

**PCL A HIGHWAY 31,
GOLD HILL BC
\$98,000**



REAL ESTATE



FAIR REALTY



DETAILS

[🏡] Discover 7.83 acres of treed riverfront acreage along the Lardeau River in Gold Hill, BC — a private Kootenay parcel approximately one hour north of Kaslo. Whether you're searching for a recreational base, an off-grid retreat, or a long-term land holding in one of British Columbia's most scenic river valleys, this property offers space, privacy, and a true connection to nature. 🌲

🌟 **Property Highlights:** 🌲 7.83 acres of treed, largely untouched land 🏡 Frontage along the Lardeau River 🏔️ Gentle slope with natural screening from Highway 31 🌿 Within the Agricultural Land Reserve (ALR) ⚡💧 Water supply to be explored — potential for a well 🚗 Direct highway access

🏔️ **The Location:** Gold Hill sits in the heart of the Lardeau Valley, framed by the Purcell and Selkirk Mountains. The area is known for world-class fishing 🎣, paddling 🛶, sledding 🛷, hiking 🥾, and backcountry exploration, with Kootenay Lake and the village of Kaslo within easy reach for amenities, dining, and services. This is a part of BC that still feels wild — a true escape from the noise of busier markets.

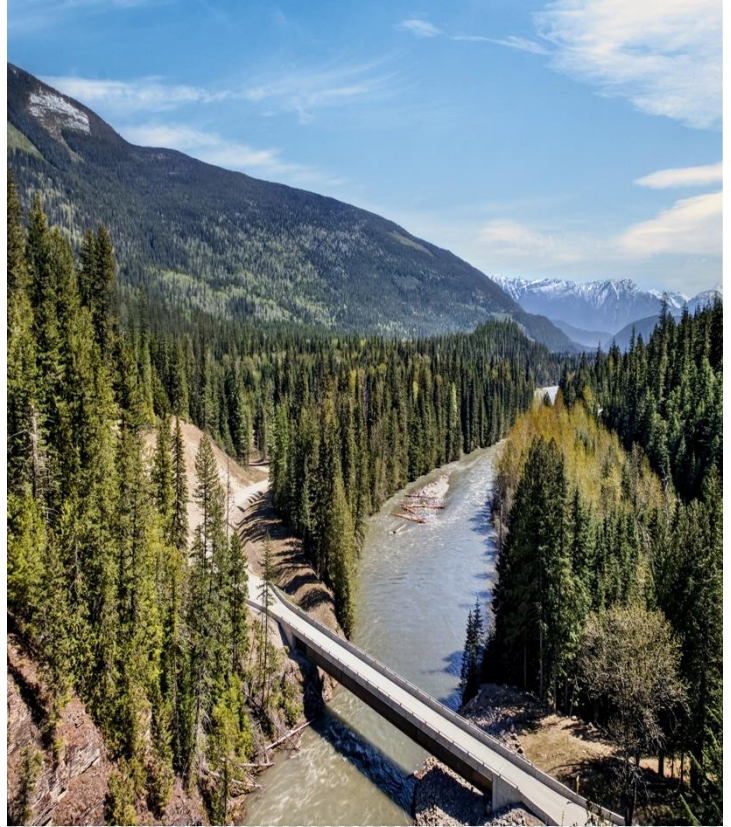
🏡 **Who This Property Suits:** 🌟 Buyers seeking a recreational or seasonal retreat 🏡 Those looking to live rurally with genuine privacy 📈 Investors interested in long-term Kootenay land holdings 🌲 Anyone drawn to off-grid living, river access, and mountain views 🌊 River frontage is subject to standard riparian setbacks common to BC waterfront parcels.

