

**1102 Highway 31A  
New Denver BC  
\$276,000**

**Kootenay  
BC**



**FR  
FAIR REALTY**

**REAL ESTATE** FR  
FAIR REALTY



# DETAILS

A 0.42-acre forested lot in the heart of New Denver, set between the mountains and Slochan Lake. This isn't a flat, standard building lot — it's a sloped, terraced parcel with mature mixed forest and natural openings where past clearing has created potential building sites.

The grade suits a benched, staged build, with more than one possible site depending on the plan — a tucked-away cabin, a multi-level home, or a phased build over time. A 176-ft drilled well is already in place, with connection to village municipal water. Septic and power would be brought in as part of the build.

Dual access from both Highway 31A and Victoria Street opens up design options most lots can't offer — choice of driveway, entry and orientation. The forest buffers the lot on multiple sides, so it stays private despite being walking distance to the village centre. From the building sites there are views of New Denver and the surrounding glacier-capped mountains.

Walking distance to the shops and amenities of the village, with hiking, paddling, skiing and biking within reach across the Slochan Valley.

**MLS 10388686 | Lot Size: 0.42 ac (18,133 sq ft)**  
**Services: 176-ft drilled well · municipal water available · septic permit required · hydro & telephone available · internet available**



# EXPENSES



## Property Taxes:

2025  
\$1,066



## Insurance:

Vacant land



## Water:

Municipal — available  
176-ft well on site



## Internet:

Available in area  
Telus / Starlink, etc.



## Hydro (FortisBC):

At lot line  
Not connected (vacant)

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

# RDCK MAP



## RDCK Property Report

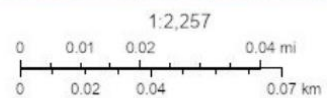
### Area of Interest (AOI) Information

Area : 0.41 acres

May 4 2025 14:38:05 Pacific Daylight Time



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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, NRCan, Parks Canada

# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	551.01732.000	011-784-580	1102 HIGHWAY 31A, NEW DENVER	Vacant Residential Less Than 2 Acres	NEP9618

#	LTO Number	Lot	Block	District Lot	Land District
1	CB274508	1	-	549	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 1 PLAN NEP9618 DISTRICT LOT 549 KOOTENAY LAND DISTRICT	17860	SQUARE FEET	0.41

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	1102 HIGHWAY 31A	-	1102	HIGHWAY 31A	-	New Denver	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	New Denver	Leonard Casley	0.41

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	-	NEW DENVER	0.41

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1967	R1	Suburban Residential	Suburban Residential	0.41

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

# SUMMARY

## Summary Sheet

### 1102 HIGHWAY 31A New Denver BC V2G 1M3



PID	011-784-580
Registered Owner	QU*
Legal Description	LOT 1 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 9618
Plan	NEP9618
Zoning	
Community Plan(s)	OCP: R1 - Suburban Residential, not in ALR

Year Built	-	Structure	VACANT RESIDENTIAL LESS THAN 2 ACRES
Lot Size	18133.52 ft <sup>2</sup>	Bedrooms	0
Bathrooms	0	Dimensions	-
Max Elev.	586.40 m	Min Elev.	579.52 m
Floor Area	-	Walk Score	38 / Car-Dependent
Transit Score	80 / Excellent Transit	Annual Taxes	\$2,055.00

#### ASSESSMENT

	2024	%	2025
Building	\$0	-	\$0
Land	\$206,000	↑ 2.91	\$212,000
Total	\$206,000	↑ 2.91	\$212,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2025	\$212,000	↑ 182.67
Sales History	25/09/2009	\$75,000	-

#### RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10347416	Preactive 16/05/2025		\$296,000 /	Fair Realty (Kaslo)
2405099KO	Expired 30/11/2015	214	\$125,000 / \$0	Coldwell Banker Rosling Real Estate (Nelson)
2161039KO	Cancelled 03/09/2015	6114	\$125,000 / \$0	Royal LePage Selkirk Realty

#### DEVELOPMENT APPLICATIONS

-

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# 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

