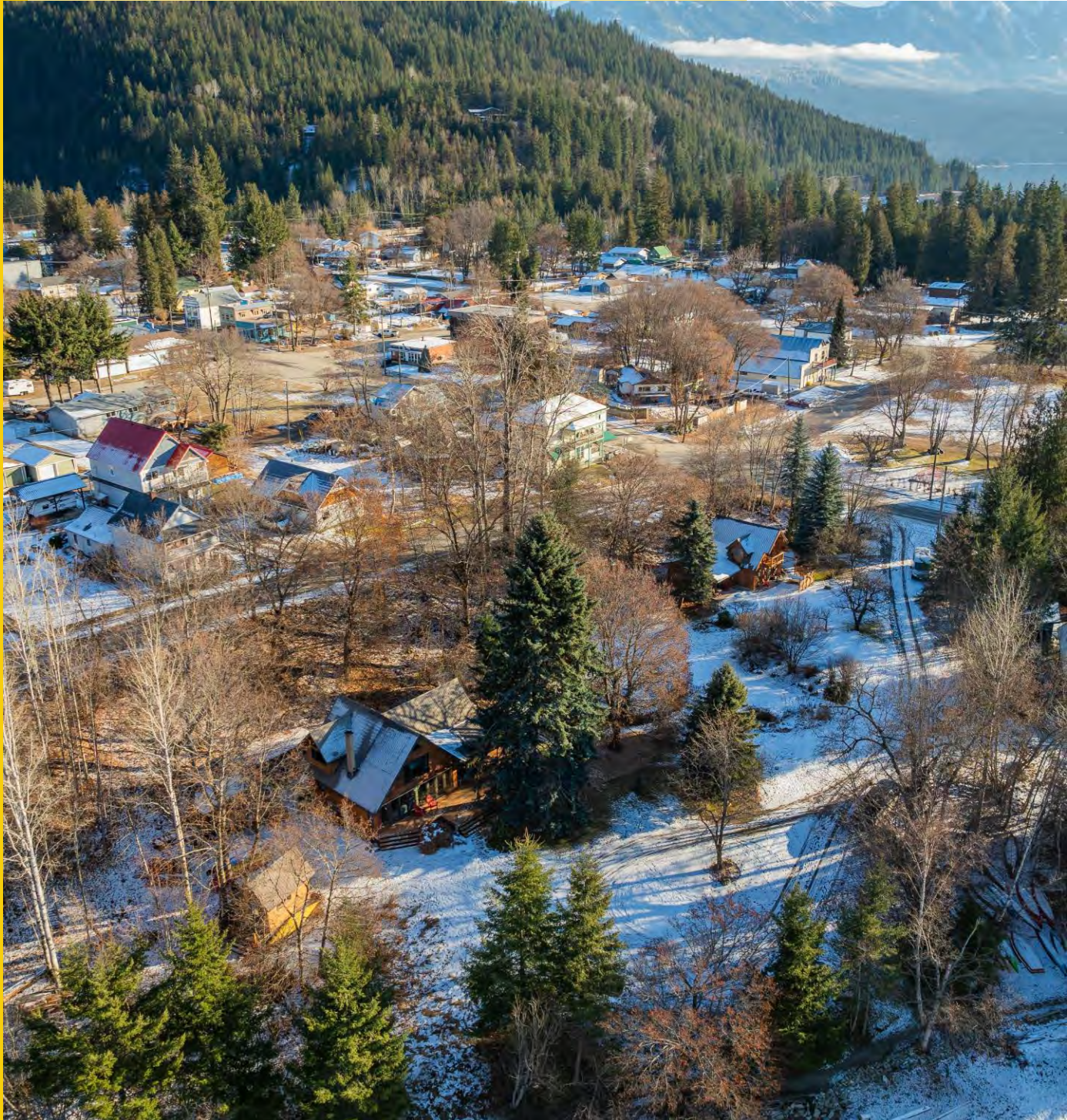


802 Becker Lane,
NEW DENVER BC
\$1,090,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Welcome to 802 Becker Lane, a custom-built home located on the shores of Slocan Lake in New Denver, BC.

