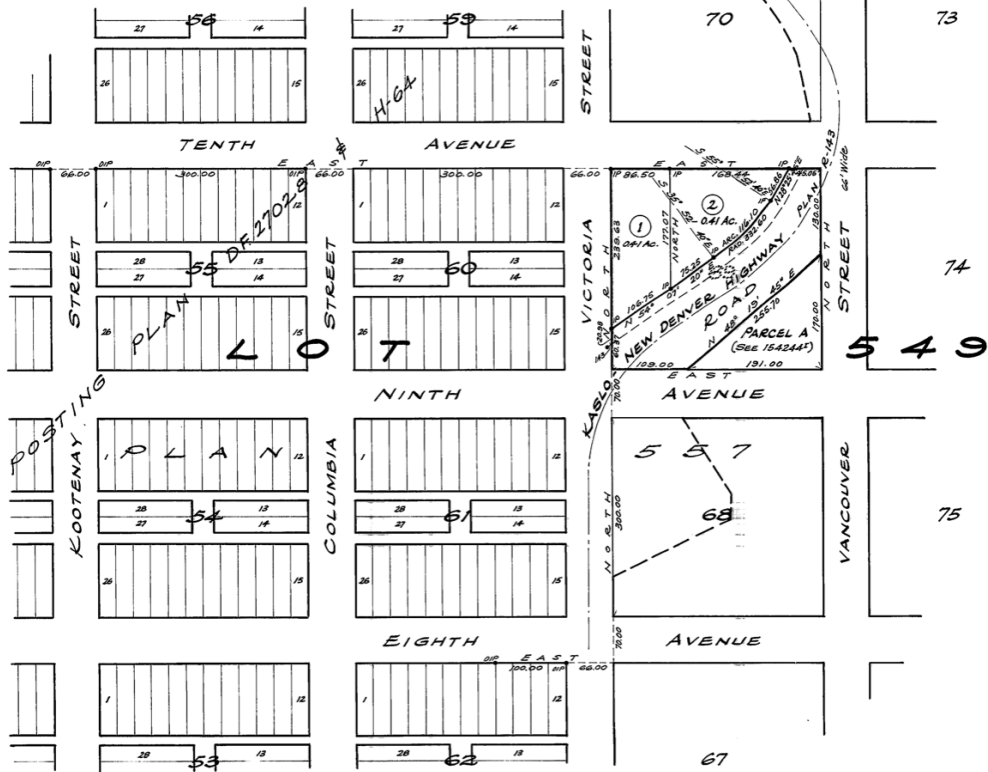
Deposited in the Land Registry  
Office at Nelson, B.C. this 12  
day of April, 1975

*E. J. Johnson*  
Registrar

### LEGEND

Bearings are Astronomic derived from Re-survey Plan D.F. 27028 & H-64  
which assumes Streets to be due North and due East.

- o.p. Denotes old wood post found in place.
- o.i.p. Denotes old iron pin found in place.
- l.p. Denotes 1/2" x 30" square galvanized iron pin set.



I, Raymond George Johnson, of the City of Nelson, British Columbia Land Surveyor  
make oath and say that I was present at and did personally superintend the survey  
represented by this plan and that the survey and plan are correct. The said survey  
was completed on the 25th day of July, 1975

Approved under the Land Registry Act  
this 25th day of October, 1975

M. G. Elton

Approving Officer,  
Department of Highways

Sworn before me this 31st day of July, 1975

*W. R. Brown*  
A commissioner for taking affidavits for B.C.

*E. J. Johnson*  
B.C.L.S.

This plan lies within the  
Regional District of Central Kootenay.