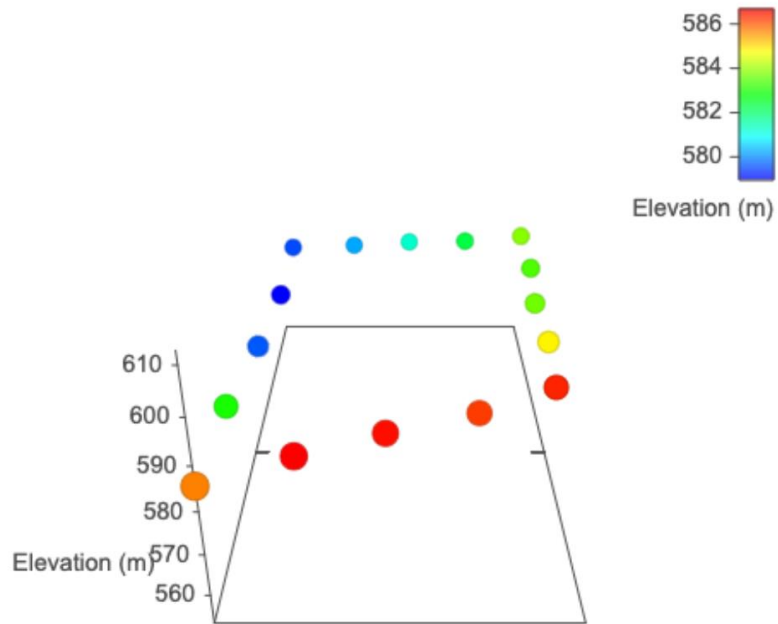
Generated by AUTOPROP

# ELEVATION

## Estimated Lot Dimensions and Topography



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



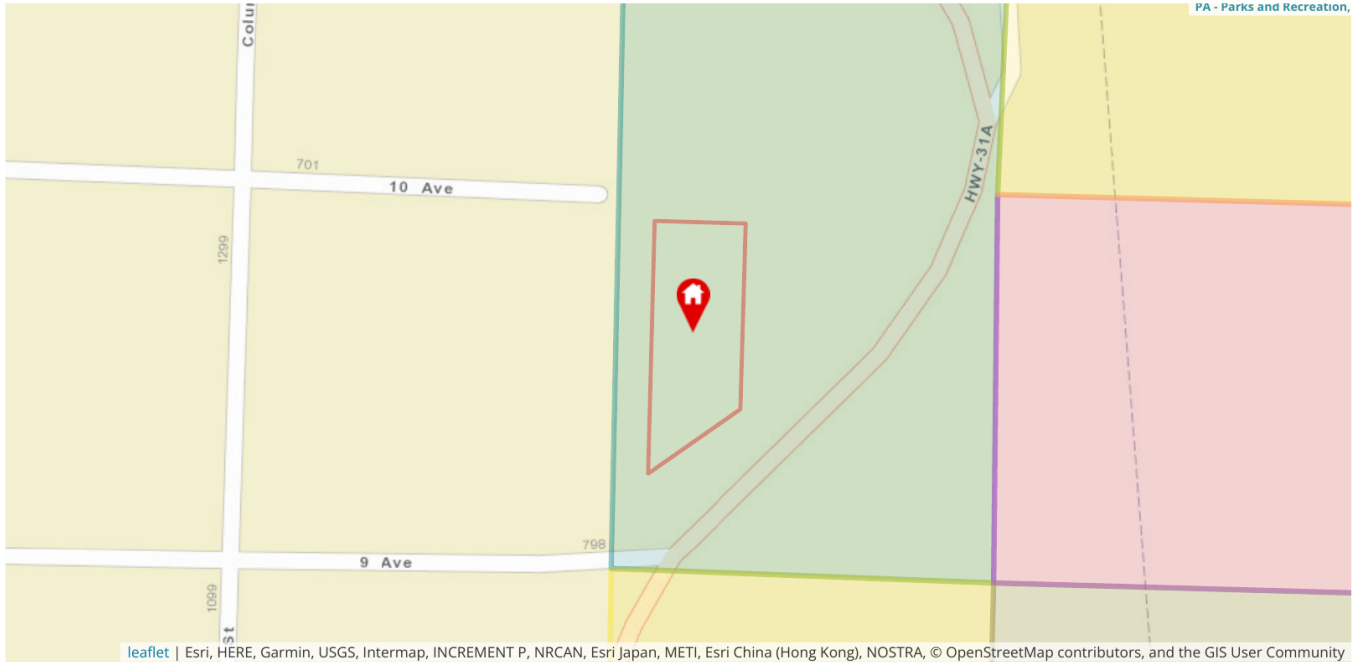
Max Elevation: 586.68 m | Min Elevation: 578.94 m | Difference: 7.73 m