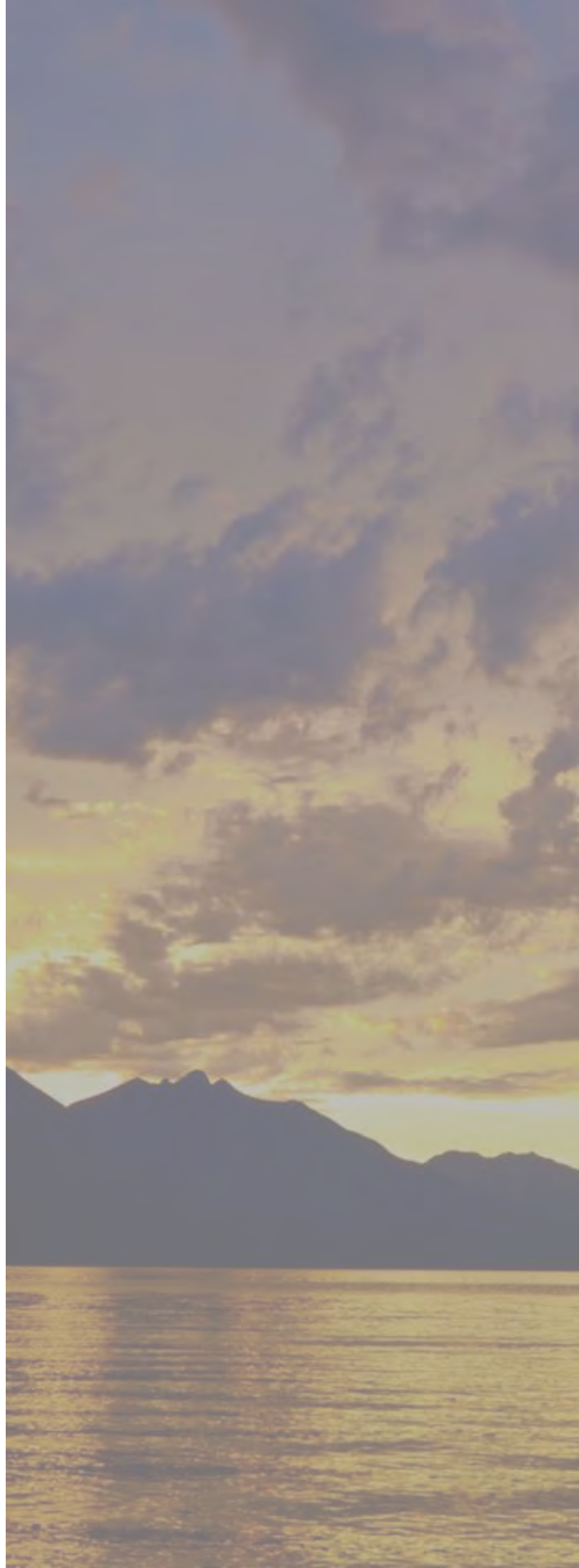
Situated within walking distance to shopping, recreation, and access to Slocan Lake within steps of the front door. This thoughtfully designed 3-bedroom, 2-bathroom home, built in 1995, seamlessly blends craftsmanship with modern comfort. Highlights include a custom masonry fireplace, radiant in-floor heating throughout all tiled areas, and beautiful maple hardwood floors. The property also offers ample storage and versatile guest space in the outbuildings, ensuring functionality for every need.

Step outside to enjoy expansive decks, perfect for entertaining or simply unwinding while taking in the stunning lake views just steps away. The basement level of the home provides a practical workroom, utility room, and additional storage, with potential for further development into functional living space.

Nestled in natural beauty, this home strikes the ideal balance between privacy and accessibility. Whether you're relaxing by the cozy fireplace or soaking up the tranquility of lake life, this property is the ultimate retreat for year-round!

MLS: 10334771 **Size:** 6629 sq ft

Services: municipal water, septic, hydro, internet and telephone/cell available



TITLE

TITLE SEARCH PRINT

2025-01-25, 08:34:42

File Reference:

Requestor: Kul Nijjar

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

Land Title District NELSON
Land Title Office NELSON

Title Number CA1293474
From Title Number XD1474

Application Received 2009-09-30

Application Entered 2009-10-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority Nelson Trail Assessment Area
New Denver, The Corporation of the Village of

Description of Land
Parcel Identifier: 013-761-919
Legal Description:
AMENDED LOT 1 (SEE 119130I) BLOCK G DISTRICT LOT 432 KOOTENAY DISTRICT
PLAN 9501

Legal Notations
THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE
MUNICIPAL ACT XH17650

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA1260486
Registration Date and Time: 2009-09-04 14:19
Registered Owner: KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. F1 36

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

TAX 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.

