

1506 Highway31A,  
NEW DENVER BC  
\$825,000

Kootenay  
BC

REAL ESTATE  FAIR REALTY





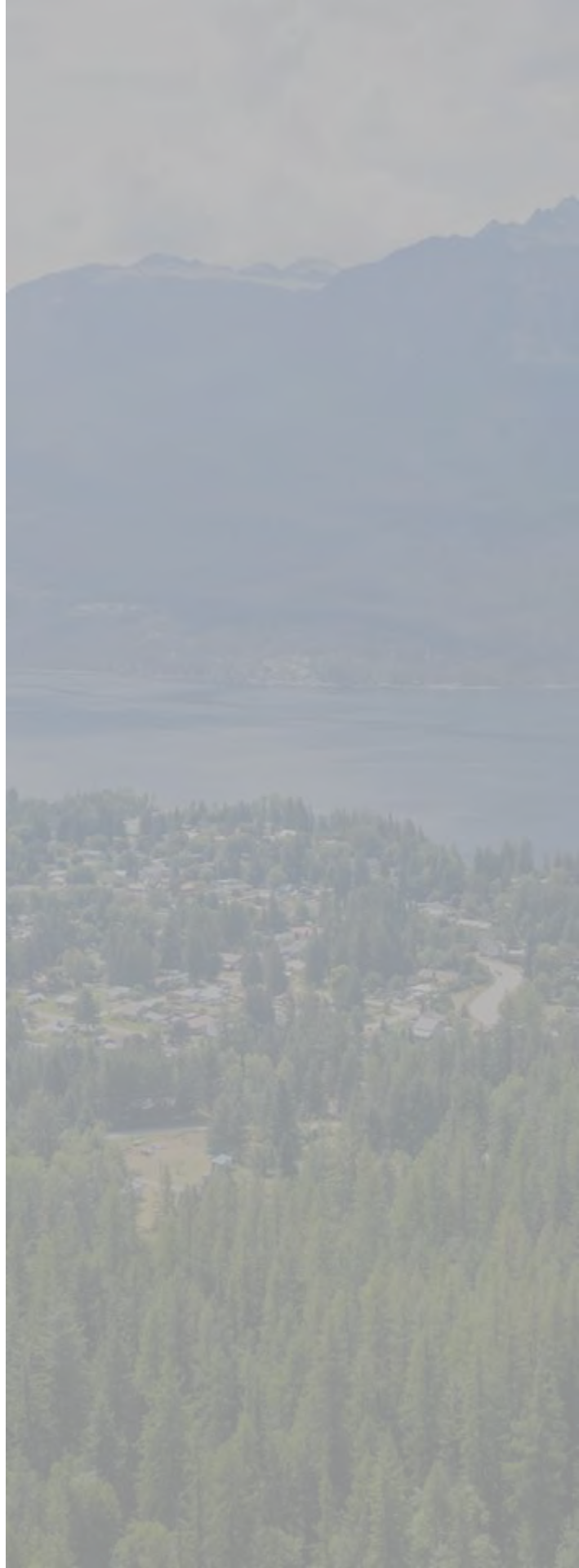
# DETAILS

8.68 Acres with Log Home in New Denver, BC Discover the charm of small-town living on this private 8.68-acre property, featuring a spacious 4-bedroom, 2-bath log home with inviting sun decks to enjoy the surrounding natural beauty.

With ample space to recreate, develop, or work and play, this property offers endless possibilities — from creating a family retreat to building a self-sustaining lifestyle. Perfect for those seeking a bit more space, time, and connection to nature, all within the welcoming community of New Denver.

**MLS:** 10358773    **Size:** 138.68 Acres

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



# 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.

## 1506 HIGHWAY 31A NEW DENVER

Area-Jurisdiction-Roll: 21-551-01702.000



**Total value** **\$683,000**

2025 assessment as of July 1, 2024

Land \$460,000

Buildings \$223,000

Previous year value \$678,000

Land \$448,000

Buildings \$230,000

### Property information

Year built 1968

Description 1 STY house - Standard

Bedrooms 3

Baths 2

Carports C

Garages

Land size 8.68 Acres

First floor area 944

Second floor area

Basement finish area 1,030

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

PARCEL A, BLOCK B, PLAN NEP6766, DISTRICT LOT 485,  
KOOTENAY LAND DISTRICT, (SEE 1999561)

