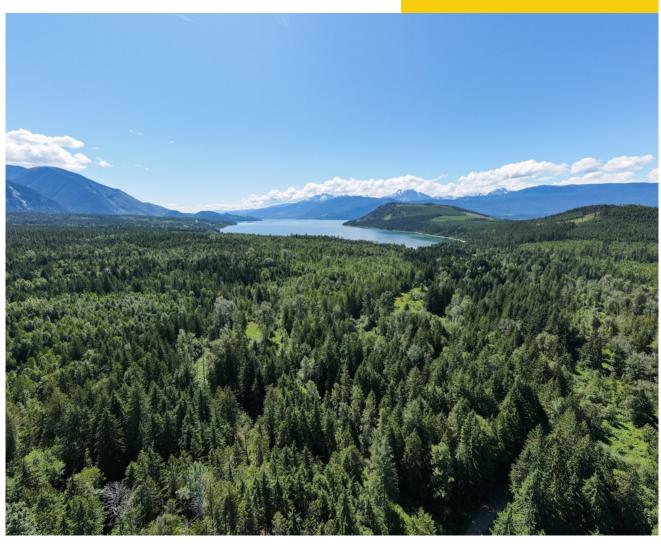


861 HILL CREEK RD GALENA BAY, BC

\$798,000



DETAILS

Large acreage on Hill Creek Rd, Galena Bay! This 147.5-acre property has been used as a full-time homestead in the past. It is a mix of cleared areas, about half of the property with second growth timber, the other half is gently sloped wooded area. There is a small section of the property that is across Hill Creek Rd that has some cleared areas, an older barn and outbuilding with a seasonal brook running through it. The larger portion has a storage trailer and some outbuildings. Power is connected and water is licensed. Public access to Galena Bay waterfront area is a short walk from this property. Zoning allows for mixed use and could be potential to realize some income from existing timber or a potential subdivision or to develop into a hobby farm or full-time residence with lots of space and privacy

MLS: 2466946 Size: 147.5 Acres

Services: Licensed water, Telephone and hydro

TITLE

TITLE SEARCH PRINT 2022-08-16, 10:52:30
File Reference: Requestor: Kul Nijjar

Declared Value \$320000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NELSON
Land Title Office NELSON

Title Number CA9937263 From Title Number LB355435

Application Received 2022-05-18

Application Entered 2022-06-01

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority

Description of Land

Parcel Identifier: 023-532-289

Legal Description:

LOT A DISTRICT LOT 8683 KOOTENAY DISTRICT PLAN NEP23363

Legal Notations NONE

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY

Registration Number: XK36949

Registration Date and Time: 1996-12-13 11:25

Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY

Registration Number: XK36950

Registration Date and Time: 1996-12-13 11:25

Registered Owner: BC TEL
Remarks: INTER ALIA

Title Number: CA9937263 TITLE SEARCH PRINT Page 1 of 2

TITLE

TITLE SEARCH PRINT 2022-05-27, 10:58:08 File Reference: Requestor: Kul Nijjar

Declared Value \$ 171800

Transfers NONE

Pending Applications

Parcel Identifier: 023-532-289

Application Number/Type: CA9937263 FREEHOLD TRANSFER

9/22, 10:15 AM

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.

861 HILL CREEK RD GALENA BAY

Area-Jurisdiction-Roll: 21-710-04641.100



Total value	\$304,000		
2022 assessment as of July 1, 2021			
Land	\$283,000		
Buildings	\$21,000		
Previous year value	\$230,700		
Land	\$218,000		
Buildings	\$12,700		

Property information	
Year built	1970
Description	MH - Single Wide
Bedrooms	
Baths	
Carports	С
Garages	
Land size	147.52 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

Lot A Plan NEP23363 District Lot 8683 Land District 26 FOR MHR #2131 SEE 04641.101 Manufactured Home Reg.# B12736

PID: 023-532-289

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width 10 Ft Length 52 Ft Total area 520 Sq Ft

PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: May 27 2022

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

ADDRESS: 861 HILL CREEK RD GALENA	BAY	В	C V0G1R2	(the "Land	
THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do Not	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.				
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.	YES	NO	DO NOT KNOW	DOES NOT	
1. LAND					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		M6			
B. Are you aware of any existing tenancies, written or oral?	M6				
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		M6			
D. Is there a survey certificate available?			M6		
E. Are you aware of any current or pending local improvement levies/ charges?		M6			
F. Have you received any other notice or claim affecting the Land from any person or public body?		M6			
G. Is the Land managed forest lands?		MA			
H. Is the Land in the Agricultural Land Reserve?	M6				
 Are you aware of any past or present fuel or chemical storage anywhere on the Land? 		MG			
J. Are you aware of any fill materials anywhere on the Land?		MG			
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		MA			
L. Are you aware of any uncapped or unclosed water wells on the Land?		ME			
M. Are you aware of any water licences affecting the Land?	MG				
N. Has the Land been logged in the last five years?		MG			
(i) If yes, was a timber mark/licence in place?				MG	
(ii) If yes, were taxes or fees paid?				MG	
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		MG			
BUYER'S INITIALS			NG SELLER'S	INITIALS	

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PROPERTY DISCLOSURE STATEMENT

ADDRESS: 861 HILL CREEK RD GALENA	BAY	ВС	V0G1R2	
2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT
 A. Please indicate the water system(s) the Land uses: A water provider supplies my water (e.g., local government, private utility I have a private groundwater system (e.g., well) Water is diverted from a surface water source (e.g., creek or lake) 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?	M6			
(ii) Have you applied for a water licence and are awaiting response?				MG
C. Are you aware of any problems with the water system?	MG			114
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)?			M6	
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			M6	
F. Indicate the sanitary sewer system the Land is connected to: ☐ Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected Other				
G. Are you aware of any problems with the sanitary sewer system?				146
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				146
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				146
. BUILDING (not applicable) . GENERAL				
A. Are you aware if the Land has been used to grow cannabis (other		M6		
than as permitted by law) or to manufacture illegal substances? B. Are you aware of any latent defect in respect of the Land?		1.10)		
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;		MG		

BC1008 REV. NOV 2021

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PROPERTY DISCLOSURE STATEMENT

May 27 2022				PAGE 3 of	3 PAGES
DATE OF DISCLOSURE					
ADDRESS: 861 HILL CREE	EK RD GALENA	BAY	BC	V0G1R2	
4. GENERAL (continued)		YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware if the property, of any designated or proposed for designati of "heritage value" under the Heritage municipal legislation?	ion as a "heritage site" or		W6		
2 C - Shallca		- 1			
The Seller states that the information pon page 1. Any important changes to the Buyer prior to closing. The Seller acknowledgiven to a prospective Buyer.	his information made known	to the Selle	r will be discle	seed by the	Sallar to the
The Buyer acknowledges that the Buye Statement from the Seller or the Seller's The prudent Buyer will use this Prope The Buyer is urged to carefully inspinspection service of the Buyer's choi	rty Disclosure Statement as t	day of	noint for the	Buwar's ow	2027
BUYER(S)	BUYER(S)		BUYER(S)		
The Seller and the Buyer understand that Brokers or Representatives warrant or gu	t neither the Listing nor Selling uarantee the information prov	Brokerage:	s or their Mana the Land.	ging Broker	s, Associate
PREC represents Personal Real Estate Corporation rademarks are owned or controlled by The Canadian Real Estate A rovide (MLS*).	Association (CREA) and identify real estate profes	sionals who are me	mbers of CRFA (REALTO	R*) and/or the qual	ity of services they

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EXPENSES

Property Taxes:

2021

\$ 541



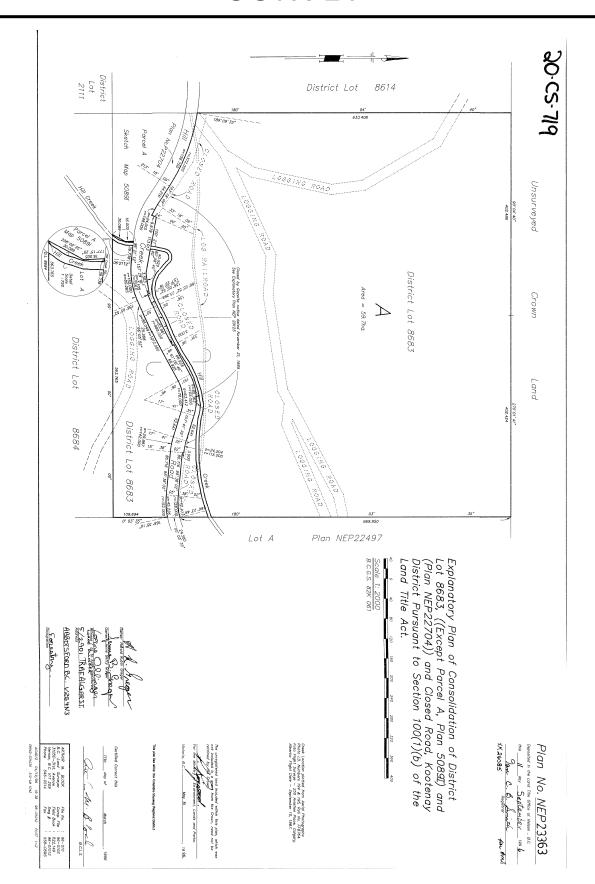
Water:

2021

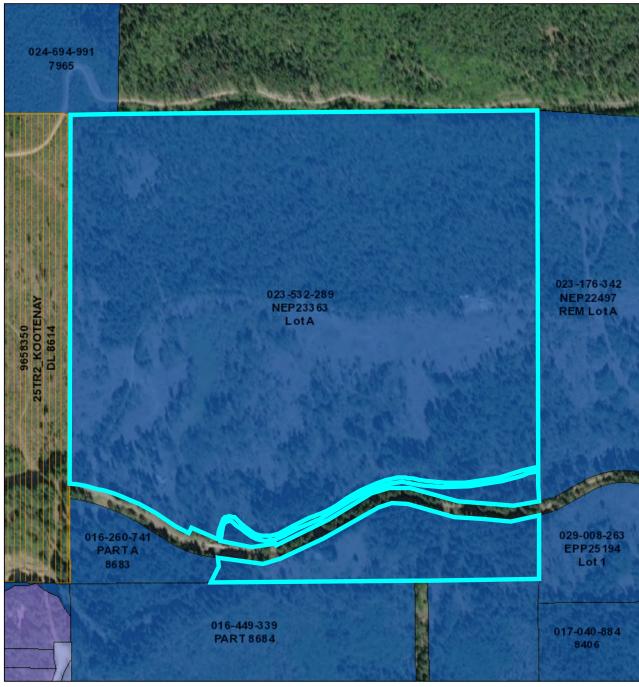
\$ 150 / year



SURVEY



LTSA MAP



August 10, 2022

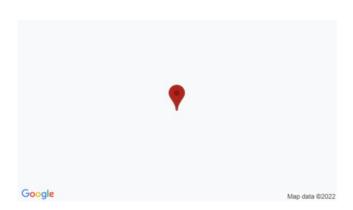
WARNING: MAP IS NOT PRINTED TO SCALE



SUMMARY

861 HILL CREEK RD Rural BC

PID	023-532-289
Registered Owner	GR*, M*
Legal Description	LOT A DISTRICT LOT 8683 KOOTENAY DISTRICT PLAN NEP23363
Plan	NEP23363
Zoning	SH - SH - Small Holdings
Community Plan(s)	OCP: SH - Small Holdings, in ALR



Year Built	1970	Structure	2 ACRES OR MORE (MANUFACTURED HOME)
Lot Size	147.13 acres	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	611.05 m	Min Elev.	458.13 m
Floor Area	-	WalkScore	-
TransitScore	92	Annual Taxes	\$578.03

ASSESSMENT	APPRECIATION

	2021	%	2022		Date	(\$)	% Growth
Building	\$12,700	↑ 65.35	\$21,000	Assessment	2022	\$304,000	↑ 76.95
Land	\$218,000	↑ 29.82	\$283,000	Sales History	02/12/2009	\$171,800	-
Total	\$230,700	▲ 31 77	\$304,000				

DEVELOPMENT APPLICATIONS SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Nakusp	Nakusp
School District	SD 10	SD 10
Grades	K - 7	8 - 12

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

ZONING

ZONING REGULATIONS – This property is zoned as – SMALL HOLDINGS (SH)

Small Holdings:

Principal Uses

- (1) The uses stated in this subsection and no others are permitted in the Small Holdings zone as principal uses, except as stated in Part 3: General Regulations:
 - (a) agriculture
 - (b) day care
 - (c) horticulture
 - (d) single family dwelling
 - (e) standalone residential campsite
 - (f) timber harvesting

Secondary Uses

- (2) The uses stated in this subsection and no others are permitted in the Small Holdings zone as secondary uses, except as stated in Part 3: General Regulations:
 - (a) accessory use
 - (b) bed and breakfast
 - (c) home occupation
 - (d) small-scale sawmill
 - (e) residential campsite
 - (f) secondary dwelling unit