802 BECKER LANE NEW DENVER

Area-Jurisdiction-Roll: 21-551-00001.000



Total value **\$666,000**

2025 assessment as of July 1, 2024

Land	\$302,000
Buildings	\$364,000

Previous year value \$623,000

Land	\$283,000
Buildings	\$340,000

Property information

Year built	1995
Description	1.5 STY house-Semi-Custom
Bedrooms	3
Baths	2
Carports	
Garages	
Land size	6629 Sq Ft
First floor area	1,205
Second floor area	431
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	
No. of apartment units	

Legal description and parcel ID

LOT 1, BLOCK C, PLAN NE99501, DISTRICT LOT 432,
KOOTENAY LAND DISTRICT, AMD (SEE I19130)
PID: 013-761-919

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



Store and access favourite properties across devices



Compare property information and assessment values



View recently viewed properties

EXPENSES

Property Taxes:

2024
\$2199



Municipal Water & Garbage Pickup:

2024
\$576/YR



Hydro (BC HYDRO):

2024
\$100/approx. monthly



Insurance (2024)

\$1401 approx. / year



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

Updates

List of Improvements 2018 - 2024

- Refinishing of cedar deck
- Adding cedar landing to guest cabin ('trailer') and workshop building (2023)
- Finishing of shed / workshop (insulation/ gyprock/ new window) (2023)
- Adding storage shed for garden tools and machines (2024)
- Installing electricity and lights to all outbuildings
- 'Firesmart' all outbuildings and surroundings (2023) - Install Radon mitigation pump
- Upgrade bathrooms with new high-quality faucets (2024)

SEPTIC PUMP-OUT

All Around Septic Services Ltd.
 2329 Cunningham Rd.
 Slocan Park, BC V0G 2E0

Phone: 250-359-8282



Invoice To:

Joerg Becker
 802 Becker Lane
 New Denver, BC

Date	2024-06-03
Invoice #	11584

Please send e-transfer to:
 allsepticvac@gmail.com

Invoice

P.O. No.	Terms
	Due on receipt

Serviced	Item	Description	Quantity	Price Each	Amount
2024-06-01	Zone 7	Septic Pump-out - Zone 7		275.00	275.00
	Surcharge	Fuel Surcharge		27.50	27.50
	Regular Disp...	Disposal up to 1000 US Gallons		650.00	650.00
	Septic Pump...	Two tank discount		-100.00	-100.00

Web Site: www.allaroundseptic.com

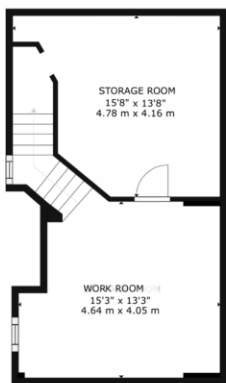
GST/HST No. 842705550

Thank you for your business. Please note your invoice number with payment.