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# ZONING

Land Use

## Official Community Plan



### Subject Property Designations:

R1 - Suburban Residential

### Layer Legend:

- R1 - Suburban Residential
- PA - Parks and Recreation, Culture and Heritage
- I - Institutional
- C1 - General Commercial

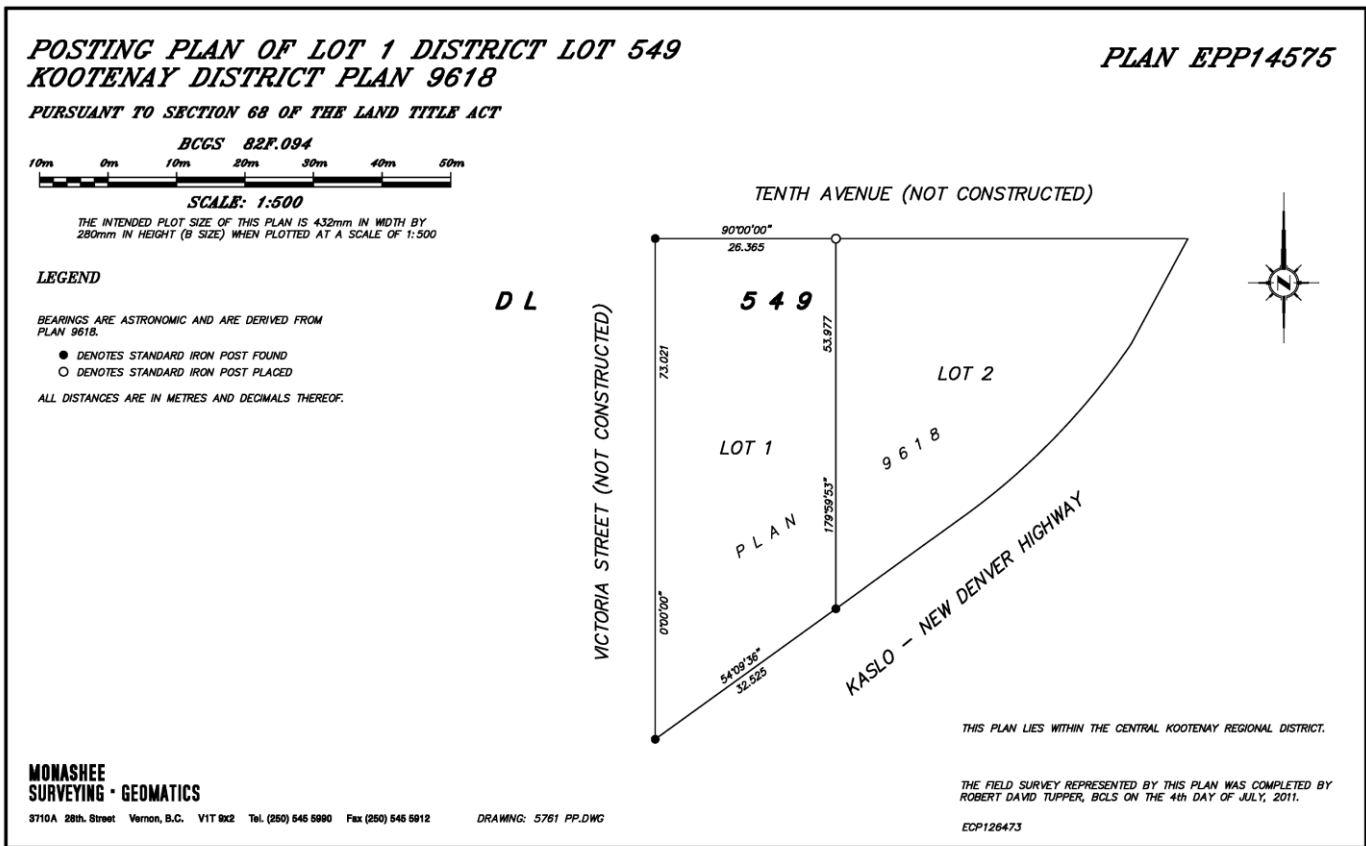
Generated by AUTOPROP

# PLAN

Status: Filed

Plan #: EPP14575 App #: CA2146921 Ctrl #: 131-352-7472

RCVD: 2011-08-16 RQST: 2025-05-05 07.40.09



# SUBDIVISION PLAN

Status: Filed