🏡 **Address:** PCL A 31 Highway, Gold Hill, BC V0G 1N0

💰 **Price:** [PRICE]

🏠 **MLS®:** 10387145

🌐 **Website:** KootenayBC.com



EXPENSES

Property Taxes:



2025

\$151

Water:



No Water Supply



[Star Link has been used in this area

Off Grid



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

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03207.000	011-760-966	HIGHWAY 31, RDCK REGION	2 Acres Or More (Vacant)	-

#	LTO Number	Lot	Block	District Lot	Land District
1	KP38715	-	-	833	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	DISTRICT LOT 833 KOOTENAY LAND DISTRICT PARCELA, (SEE 149398I).	11.9	ACRES	7.83

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	7.83

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	7.83

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

[Insert RDCK property report]

SUMMARY

Summary Sheet

HIGHWAY 31 Rural BC

PID	011-760-966
Registered Owner	JO*, L*
Legal Description	PARCEL A (SEE 1493981) DISTRICT LOT 833 KOOTENAY DISTRICT
Plan	NO_PLAN
Zoning	
Community Plan(s)	in ALR



Year Built	-	Structure	2 ACRES OR MORE (VACANT)
Lot Size	7.71 acres	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	626.14 m	Min Elev.	617.55 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$151.56

ASSESSMENT

	2025	%	2026
Building	\$0	-	\$0
Land	\$64,400	↑ 4.97	\$67,600
Total	\$64,400	↑ 4.97	\$67,600

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$67,600	↑ 359.86
Sales History	26/04/2000	\$14,700	↑ 145
	15/08/1988	\$6,000	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