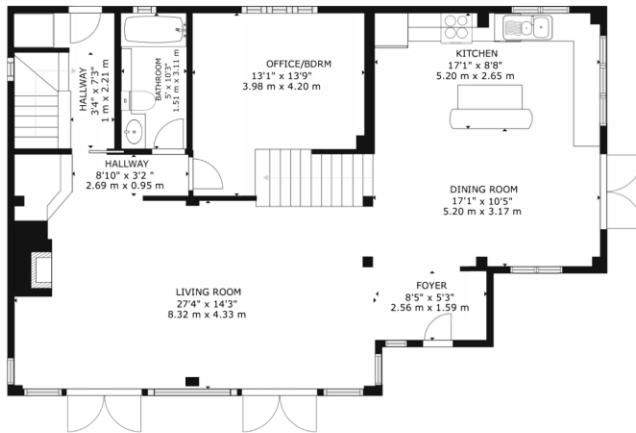
Sales Tax Summary

GST@5.0%	42.6
Total Tax	
Total	\$895.1

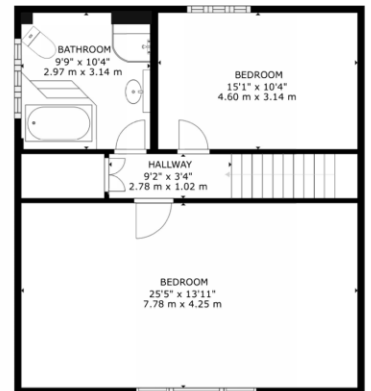
FLOORPLAN



FLOOR 1



FLOOR 2



FLOOR 3

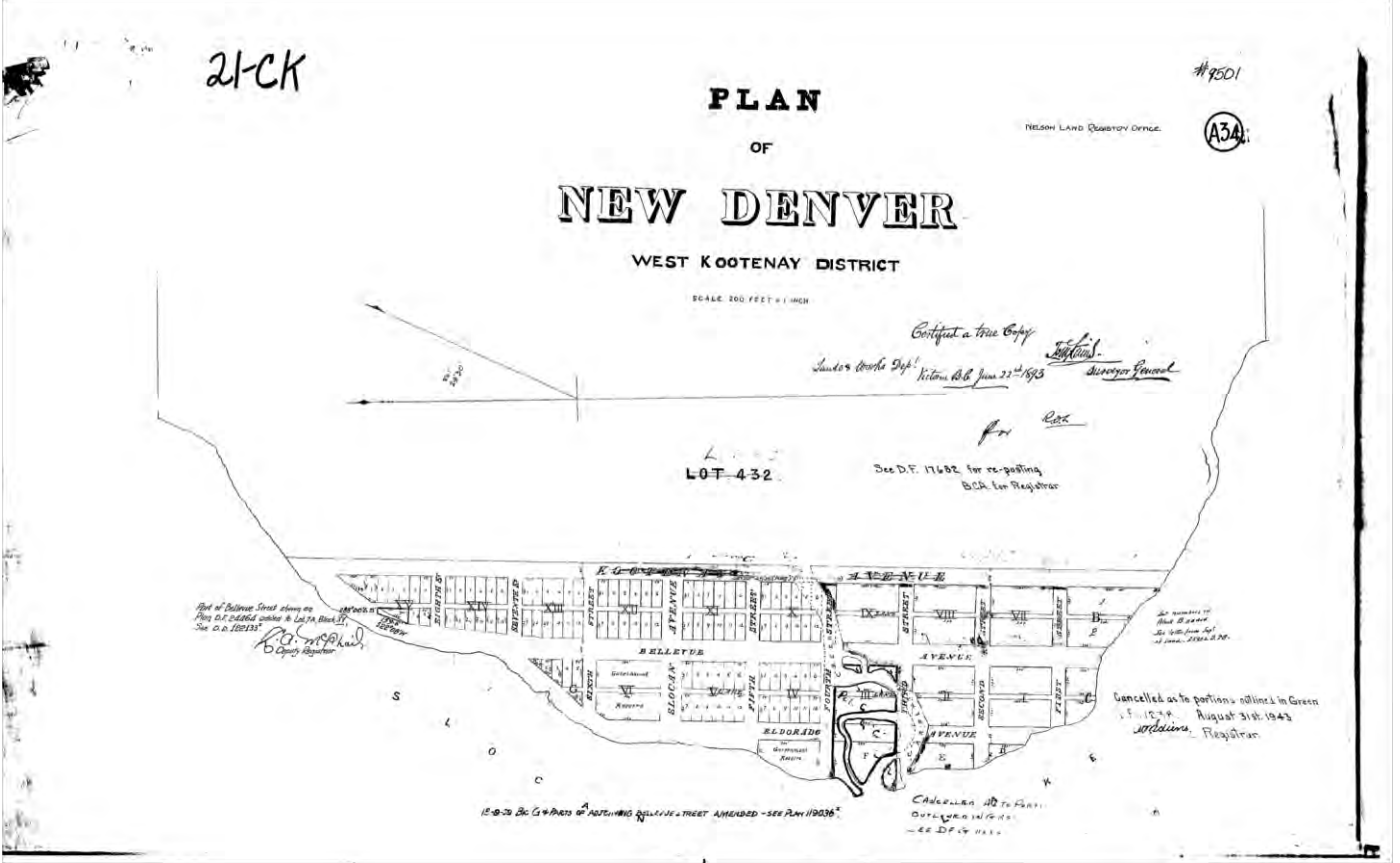
GROSS INTERNAL AREA
FLOOR 1: 404 sq ft, 37.57 m², FLOOR 2: 1143 sq ft, 106.19 m²
FLOOR 3: 718 sq ft, 66.74 m²
TOTAL: 2265 sq ft, 210.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

New Denver MAP

Status: Filed

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

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



RDCK MAP



RDCK Property Report

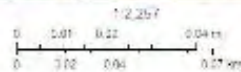
Area of Interest (AOI) Information

Area : 0.12 acres

Feb 9 2025 11:37:39 Pacific Standard Time



- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points



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can download their content for use in their own systems. Users
must use the content for non-commercial purposes only. All content
is provided as-is without warranty.

