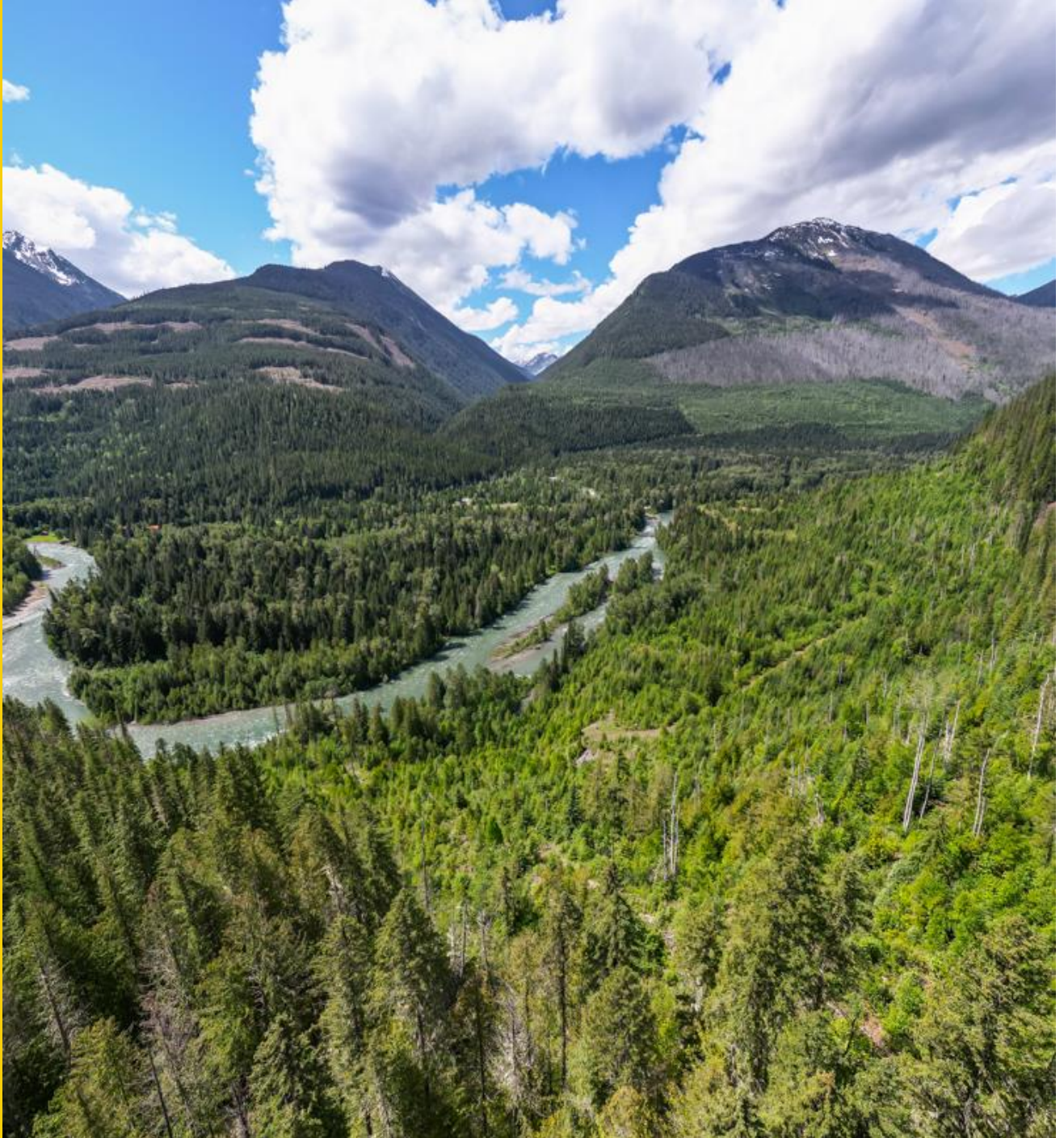


**BLOCK 5 MARQUISE ST,
POPLAR CREEK BC
\$140,000**



DETAILS

Welcome to Poplar Creek, British Columbia.

Discover 1.38 acres made up of 3 separately titled parcels in Poplar Creek, about an hour north of Kaslo, BC.

This affordable rural property offers off-grid potential in a quiet community where most enjoy seasonal cabins and a few live year-round.

Surrounded by wilderness, it's an ideal recreational getaway or a peaceful retreat to disconnect from urban life and live closer to nature.

Size: 1.38 Acres

Services: No services available. Off-grid set up required.