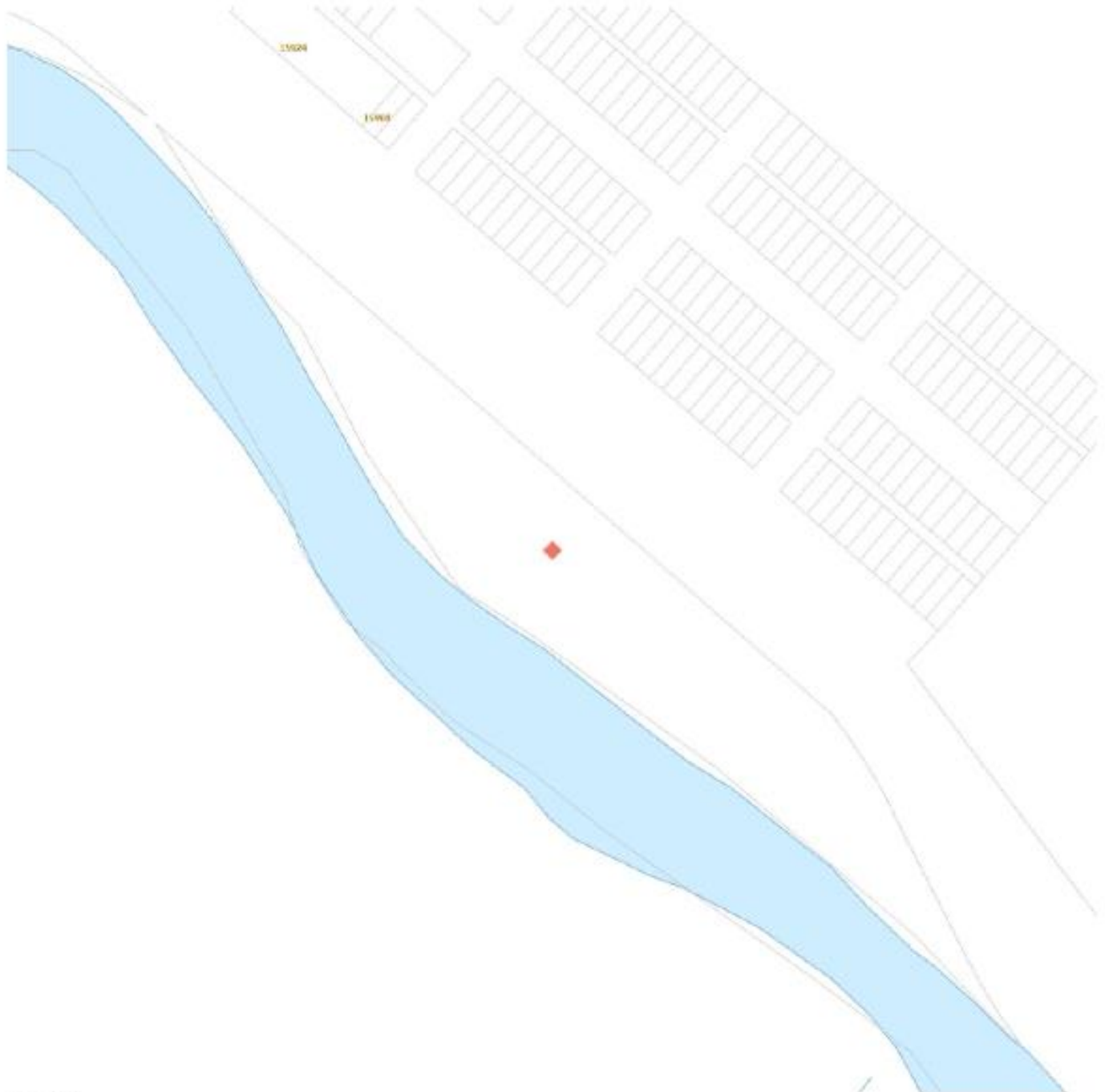
-

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

UTILITIES MAP

Regional District of Central Kootenay GIS

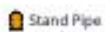
Utilities



Legend



Hydrant



Stand Pipe



Other

— Streams and Shorelines

Lakes and Rivers

□ Cadastre - Property Lines



MUNICIPAL OWNED

RDCK OWNED

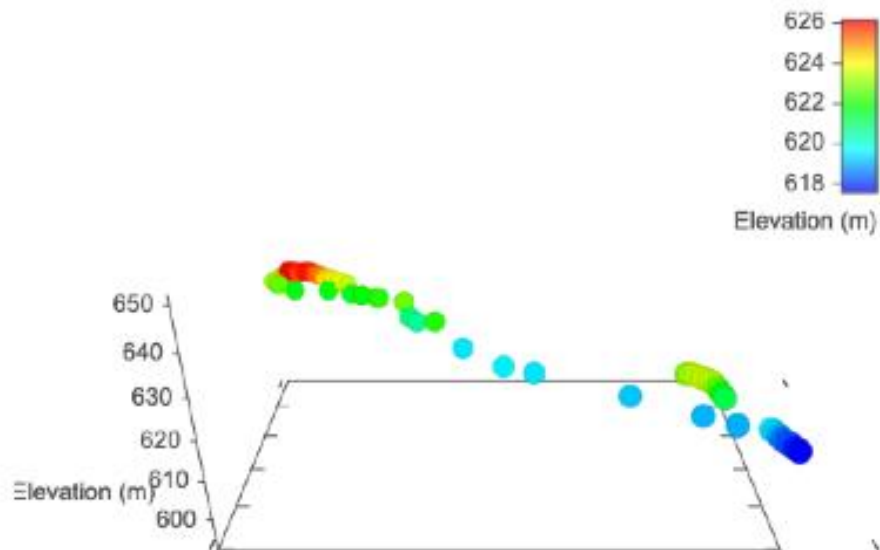
• Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 626.14 m | Min Elevation: 617.55 m | Difference: 8.58 m

ZONING

Land Use

Subject Property Designation Summary

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

Land Use

Agricultural Land Reserve



Subject Property Designations:

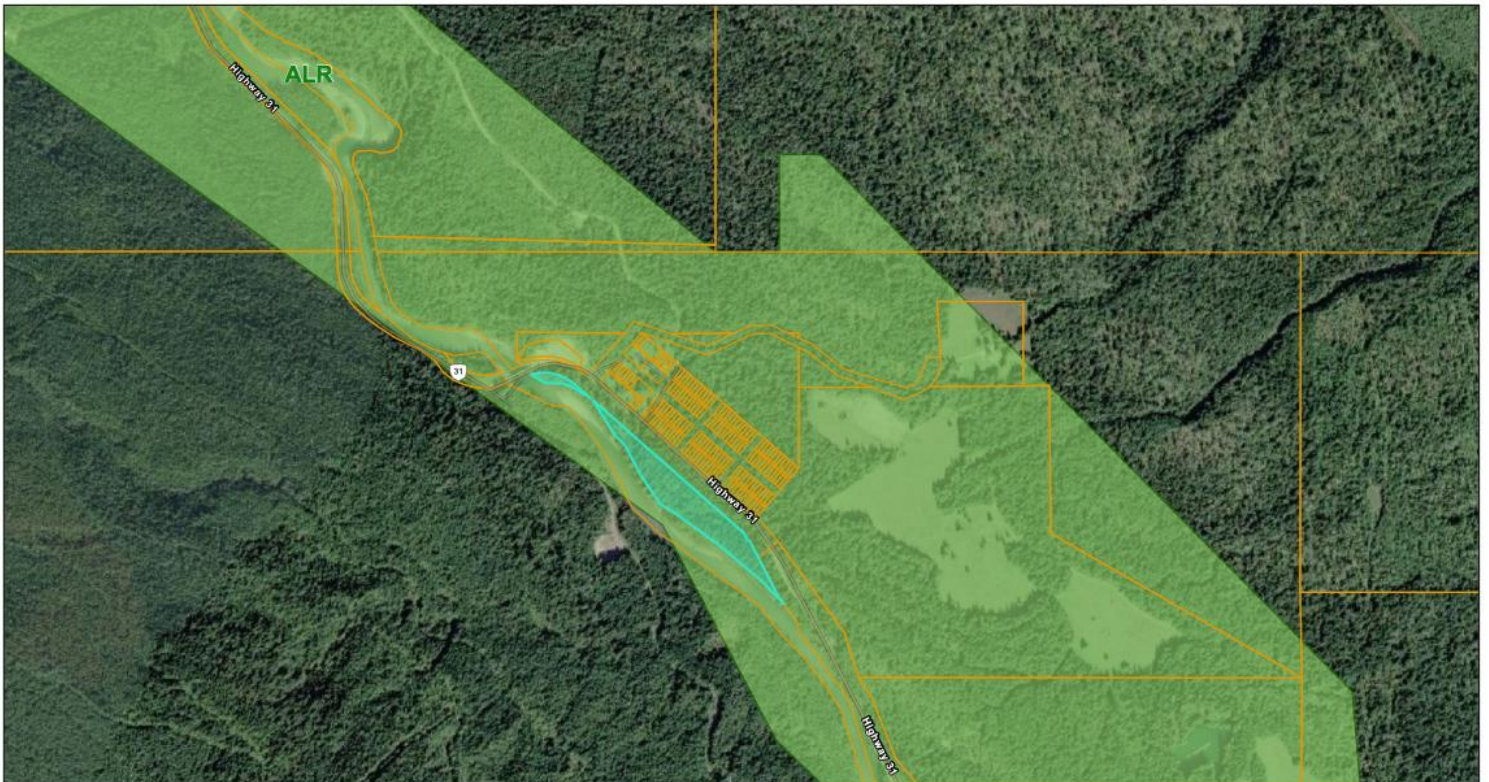
Status: In Agricultural Land Reserve

Layer Legend:

● Agricultural Land Reserve

ALR MAP

ALR Property and Map Finder



5/12/2026, 8:48:23 AM

- ParcelMap BC Parcel Fabric
- Regional Districts
- ALR Polygons

Mapsheet Grid - 20K
World Imagery
Low Resolution 15m Imagery

High Resolution 60cm Imagery
Citations

1:13,730

0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

FLOOD MAP

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
□ Cadastre - Property Lines