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.00001.000	013-761-919	802 BECKER LANE, NEW DENVER	Single Family Dwelling	NEP9501
#	LTO Number	Lot	Block	District Lot	Land District
1	CA1293474	1	G	432	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT 1 BLOCK G PLAN NEP9501 DISTRICT LOT 432 KOOTENAY LAND DISTRICT AMENDED (SEE 1191301).	6629	SQUARE FEET	0.12	

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	802 BECKER LANE	-	802	BECKER	LANE	New Denver	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Leonard Casley	0.12

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.12

Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	0.12

Zoning

#	Zoning Class	Class Description	Area Name	Bylaw Number	Area(acres)
1	C1	Core Commercial	Village of New Denver	612	0.12
2	C3	Residential Commercial	Village of New Denver	612	0.12

Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	612	-	Commercial	Commercial	0.12

Non Standard Flooding Erosion Area

#	Fan Name	Watercourse Name	Fan Type	Rating	Area(acres)
1	Carpenter Creek -Lower Half	Carpenter Creek -Lower Half	-	1	0.12

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

LTSA Map

ParcelMap BC Print Report



February 9, 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

SUMMARY

Summary Sheet

802 BECKER LN New Denver BC

PID	013-761-919
Registered Owner	BE*, K*
Legal Description	AMENDED LOT 1 (SEE 119130) BLOCK G DISTRICT LOT 432 KOOTENAY DISTRICT PLAN 9501
Plan	NEP9501
Zoning	C1 - Core Commercial, C8 - Residential Commercial, P1 - Parks and Open Space
Community Plan(s)	not in ALR



Year Built	1995	Structure	SINGLE FAMILY DWELLING
Lot Size	6419.75 ft²	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	544.88 m	Min Elev.	541.03 m
Floor Area	1636 ft²	Walk Score	52 / Somewhat Walkable
Transit Score	-	Annual Taxes	\$2,064.00

ASSESSMENT

	2023	%	2024
Building	\$342,000	↓ -0.58	\$340,000
Land	\$263,000	↑ 7.60	\$283,000
Total	\$605,000	↑ 2.98	\$623,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$623,000	↑ 730.67
Sales History	18/01/1990	\$75,000	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

SCHOOL DISTRICT

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

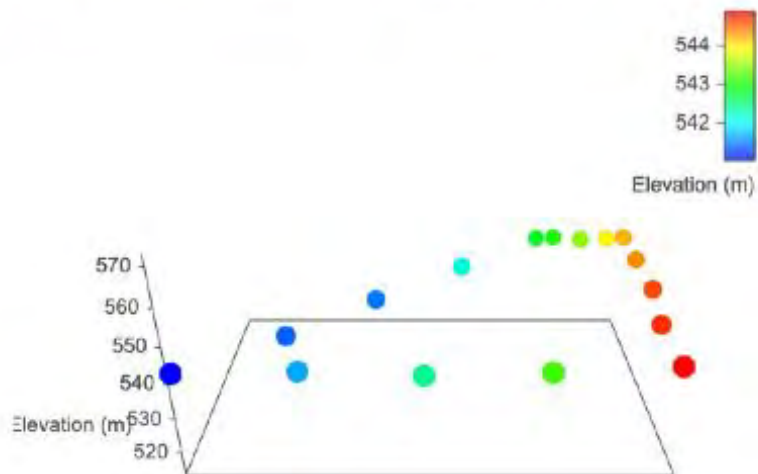
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 544.88 m | Min Elevation: 541.03 m | Difference: 3.85 m

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C1 Description: Core Commercial, Code: C3 Description: Residential Commercial, Code: P1 Description: Parks and Open Space
Official Community Plan	Not Applicable
Neighbourhood Community Plan	Not Applicable
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



Subject Property Designations:

Code: C1

Description: Core Commercial

Code: C3

Description: Residential Commercial

Code: P1

Description: Parks and Open Space

Layer Legend:

Code	Description
C1	Core Commercial
C3	Residential Commercial
P1	Parks and Open Space
C2	Local Commercial
R1	Single and Two Family Residential
P2	Public and Institutional

FLOOD PLAIN

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
□ Cadastre - Property Lines

■ Non Standard Flooding Erosion Area
→ Address Points

Streams and Shorelines

Lakes and Rivers

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

Cadastral - Property Lines

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