MLS Listing Info




		BLOCK 5 MARQUISE Street	
Major Area	Kootenay	Status	Preactive
Minor Area	KA - Kaslo North to Gerrard	Possession	
City	Poplar Creek	Title Tier 1	Freehold
Type	Land Only (Residential / Commercial)	Title Tier 2	Fee Simple
Sub Type	Residential Acreage	Price	\$140,000.00
Style		Orig. Price	
Taxes	\$279 (2025)	Sale Price	
MLS#	10364463	Date Listed	Oct 3/25
Year Built		Date Sold	
Zoning	ALR/ROCK	Status Chg	Sep 29/25
Postal Code	V0G 1N0	DOM	0
Strata/Assoc	No / No		
SERVICES			
Heating	Licensed	Cooling	Septic Permit Required
Water	Cable Not Available, Electricity Not Available, Natural	Sewer	
Utilities	Gas Not Available, Phone Not Available	Drainage	
Electric		Property Access	Public Road
Other Equip			
EXTERIOR			
Lot Sqt	\$0,112	Lot Acres	1.38
Secure Spaces		Garage Spaces	
Garage Dimensions		Lot Dimensions	
Parking Features		Parking Total	
Exterior Features		Directions	
Waterfront	No - Creek, Waterfront Nearby	View	Mountain(s)
Exterior Construction		Patio/Porch	
Lot Features	Close to Recreation, Highway Access, Rural Setting, Views	Other Structures	
LOT/ACREAGE			
Cultivated	Covered	Cleared	Fenced
Treed	Pastured	Irrigated	#Parcels 3
Lease Hold	Current Use	Freehold	Possible Use
Pending			
<p>Discover 1.38 acres made up of 3 separately titled parcels in Poplar Creek, about an hour north of Kaslo, BC. This affordable rural property offers off-grid potential in a quiet community where most enjoy seasonal cabins and a few live year-round. Surrounded by wilderness, it's an ideal recreational getaway or a peaceful retreat to disconnect from urban life and live closer to nature. Listed By: FAIR REALTY (KASLO)</p>			
<p>This listing information is provided to you by: KUL NEJJAR PREC* - Broker or Designated REALTOR® 250-565-4722 Kul@KootenayBC.com http://www.KootenayBC.com FAIR REALTY (KASLO) 250-480-3000 admin@fairrealty.com http://www.fairrealty.com 311 4th Street, PO Box 1363 Kaslo, B.C. V0G 1N0</p> <p>The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation, Oct 2, 2025.</p>			
			

Area of Interest (AOI) Information

Area : 1.38 acres

Sep 24 2025 7:50:33 Pacific Daylight Time



 Electrical Avenues
 ROCK Streets
 Cadastre - Property Lines

Source: San Mateo Catholic Geographic, and the GIS User Community.
San Mateo Catholic Geographic, Inc., San Carlos, Cal., Tel.: (408) 679-
2444; Fax: (408) 679-2444; Web: <http://www.smcg.org>; E-mail: info@smcg.org

RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	786.03348.055	011-531-631	POPLAR ST, POPLAR CREEK	Vacant Residential Less Than 2 Acres	NEP746
2	786.03348.155	011-531-649	MARQUISE ST, POPLAR CREEK	Vacant Residential Less Than 2 Acres	NEP746
3	786.03348.215	011-531-657	MARQUISE ST, POPLAR CREEK	Vacant Residential Less Than 2 Acres	NEP746

#	LTO Number	Lot	Block	District Lot	Land District
1	LA153936	-	5	836	KOOTENAY
2	V8371	-	5	836	KOOTENAY
3	V8372	-	5	836	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	PARCEL A, BLOCK 5, PLAN NEP746, DISTRICT LOT 836, KOOTENAY LAND DISTRICT, (SEE V8152)	.62	ACRES	0.61
2	PARCEL B, BLOCK 5, PLAN NEP746, DISTRICT LOT 836, KOOTENAY LAND DISTRICT, (SEE V8153)	.41	ACRES	0.38
3	PARCEL C, BLOCK 5, PLAN NEP746, DISTRICT LOT 836, KOOTENAY LAND DISTRICT, (SEE U8154)	.41	ACRES	0.38

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area D	Aimee Watson	1.38

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	1.38

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

ALR MAP – all 3 parcels are in ALR

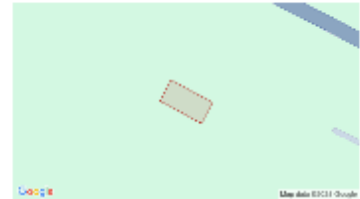


SUMMARY- sample 1 parcel

Summary Sheet

MARQUISE ST Rural BC

PID	011-531-649
Registered Owner	LD*, W*
Legal Description	PARCEL B (SEE V8153) BLOCK 5 DISTRICT LOT 836 KOOTENAY DISTRICT PLAN 746
Plan	NEP746
Zoning	
Community Plan(s)	In ALR



Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	16712.36 ft²	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	661.84 m	Min Elev.	661.00 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$88.46

ASSESSMENT

	2024	%	2025
Building	\$0	-	\$0
Land	\$20,100	↗ -5.97	\$18,900
Total	\$20,100	↗ -5.97	\$18,900

APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$18,900	↗ 45.38
Sales History	14/04/1986	\$13,000	-

RECENT MLS® HISTORY

MLS® History is not available.