Plan #: NEP9618 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2025-05-05 07.40.09

A-21

## PLAN OF SUBDIVISION OF PART OF BLOCK 69, PLAN 557, LOT 549, KOOTENAY DISTRICT.

SCALE: 1 INCH = 100 FEET

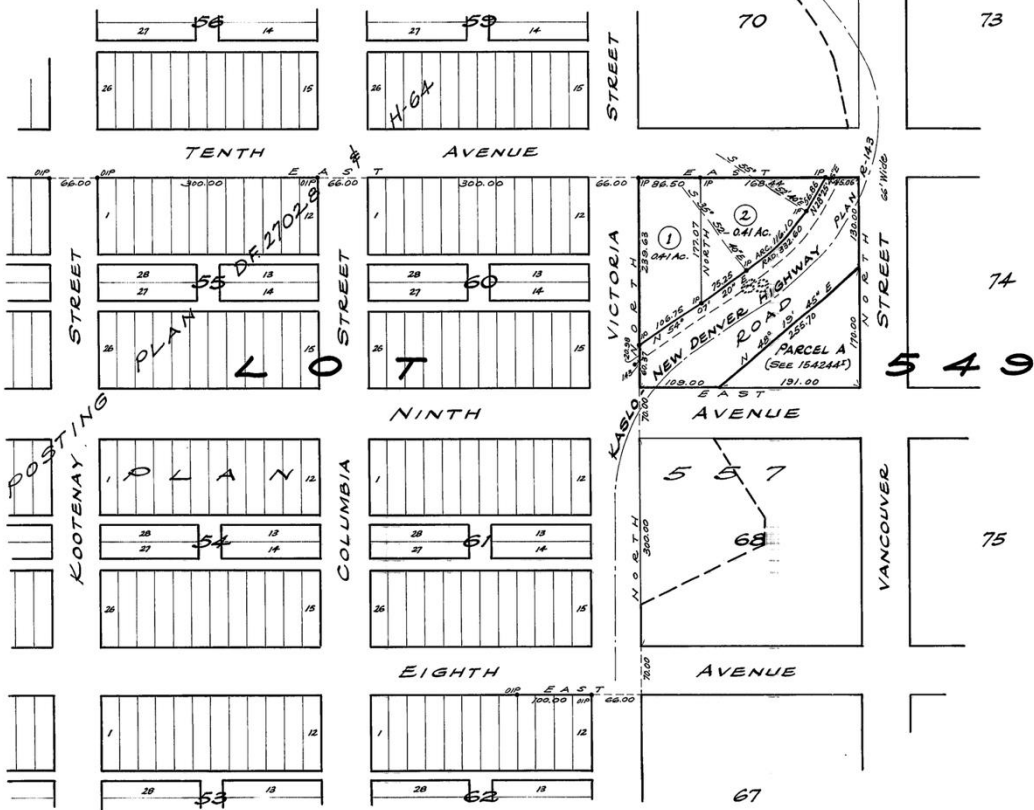
PLAN No 9618  
Deposited in the Land Registry  
Office at Nelson, B.C. this 12<sup>th</sup>  
day of July, 1975

*R. J. Kenny*  
Registrar

**LEGEND**

Bearings are Astronomic derived from Posting Plan D.F. 27028 # H-64 which assumes Streets to be due North and due East.