OWNER

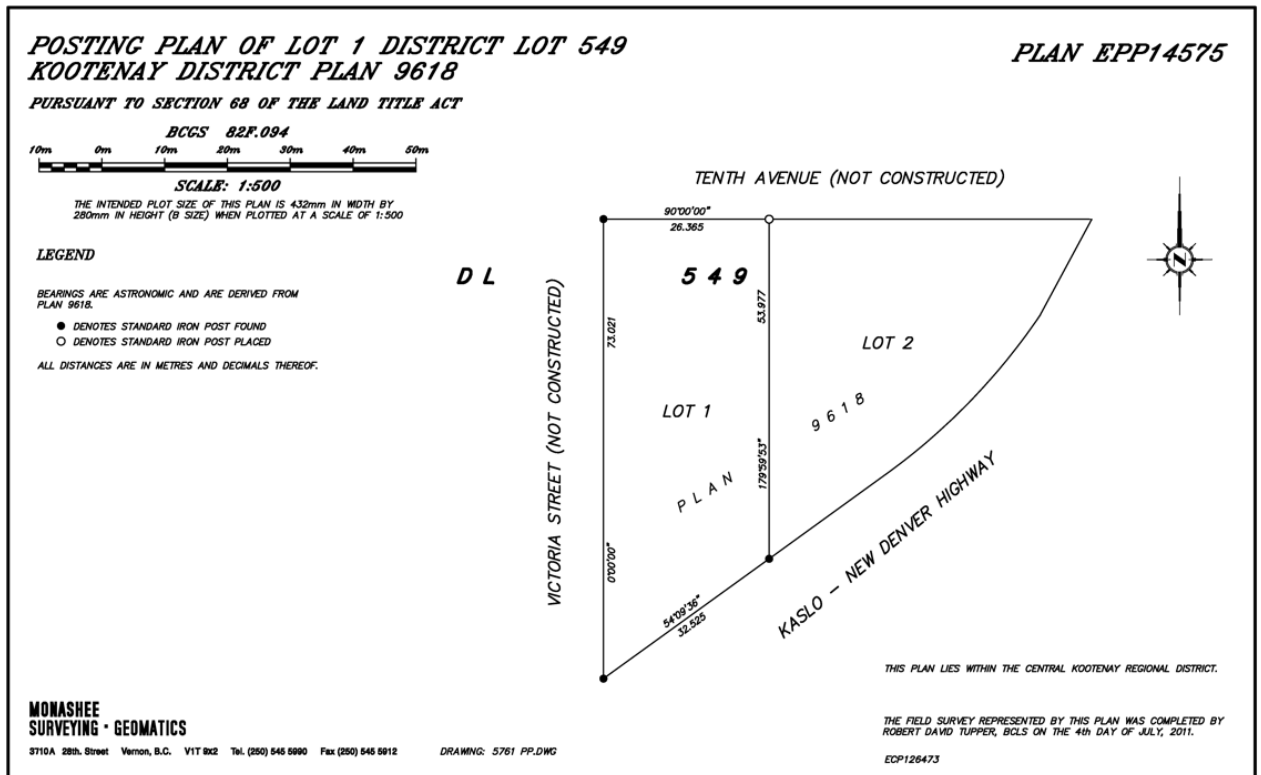
WITNESS

# PLAN

Status: Filed

Plan #: EPP14575 App #: CA2146921 Ctrl #: 131-352-7472

RCVD: 2011-08-16 RQST: 2025-05-05 07.40.09



# RDCK MAP



## RDCK Property Report

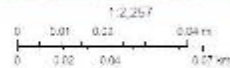
### Area of Interest (AOI) Information

Area : 0.41 acres

May 4 2025 14:38:05 Pacific Daylight Time



- Electrical Arrows
- RDCK Streets
- Cadastre - Property Lines
- Address Points



Source: Geo, Map, Camera, Satellite, and the US User Community.  
Geo Community: Map, Camera, Satellite, and the US User Community.  
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# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.01732.000	011-784-580	1102 HIGHWAY 31A, NEW DENVER	Vacant Residential Less Than 2 Acres	NEP9618
#	LTO Number	Lot	Block	District Lot	Land District
1	CB274508	1	-	549	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT 1 PLAN NEP9618 DISTRICT LOT 549 KOOTENAY LAND DISTRICT	17860	SQUARE FEET	0.41	

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1102 HIGHWAY 31A	-	1102	HIGHWAY 31A	-	New Denver	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Leonard Casley	0.41

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.41

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1967	R1	Suburban Residential	Suburban Residential	0.41

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

# SUMMARY

## Summary Sheet

### 1102 HIGHWAY 31A New Denver BC V2G 1M3

PID	011-784-580
Registered Owner	QU*
Legal Description	LOT 1 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 9618
Plan	MEP9618
Zoning	
Community Plan(s)	OCP: R1 - Suburban Residential, not in ALR



Year Built	—	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	18133.52 ft²	Bedrooms	0
Bathrooms	0	Dimensions	—
Max Elev.	586.40 m	Min Elev.	579.52 m
Floor Area	—	Walk Score	38 / Car-Dependent
Transit Score	80 / Excellent Transit	Annual Taxes	\$2,055.00

## ASSESSMENT

	2024	%	2025
Building	\$0	—	\$0
Land	\$206,000	⬆️ 2.91	\$212,000
Total	\$206,000	⬆️ 2.91	\$212,000

## APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$212,000	⬆️ 182.67
Sales History	25/09/2009	\$75,000	—

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10347416	Preactive 16/05/2025		\$296,000 /	Fair Realty (Kaslo)
2405099KO	Expired 30/11/2015	214	\$125,000 / \$0	Coldwell Banker Rosling Real Estate (Nelson)
2161039KO	Cancelled 03/09/2015	6114	\$125,000 / \$0	Royal LePage Selkirk Realty