DEVELOPMENT APPLICATIONS

-

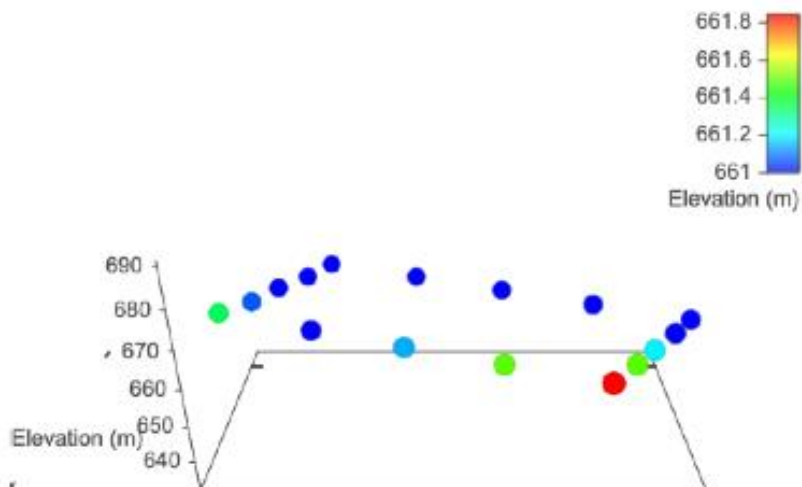
The enclosed information, while deemed to be correct, is not guaranteed.

ELEVATION sample 1 parcel

Estimated Lot Dimensions and Topography



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



Max Elevation: 661.84 m | Min Elevation: 661.00 m | Difference: 0.84 m

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

ZONING

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Not Applicable
Agricultural Land Reserve	Status: In Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain

Zoning



Subject Property Designations:

Not Applicable

Official Community Plan

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	J.V. Humphries, Kaslo	40.8	39 min
	Jewett Elementary (K-3), Meadow Creek	1.9	3 min
Shopping	Front Street, Kaslo	41.3	40 min
	Meadow Creek General Store & Gas	1.6	3 min
Airport	West Kootenay Regional Airport, Castlegar	150	2 hr 6 min
	Trail Regional Airport	188	2 hr 36 min
Major Cities	Kaslo, BC	41.1	38 min
	Nelson, BC	110	1 hr 38 min
	Spokane, WA	348	4 hr 39 min
	Cranbrook, BC	268	4 hr 9 min
	Calgary, AB	565	7 hr 12 min
	Vancouver, BC	718	8 hr 37 min
Hospital/ Medical Centre	Victorian Community Health Centre, Kaslo	51.6	1 hr 6 min
	North Kootenay Lake Community Services	41.2	40 min
	Kootenay Boundary Regional Hospital, Trail	180	2 hr 30 min
	Kootenay Lake Hospital, Nelson	109	1 hr 37 min
Dentist	Kootenay Lake Dental Clinic, Nelson	110	1 hr 38 min
	Nelson Ave Dental Clinic, Nelson	108	1 hr 34 min
	Silverton Dental Clinic, Silverton	91.8	1 hr 35 min
Postal Services	Canada Post, Meadow Creek	2	25 min
Library	Argenta Library	13.1	19 min

Meadow Creek

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.

Kaslo

Kaslo, with a population of just 1,000 is actually the largest community on the main body of Kootenay Lake. Kaslo is nestled in a valley, surrounded by a lush forest and Kootenay Lake. Downtown is thriving with artisans and artists, and a beautiful park with pristine beaches lines the village. Heritage buildings have been lovingly restored, along with the S.S. Moyie, the world's oldest intact sternwheeler.

The area's waterways and surrounding mountains provide plenty of opportunity for outdoor adventure.