- o.p. Denotes old wood post found in place.
- i.p. Denotes old iron pin found in place.
- 1/2" x 30" square galvanized iron pin set.



I, Raymond George Johnson, of the City of Nelson, British Columbia Land Surveyor make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 25<sup>th</sup> day of July, 1975

Approved under the Land Registry Act this 29<sup>th</sup> day of October, 1975

Sworn before me this 3<sup>rd</sup> day of July, 1975  
*W. R. Brown*  
A commissioner for taking affidavits for B.C.

*Ray Johnson*  
B.C.L.S.

*M. G. Elton*  
Approving Officer,  
Department of Highways

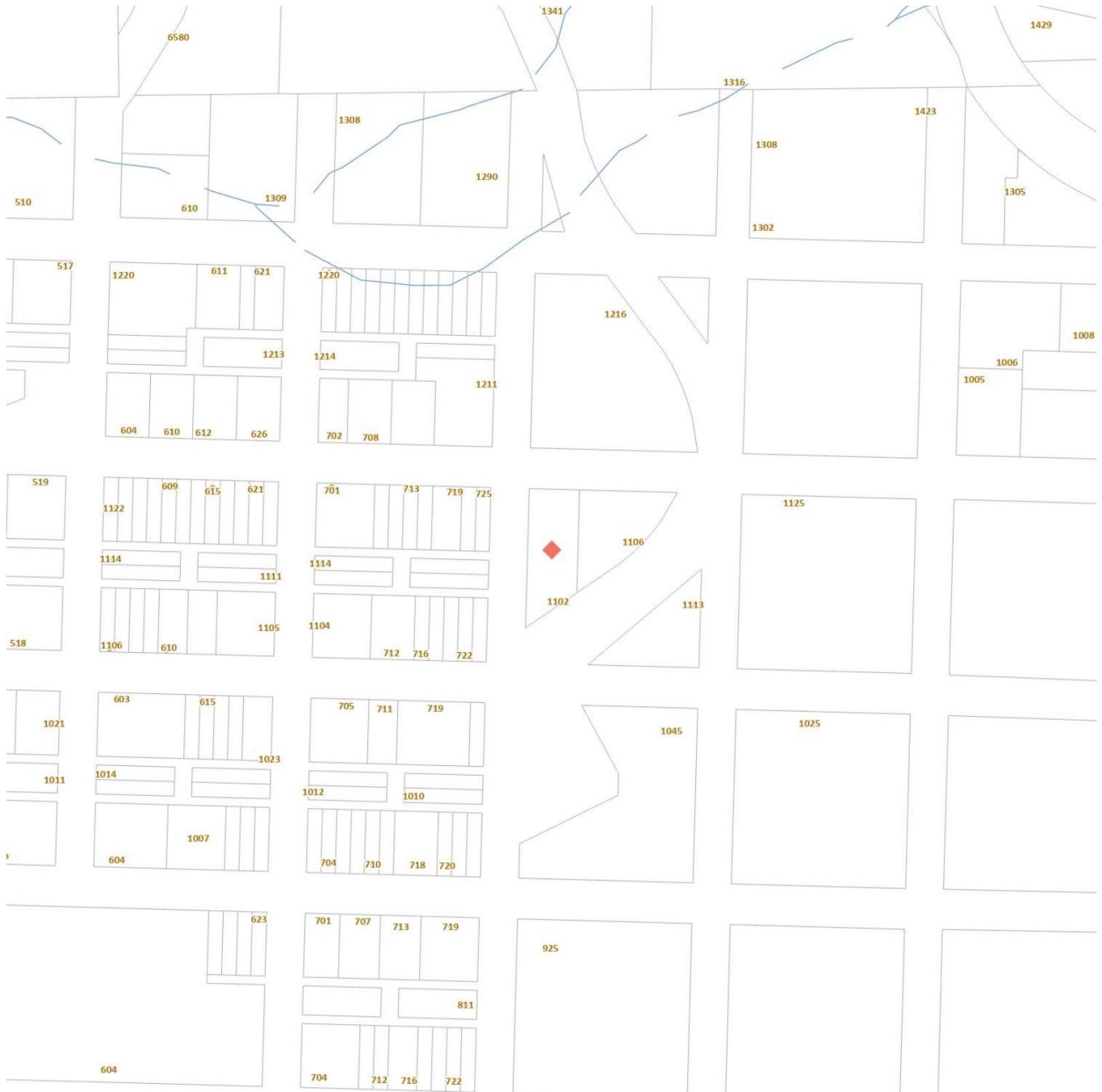
This plan lies within the  
Regional District of Central Kootenay.