PID: 006-214-126

### 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:

2025  
\$3588



## Municipal Water :

2025  
\$613/YR



## Insurance (HUB)

\$2920 approx. / year



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

# RDCK MAP



## RDCK Property Report

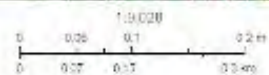
### Area of Interest (AOI) Information

Area : 8.68 acres

Aug 11 2025 8:51:19 Pacific Daylight Time



- Elected Areas
- RDCK Streets
- Cadastral - Property Lines
- Address Points



Source: Esri, DeLorme, Garmin, GeoEye, IGN, GeoEye, and the USGS Imagery Community.  
Data compiled from Esri, DeLorme, Garmin, GeoEye, IGN, GeoEye, and the USGS Imagery Community.  
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# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.01702.000	006-214-126	1506 HIGHWAY 31A, RURAL NEW DENVER	2 Acres Or More (Single Family Dwelling, Duplex)	NEP6766
#	LTO Number	Lot	Block	District Lot	Land District
1	KW36528	-	B	485	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	PARCEL A BLOCK B PLAN NEP6766 DISTRICT LOT 485 KOOTENAY LAND DISTRICT (SEE 1999561)	8.68	ACRES	8.68	

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1506 HIGHWAY 31A	-	1506	HIGHWAY 31A	-	New Denver	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Leonard Casley	8.68
2	Electoral Area H - The Shocan Valley	Walter Popoff	< 0.01

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	8.68

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	NEW DENVER	-	MUNICIPAL	8.68

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1967	R3	Rural Residential	Rural Residential	8.68

## Development Permit Areas

#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	1967	Watercourse	<a href="#">1967- H_OCP_Consolidated_2 754.pdf</a>	The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development.	2.67

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

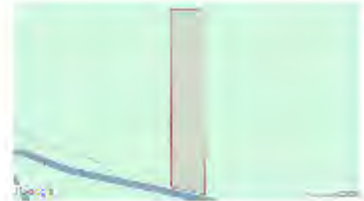


# SUMMARY

## Summary Sheet

### 1506 HIGHWAY 31A New Denver BC

PID	006-214-126
Registered Owner	BD*, 5*
Legal Description	PARCEL A (SEE 1999561) LOT B DISTRICT LOT 485 ROOTENAY DISTRICT PLAN 6766
Plan	NEP6766
Zoning	
Community Plan(s)	OCP: R3 - Rural Residential, Not in ALR



Year Built	1968	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	8.31 acres	Bedrooms	3
Bathrooms	2	Dimensions	-
Max Elev.	758.72 m	Min Elev.	639.71 m
Floor Area	1974 Ft <sup>2</sup>	Walk Score	-
Transit Score	-	Annual Taxes	\$60.00

## ASSESSMENT

	2024	%	2025
Building	\$230,000	↓ -3.04	\$223,000
Land	\$448,000	↑ 2.66	\$460,000
Total	\$678,000	↑ 0.74	\$683,000

## APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$683,000	↑ 228.37
Sales History	31/03/2004	\$208,000	↑ 7
	20/08/1993	\$195,000	-

## RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2101686KO	Sold 01/04/2004	2	\$229,000 / \$208,000	Coldwell Banker Rosling Real Estate (Nelson)
2097656KO	Expired 31/10/2003	55	\$229,000 / \$0	Coldwell Banker Rosling Real Estate (Nelson)

## DEVELOPMENT APPLICATIONS

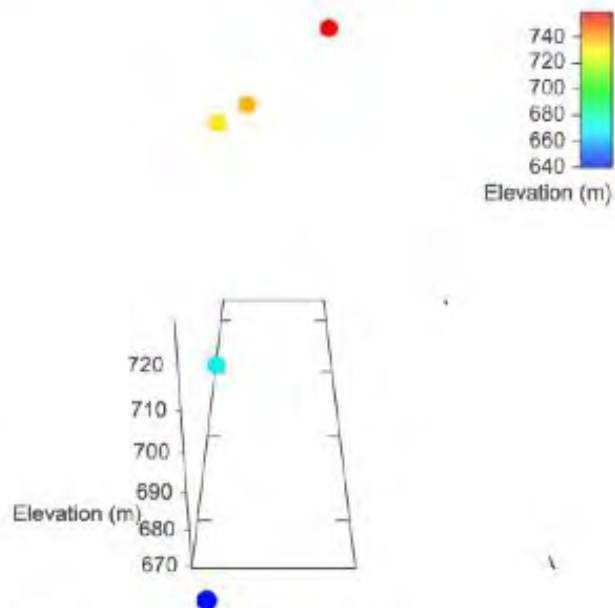
The enclosed information, while deemed to be correct, is not guaranteed.

# ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 758.72 m | Min Elevation: 639.71 m | Difference: 119.01 m



# ZONING

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	R3 - Rural Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not In Floodplain

Land Use

## Official Community Plan



## Subject Property Designations:

R3 - Rural Residential

## Layer Legend:

- R3 - Rural Residential
- PA - Parks and Recreation, Culture and Heritage

# UTILITIES

Regional District of Central Kootenay GIS

## Utilities



# 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