Regulations

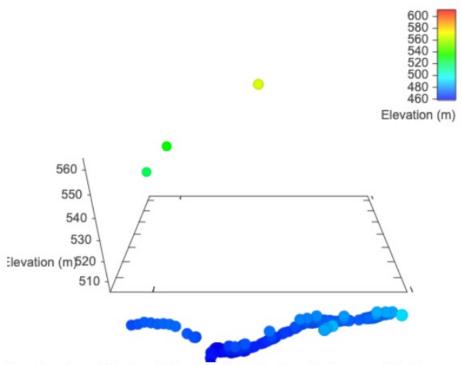
(3) On a parcel zoned Small Holdings, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

Building to be built according to the RDCK Building Department permit process

ELEVATION



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



Max Elevation: 611.05 m | Min Elevation: 458.13 m | Difference: 152.92 m

COMMUNITY INFORMATION

Туре	Centre	Distance (km)	Driving Time
School	Nakusp Elementary/Secondary School	550m	2 min
Shopping	Broadway Nakusp	100m	1 min
A in ant	West Kootenay Regional Airport, Castlegar	143	1 hr 47 min
Airport	Trail Regional Airport	181	2 hr 17 min
	Nelson, BC	147	1 hr 50 min
	Spokane, WA	377	4 hr 37 min
Maiay Citiaa	Kelowna, BC	243	3 hr 23 min
Major Cities	Castlegar, BC	146	1 hr 50 min
	Calgary, AB	511	5 hr 58 min
	Vancouver, BC	632	7 hr 16 min
	Arrow Lakes Hospital	700m	3 min
Hospital/	Saddle Mountain Medical Clinic	500m	2 min
Medical Centre	Kootenay Boundary Regional Hospital, Trail	172	2 hr 9 min
	Kootenay Lake Hospital, Nelson	147	1 hr 52 min
Dentist	Saddle Mountain Dental Clinic	500m	2 min
Postal Services	Canada Post, Nakusp	180m	1 min
Library	Nakusp Public Library	190m	1 min

Nakusp

Our village is a vibrant, safe and friendly lakeshore community nestled on the shores of Upper Arrow Lake in the West Kootenay region of British Columbia. We are surrounded by the beautiful Selkirk and Monashee mountain ranges, natural and developed hot springs and the historic Arrow Lakes.

Outdoor Recreation

Summer promises terrific golf and fishing, excellent hiking and biking in beautiful alpine areas, and various festivals and events. The Nakusp and Area Community Trails Society also schedules several group hikes. During the winter, the region is popular with those who like to snowmobile, snowshoe, and ski in any setting, including downhill, cross-country, heliskiing and backcountry. Winter also provides excellent opportunities for fishing on the open waters of the main lakes, or for ice fishing on the smaller lakes. Most activities are doit-yourself without crowds or line-ups. Even the two 9-hole Golf Courses do not require booking times. There are a few guided activities available as well and the commercial and natural Hot Springs are open every day.

Weather	
Average Yearly Rainfall (mm): 649.8	Average Yearly Snowfall (cm): 192.1
Mean Annual Temperature (c): 7.7	Total Sunshine: 1902 hours

COMMUNITY INFORMATION

Recreational Facilities

The Nakusp & District Sports Complex is the recreational hub of our community, housing our indoor squash courts, four-sheet curling rink, auditorium with concession facilities and skating arena. The Centennial Building, in the heart of the village, houses the Nakusp Public Library, the Nakusp Museum and the Arrow Lakes Historical Society. There are numerous hot springs, parks, trails and public beaches. The Nakusp Centennial Golf Club offers both a challenging and relaxing golfing experience. The Nakusp Centennial Golf Course is nine holes on grass greens, 2610 yards, par 34 and a slope rating of 107.

Historic and Heritage Sites

In front of the Visitor Centre is the paddle wheel off the S.S. Revelstoke (1902-1915) and mounted on the building are the steam controls and whistle off the S.S. Minto (1898-1954), which can be heard every day at noon during the summer.

Festivals and Events

Some of the events in Nakusp are Music in the Park, Slo-pitch tournaments, Nakusp Art Walk, Farmers' Market, Hosted hikes, Kootenay Sufferfest, Garlic Festival, Celebration of Lights, Blue Knuckle Fishing Derby, Nancy Green Race and more!