OWNER  
WITNESS

#1286 RAY JOHNSON & ASSOCIATES - SURVEYORS AND ENGINEERS - NELSON, B.C.

# FLOOD MAP

## Flood and Hazard



### Legend

- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

Generated by AUTOPROP

# PICTURES



# COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Lucerne Elementary & Secondary School (K–12), New Denver	0.2	2 min
	J.V. Humphries Elementary & Secondary, Kaslo (via Hwy 31A)	47	45 min – 1 hr
Shopping	Downtown New Denver	0.2	1 min
	Silverton (small grocery, café)	5	5–8 min
	Downtown Nakusp	46	35–45 min
	Baker Street, Nelson	100	1 hr 20 – 1 hr 35
Airport	West Kootenay Regional Airport, Castlegar	96	1 hr 15 – 1 hr 25
	Trail Regional Airport	135	1 hr 45 – 2 hr
Major Cities	Nakusp, BC	46	35–45 min
	Slocan, BC	33	30–35 min
	Kaslo, BC (via Hwy 31A)	47	45 min – 1 hr
	Castlegar, BC	99	1 hr 15 – 1 hr 25
	Nelson, BC	100	1 hr 20 – 1 hr 35
	Trail, BC	135	1 hr 45 – 2 hr
	Kelowna, BC	288	4 – 4.5 hr
	Calgary, AB	557	6.5 – 7 hr
Hospital / Medical Centre	Vancouver, BC	709	8 – 8.5 hr
	Slocan Community Health Centre, New Denver (24/7 ER)	1.1	4 min
	Kootenay Lake Hospital, Nelson	101	1 hr 20 – 1 hr 35
Dentist	Kootenay Boundary Regional Hospital, Trail	126	1 hr 45 – 2 hr
	Silverton Dental Clinic, Silverton	5	5–8 min
Postal Services	Kootenay Lake Dental Clinic, Nelson	100	1 hr 20 – 1 hr 35
	Canada Post, New Denver	0.3	1 min
Library	Canada Post, Silverton	5	5–8 min
	New Denver Reading Centre	0.3	1 min

## Slocan Lake / North End

New Denver and Silverton are twin lakeside villages on the eastern shore of Slocan Lake, approximately 5 km apart, anchoring the northern end of the Slocan Valley. New Denver is the larger of the two and serves as the regional service centre, with the Slocan Community Health Centre (24/7 ER), Lucerne School (K–12) and most commercial services. Silverton, just south, has its own village government, the Silverton Dental Clinic and a smaller commercial core. Both communities sit between the Selkirk and Valhalla mountain ranges. Travel times along Highway 6 and the mountain Highway 31A to Kaslo can vary considerably with seasonal weather conditions.

## New Denver & Silverton

New Denver and Silverton are small communities located along the eastern shore of Slocan Lake, approximately 5 km apart. New Denver functions as the primary service centre, with the Slocan Community Health Centre and Lucerne School (K–12), while Silverton offers a smaller village setting with local services. The area is connected by Highway 6 and Highway 31A, with travel times of approximately 35 minutes to Nakusp and 1 hour 20 to 1 hour 35 to Nelson. Travel times can vary seasonally, particularly during winter conditions on mountain highways. Set between the Selkirk and Valhalla mountain ranges, the communities are known for their natural setting, access to Slocan Lake, and a quieter pace of life. Services are more limited than in larger centres, with most residents relying on surrounding communities for broader amenities.