■ Non Standard Flooding Erosion Area
• Address Points

— Streams and Shorelines

■ Lakes and Rivers

PICTURES



COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries School, Kaslo (K-12)	1.2	4 min
Shopping	Front Street, Kaslo, Meadow Creek Store	0.6	2 min
	Baker Street, Nelson	68.7	1 hr – 1 hr 10
Airport	West Kootenay Regional Airport, Castlegar	110	1 hr 30 – 1 hr 45
	Trail Regional Airport	147	2 hr – 2 hr 15
Major Cities	Nelson, BC	68.7	1 hr – 1 hr 10
	Castlegar, BC	110	1 hr 30 – 1 hr 45
	Cranbrook, BC	227	3.5–4 hr
	Spokane, WA	307	4–4.5 hr
	Kelowna, BC	335	4.5–5 hr
	Calgary, AB	604	7–7.5 hr
Hospital / Medical Centre	Vancouver, BC	727	8.5–9 hr
	Victorian Community Health Centre, Kaslo	1.3	4 min
	North Kootenay Lake Community Services	0.5	2 min
	Kootenay Lake Hospital, Nelson	68.3	1 hr – 1 hr 10
	Kootenay Boundary Regional Hospital, Trail	139	2 hr – 2 hr 15
Dentist	Silverton Dental Clinic, Silverton	51.6	45–55 min
	Kootenay Lake Dental Clinic, Nelson	68.8	1 hr – 1 hr 10
Postal Services	Canada Post, Kaslo	0.7	2 min
Library	Kaslo & District Public Library	0.4	2 min

North Kootenay Lake

Kaslo sits on the west shore of Kootenay Lake at the mouth of the Kaslo River, in the North Kootenay Lake region of southeast British Columbia. The site began as a sawmill operation in 1889 and grew into a town through the silver-mining boom of the early 1890s. Today it is a small heritage village known for its restored Victorian buildings, the SS Moyie sternwheeler National Historic Site, and an active arts community. Distances: Nelson approx. 1 hr – 1 hr 10; Castlegar approx. 1 hr 30 – 1 hr 45; Nakusp approx. 1 hr 30 – 1 hr 45. Travel times along Highway 31 and Highway 31A can vary seasonally, particularly in winter conditions.

Kaslo

Kaslo, with a population of around 1,000, is the largest community on the main body of Kootenay Lake. The village sits in a valley between the Selkirk and Purcell mountain ranges, with a downtown of independent shops and artisans along Front Street and a public lakefront park. Many heritage buildings have been restored, including the SS Moyie — the world's oldest intact passenger sternwheeler — and the 1898 Village Hall, one of the oldest civic buildings still in continuous use in BC. The village's nine-hole golf course, ice arena, public beaches and surrounding provincial parks support year-round outdoor recreation, while regional services in Nelson are within about an hour's drive.

Weather

Avg Yearly Rainfall: 698 mm

Avg Winter Snowfall: 188 cm

Avg High Temp: 25°C

Avg Low Temp: -5°C

COMMUNITY INFORMATION

Recreational Facilities

Kaslo offers a nine-hole golf course, an ice arena used for public skating, hockey and curling, public beaches at Kaslo Bay Park, tennis courts, a skateboard park and a riding arena. Several provincial parks are within a short drive, including Kokanee Glacier, Goat Range, Davis Creek and Lost Ledge. Kootenay Lake itself is the recreational heart of the area — accessible from Kaslo's marina and beaches for boating, kayaking, paddleboarding, sailing, swimming, fishing and houseboating, with houseboat rentals available locally. Groomed and wilderness hiking trails radiate from town in every direction, and winter activity includes backcountry skiing, snowmobiling, ice fishing and Nordic skiing on local trails. Several cat-skiing and heli-skiing operators are based in or near Kaslo.

Historic and Heritage Sites

Kaslo was incorporated as a city on August 14, 1893 — among the earliest incorporated communities in the Kootenay region — and re-incorporated as a village in 1959. The SS Moyie, berthed permanently at the foot of Front Street, is the world's oldest intact passenger sternwheeler and a National Historic Site, restored and operated by the Kootenay Lake Historical Society as a self-guided museum. The Village Hall, built in 1898, is one of the oldest civic buildings still in continuous use in BC. Heritage homes and storefronts from the silver-mining era remain along Front Street and in the surrounding blocks. The Langham Cultural Centre — a former hotel that housed Japanese-Canadian internees during the Second World War — now operates as an arts venue, gallery and Japanese-Canadian museum. The Kootenay Star Mining Museum on Front Street holds tools and artefacts from the boomtown years.