Outdoor Recreation

Explore Kootenay Lake in a powerboat, sailboat, kayak, or canoe. Renting a houseboat from Kaslo's Shipyard's fleet is another option. Go hiking on groomed trails or wilderness terrain in provincial parks. There are no less than five of these (and one rugged conservancy) nearby, including the stunning Kokanee Glacier Provincial Park. Boating, sport fishing, swimming, water-skiing, kayaking, canoeing, scuba diving, hiking, mountain & tour biking, ATV touring, golfing, horseback riding, cross-country skiing, snowmobiling, cat-skiing, heli-skiing, paragliding.

Weather	
Average Yearly Rainfall (mm): 698	Average Yearly Snowfall (cm): 188
Highest Average Temperature (c): 25	Lowest Temperature (c): -5

COMMUNITY INFORMATION

Recreational Facilities

Facilities in and around Kaslo include a 9 hole golf course, Ice Arena for public skating, hockey and curling, a number of Provincial Parks and campgrounds, a skateboard park, public beaches, tennis courts and riding arena.

Historic and Heritage Sites

Kaslo village itself is home to several important historic and heritage sites including the SS Moyie, the world's oldest intact passenger sternwheeler. Its restoration has been passionately pursued by spirited volunteers for more than half a century. Abroad the SS Moyie enter a world of classic Victorian design and engineering and learn a whole lot about Kootenay Lake history.

Festivals and Events

Give a big round of applause to this tiny community for hosting an exceptionally charming jazz event.

The Kaslo Jazz Festival draws music-lovers from far and wide in August, as people come to see live music from international swing, blues and jazz musicians. The music festival has been staged every August since 1991. Audiences line the beach to enjoy incredible jazz music performed from a floating stage.

The IDidaRide and Run is another popular event for keen runners and mountain bikers, held in August. The event offers five events-three rides and two runs. The 41km is a ride only, while the 20km and 8.5km are ride or run events.

May Days is a century old Kaslo tradition, featuring maypole dancing, loggers' sports, and a parade that offers double the fun by circling the village centre twice.

Geography

The village of Kaslo is the largest community located on the main body of Kootenay Lake. Most of the village of Kaslo sits on the floodplain formed by the outflow of the Kaslo River. The remainder of the village is located on bench land above the downtown core. The village is framed by the Purcell Mountain Range to the east and the Selkirk Mountain Range to the west. Mount Loki (2,779m/9,117ft) rises dramatically across Kootenay Lake and is a popular hike for locals. The Selkirks are home to the Goat Range and Kokanee Glacier Provincial Parks. Both parks offer a full range of four season recreational opportunities.

Economy

Overall, the average employment rate of Kaslo, BC is growing at an average of 0.14% per year over the past 15 years. In the last two census, its employment rate grew by 9 per cent, an average growth rate of 4.57% from 2011 to 2016. A growing employment rate signals that competition between job applicants are intensifying and that finding a job is becoming harder. It can also mean lower tax revenues for governments in the next few years, as people will have lower incomes to be taxed.

Government

The Village of Kaslo is governed by a Mayor and four councillors and is administered by three professional staff.

RESOURCES

Kul Nijjar, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Village of Kaslo: <http://www.kaslo.ca/>

For land use and planning, business licensing, taxes, permits inside of the Village of Kaslo limits.

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

For building permits, land use and planning, fire services, parks and recreation etc. inside Areas A-K.

Chamber of Commerce: <http://www.kaslochamber.com/>

Kaslo and Area Guide: <http://visitkaslo.com/>

Municipal Garbage Collection: <http://www.kaslo.ca/content/municipal-waste-collection>

Municipal garbage collection is in on Tuesdays. Your garbage must be out by 8:00am to guarantee collection. Bags must have an orange tag sold by either the Village Office or Kaslo Husky (Mohawk). The cost of a tag is the same as the tipping fee for a bag of residential garbage at the RDCK* transfer station.

*There is no minimum number of bags covered by taxes or annual user fees. You must buy tags for all garbage that you put out.

Recycle BC blue container curbside collection is at no additional fee and is not funded through user fees or property taxation.

Waste Disposal: <http://www.rdck.ca/EN/main/services/waste-recycling>

Water Analysis: <https://kaslo.civicweb.net/filepro/documents/7399>

*Open latest Circulation Package for up-to-date water analysis reports

Health Care:

Victorian Community Health Centre: 250-353-2291 ext.5

Satellite TV Providers:

Shaw: <https://www.shaw.ca/tv/satellite-tv>

Internet

Kaslo infoNet Society: <https://kin.bc.ca/>

East Shore Internet Society: <http://www.eastshoreinternet.ca/>

Columbia Wireless: <http://columbiawireless.ca/>

Telus: <https://www.telus.com>

Hospital

Victorian Community Health Centre: <https://www.interiorhealth.ca>

Post Office

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