## Weather

Avg Yearly Rainfall: 691 mm

Avg Winter Snowfall: 189 cm

Avg High Temp: 23°C

Avg Low Temp: -4°C

# COMMUNITY INFORMATION

## Recreational Facilities

Slocan Lake is the recreational centrepiece of the area — known for its warm summer water temperatures, the lake supports swimming, kayaking, canoeing, sailing, paddleboarding and fishing. New Denver's beach at Centennial Park is the most popular swimming spot. Valhalla Provincial Park, accessed by water taxi or boat from New Denver, offers backcountry hiking and alpine experiences. Kokanee Glacier Provincial Park is reached via the Wilson Lake forest service road. The Galena Trail (former CPR rail bed, extending south from Three Forks) provides cycling and hiking. Mountain biking on Idaho Peak (above Sandon) is popular with riders. Nine-hole golf courses operate seasonally in the area, and Silverton has a soccer field, beach access and marina.

## Historic and Heritage Sites

New Denver was at the centre of the Slocan silver-mining boom of the 1890s and was a major stop on the Silvery Slocan rail and steamboat network. The village was incorporated in 1929. The Silvery Slocan Historical Museum, housed in the 1896 former Bank of Montreal building, preserves this history. The Nikkei Internment Memorial Centre, on the original site of the Japanese-Canadian internment camp, is a National Historic Site of Canada and one of the most significant Japanese-Canadian heritage sites in the country. Original heritage buildings line New Denver's streets, including the Bosun Hall. The preserved mining ghost town of Sandon, approximately 14 km east of New Denver via Highway 31A, is open to visitors and includes the Silversmith Power & Light hydroelectric plant (1897), still in operation. Silverton has its own outdoor mining museum displaying equipment from the silver-boom era.

## Festivals and Events

The Hills Garlic Festival, held annually in early September at Centennial Park in New Denver, is one of the Kootenays' best-known festivals — drawing several thousand visitors and approximately 200 vendors. May Days in May is the village's traditional spring celebration. The Bosun Hall in New Denver hosts year-round live music, performances and community events. Silverton Days, the Slocan Lake Music Festival and Studio Connexion Gallery events anchor the cultural calendar. The Nikkei Internment Memorial Centre hosts cultural and educational events throughout the year.

## Geography

New Denver sits on the eastern shore of Slocan Lake at approximately 543 m elevation, on a small alluvial fan at the mouth of Carpenter Creek. Silverton, 5 km south, sits at a similar elevation. Both villages are framed by the Selkirk Mountains rising steeply to the east and the Valhalla Range across the lake to the west. The valley is narrow and deep, with peaks rising to over 2,800 m within 10 km of the villages. Climate is moderated by the lake — cool summers and snowy winters compared to lower-elevation Kootenay communities. Highway 6 connects north to Nakusp and south through the Slocan Valley; Highway 31A heads east to Kaslo over a high mountain pass that can be slow or temporarily closed in winter.

# RESOURCES

*Helpful links and contacts for new residents:*

**KootenayBC Real Estate**

<https://kootenaybc.com>

**Village of New Denver**

<https://www.newdenver.ca>

**Village of Silverton**

<https://www.silverton.ca>

**Slocan Lake Chamber of Commerce**

<https://slocanlakechamber.com>

**Regional District of Central Kootenay (RDCK)**

<https://rdck.ca>

**Building & Permits — Village of New Denver**

<https://www.newdenver.ca>

**Building & Permits — Village of Silverton**

<https://www.silverton.ca>

**Building & Permits — RDCK (rural areas around New Denver/Silverton)**

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

**Waste Disposal — New Denver Transfer Station / RDCK Recycling**

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

**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>

**Local Hospital — Slocan Community Health Centre, New Denver (24/7 ER)**

<https://www.interiorhealth.ca/locations/slocan-community-health-centre>

**Kootenay Lake Hospital, Nelson (24/7 ER, larger referral)**

<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 — Columbia Wireless**

<https://columbiawireless.ca>

**Internet — Telus**

<https://www.telus.com>

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

<https://www.starlink.com>

**Canada Post**

<https://www.canadapost.ca>

**New Denver Reading Centre (library)**

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