## DEVELOPMENT APPLICATIONS

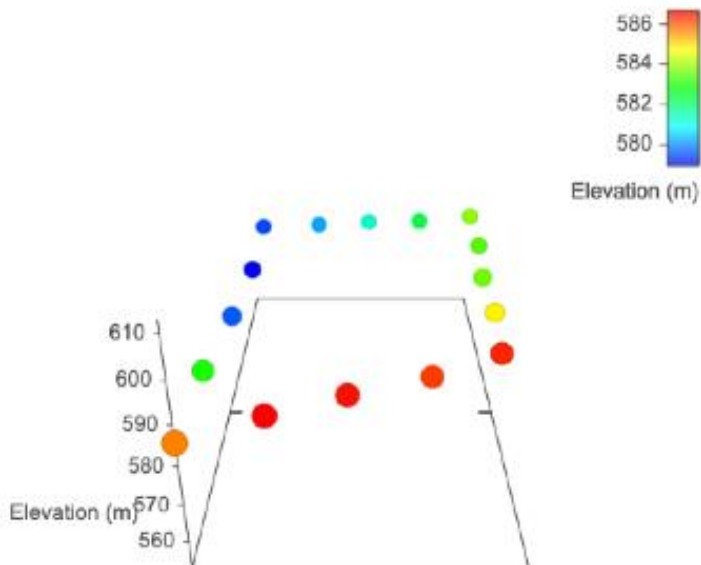
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# ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 586.68 m | Min Elevation: 578.94 m | Difference: 7.73 m

# UTILITIES

Regional District of Central Kootenay GIS

## Utilities



## Legend

- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines

# ZONING

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	<a href="#">R1 - Suburban Residential</a>
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

Land Use

## Official Community Plan



## Subject Property Designations:

[R1 - Suburban Residential](#)

## Layer Legend:

- R1 - Suburban Residential
- PA - Parks and Recreation, Culture and Heritage
- I - Institutional
- C1 - General Commercial

# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Lucerne Elementary & Secondary School	190m	2 min
	JV Humphries Elementary & Secondary School	46.6	44 min
Shopping	Downtown New Denver	200m	1 min
	Downtown Nakusp	46.3	35 min
	Baker Street, Nelson	99.7	1 hr 18 min
Airport	West Kootenay Regional Airport, Castlegar	96.3	1 hr 15 min
	Trail Regional Airport	135	1 hr 48 min
Major Cities	Kelowna, BC	288	4 hr 6 min
	Nelson, BC	100	1 hr 19 min
	Spokane, WA	331	4 hr 18 min
	Castlegar, BC	99.3	1 hr 19 min
	Calgary, AB	557	6 hr 37 min
	Vancouver, BC	709	8 hr 12 min
Hospital/ Medical Centre	Slocan Community Health Centre, New Denver	1.1	4 min
	Kootenay Boundary Regional Hospital, Trail	126	1 hr 39 min
	Kootenay Lake Hospital, Nelson	101	1 hr 21 min
Dentist	Kootenay Lake Dental Clinic, Nelson	100	1 hr 20 min
	Nelson Ave Dental Clinic, Nelson	102	1 hr 22 min
	Silverton Dental Clinic, Silverton	5	6 min
Postal Services	Canada Post, New Denver	300m	1 min
Library	New Denver Reading Centre	270m	1 min

## Slocan Valley

The distinct historical origins of each community in the Slocan Valley have shaped what they are today. Each community has its own flavour and character and are home to friendly and closely-tied residents. The Slocan Valley is comprised of three municipalities in the north: New Denver, Silverton and the Village of Slocan, and roughly 18 other unincorporated communities in Area H of the Regional District of Central Kootenay (RDCK). In the south end of the Valley, communities like Crescent Valley, Slocan Park and Winlaw offer a variety of services for locals and visitors.

## New Denver

New Denver has a varied history. From the boom of mining town days, it became an internment centre for Japanese during the Second World War and is now enjoying a renewed interest from people seeking to find a quiet lifestyle away from urban centres. Situated on Slocan Lake, known for its warm water temperatures, it is surrounded by spectacular mountains and parks: Valhalla Provincial Park, Kokanee Glacier Provincial Park and further west, Goat Range Provincial Park. There is no shortage of things to do and see. Nine-hole golf courses in the area, soccer pitches, skating arenas and first-class mountain bike trails round out the rural lifestyle.

## Weather

Average Yearly Rainfall (mm): 691

Average Winter Month Snowfall (cm): 188.9

Average High Temperature (c): 22.8

Average Low Temperature (c): -4.3

# COMMUNITY INFORMATION

## NEW DENVER

### Eat

<https://slocanlakechamber.com/visitors/food/>

<https://slocanvalley.com/valley-directory/categories/food-restaurants/>

### Stay

<https://www.hellobc.com/plan-your-trip/accommodations/?location=New%20Denver>

<https://slocanvalley.com/valley-directory/categories/accommodations/>

<https://slocanlakechamber.com/visitors/accommodation/>

### Play

<https://newdenver.ca/calendar-events/>

<https://www.slocanvalleychamber.com/play>

<https://slocanvalley.com/explore/>

<https://slocanlakechamber.com/visitors/attractions/>

<https://www.hellobc.com/places-to-go/kootenays/>

### Government/Regulatory

[Building permits/applications](#)

[Bylaws/Zoning](#)

[Mobile Home Registry](#)

[Homeowner Protection Office](#)

[Front Counter BC](#)

[Interior Health Rural Water System Samples](#)

[Canadian Immigration](#)

### Education

*K-12 – New Denver –Lucerne Elementary & Secondary School*

<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