Festivals and Events

May Days, held over the Victoria Day long weekend, has been a Kaslo tradition since 1892. The festival includes a parade, Logger Sports competitions, the Show 'n' Shine car show, a maypole dance performed by local children, and vendors and live music in Vimy Park. The Kaslo Jazz Etc. Summer Music Festival, founded in 1992, is held on the August long weekend at Kaslo Bay Park, with performances on a floating stage on Kootenay Lake. Other annual events include the iDiDaRide running and mountain-biking event in late summer, weekly Saturday markets through the warmer months, and the Kaslo Trade Fair.

Geography

The village of Kaslo is the largest community on the main body of Kootenay Lake. Most of the village sits on the floodplain formed by the outflow of the Kaslo River, with residential neighbourhoods on the bench land above. The village is framed by the Purcell Mountains to the east and the Selkirk Mountains to the west; Mount Loki (2,779 m) rises across Kootenay Lake. The Selkirks behind Kaslo include Goat Range and Kokanee Glacier Provincial Parks, both of which support year-round backcountry recreation. Village elevation is approximately 535 m.

COMMUNITY INFORMATION

Meadow Creek & Lardeau Valley

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.

History and Settlement

The area was first settled at the turn of the last century when a flood of prospectors searching for rich lodes of ore invaded the area. In 1912, the first of several homesteading families arrived to eke out a living by farming and logging on the bench land. Starting in the 1950s the area saw an increase of people who were looking for a way to build a principled and sustainable community or just to get back to nature.

Landscape and Wildlife

The north end of the lake includes five biogeoclimatic zones, from low-lying wet valleys with towering cedar and cottonwoods to the scree on the peaks dribbling down into spectacular alpine meadows. Wildlife includes deer, moose, elk, black and grizzly bears, mountain caribou, wolverine, wolves and mountain goats. More than 68 species of birds have been recorded. Some of the streams contain native stock of cutthroat and rainbow trout, Dolly Varden (bull trout) and mountain whitefish.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

Village of Kaslo

<https://www.kaslo.ca>

Kaslo & Area Chamber of Commerce

<https://kaslochamber.com>

Visit Kaslo (visitor info)

<https://www.visitkaslo.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — Village of Kaslo (RDCK delivers inspections)

<https://kaslo.ca/p/building-permits>

Building & Permits — RDCK

<https://rdck.ca/EN/main/services/building-inspection.html>

Waste Disposal — Kaslo Transfer Station / RDCK Recycling

<https://rdck.ca/EN/main/services/waste-recycling.html>

Water — Village of Kaslo utilities

<https://www.kaslo.ca>

Water — Community water systems & advisories (Interior Health)

<https://drinkingwaterforeveryone.ca>

Water — BC Water Licences (FrontCounter BC)

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

Victorian Community Health Centre, Kaslo (ER 9 am–5 pm Mon–Fri, 3-bed ER)

<https://www.interiorhealth.ca/locations/victorian-community-health-centre-of-kaslo>

Local Hospital — Kootenay Lake Hospital, Nelson (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-lake-hospital>

Regional Hospital — Kootenay Boundary Regional Hospital, Trail (24/7 ER)

<https://www.interiorhealth.ca/locations/kootenay-boundary-regional-hospital>

Internet — Kaslo infoNet Society (community fibre/wireless)

<https://kin.bc.ca>

Internet — Telus

<https://www.telus.com>

Internet — Columbia Wireless

<https://columbiawireless.ca>

Internet — Starlink / Xplornet (rural alternatives — availability varies by property)

<https://www.starlink.com>

Canada Post

<https://www.canadapost.ca>

Kaslo & District Public Library

<https://kaslo.bc.libraries.coop>