Geography

The Village of Nakusp is a village located on the shores of <u>Upper Arrow Lake</u>, a portion of the <u>Columbia River</u>, in the <u>West Kootenay</u> region of <u>British Columbia</u>. Lying between the <u>Selkirk</u> and <u>Monashee</u> ranges, it is known for its nearby <u>hot springs</u> and picturesque mountain lakeside setting

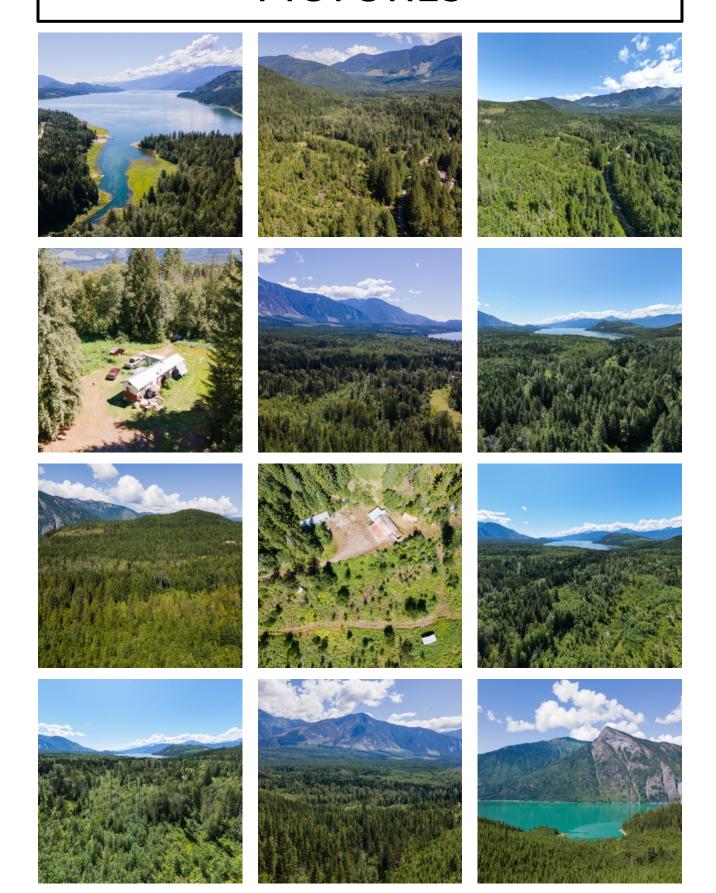
Economy

The importance of forestry to the local economy was obvious by the mid-20th century, and it became the major economic base of Nakusp. Celgar began operations in 1951 and Nakusp became the centre of a large pole and lumber industry. Interfor now operates the main forestry operation in Nakusp, and several mills are currently in operation.

Government

The Village of Nakusp is governed by Mayor Tom Zeleznik, Councilor Susan DeSandoli, Councilor Joseph Hughes, Councilor Aidan McLaren-Caux and Councilor Ken Miller. This council began its four-year term of office – 2018-2022.

PICTURES



RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: https://kootenaybc.com/

Village of Nakusp: http://nakusp.com/

Nakusp and Area Guide: https://nakusparrowlakes.com/

Regional District of Central Kootenay: http://www.rdck.ca/

For building permits, land use and planning, fire services, parks and recreation etc.

Municipal Garbage Collection: http://nakusp.com/municipal-services/garbage-recycling/garbage/

Once a week, residential curbside garbage pickup is available within the village. Village garbage bags for residential garbage are available for purchase from most retail outlets in town and from the Village office. Residential garbage is picked up on Mondays, Wednesdays and Fridays.

- •Residential garbage bags must be placed within an animal-resistant container for collection;
- •Garbage is to be placed out for collection no earlier than 7:00 am, but ready for pick-up at 9:00 am;
- •Garbage must be placed on the Avenue adjacent to the residence; and,
- •All garbage must be in Village bags (available for purchase at local retainers and the Village Office).

Recycling: http://nakusp.com/municipal-services/garbage-recycling/recycling/

The Village of Nakusp provides residential curbside recycling pickup of accepted products. Curbside pickup of accepted items is divided up into two (2) Zones for the community, with pick up taking place each week alternating between the zones.

As we transition into the new blue bins, we will continue to pick up clear bags until June 30, 2020. As of July 1, 2020 we will NOT pick up clear bags.

Simply put your accepted products in your blue bin(s), and place them at your curbside on collection day (see schedule below). Please ensure that the blue bins are out at the curb by 7 a.m.

Water Analysis: http://nakusp.com/municipal-services/utilities/water/

Satellite TV Providers:

Shaw: https://www.shaw.ca

Internet

Xplornet: https://www.xplornet.com/
Tekk Savvy: https://www.teksavvy.com/

Burton Internet Society: http://burtoncity.ca/index.php

Bell Mobility: https://www.bell.ca/

Columbia Wireless: http://columbiawireless.ca/

Telus: https://www.telus.com

Hospital

Arrow Lakes Hospital: https://www.interiorhealth.ca

Post Office

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