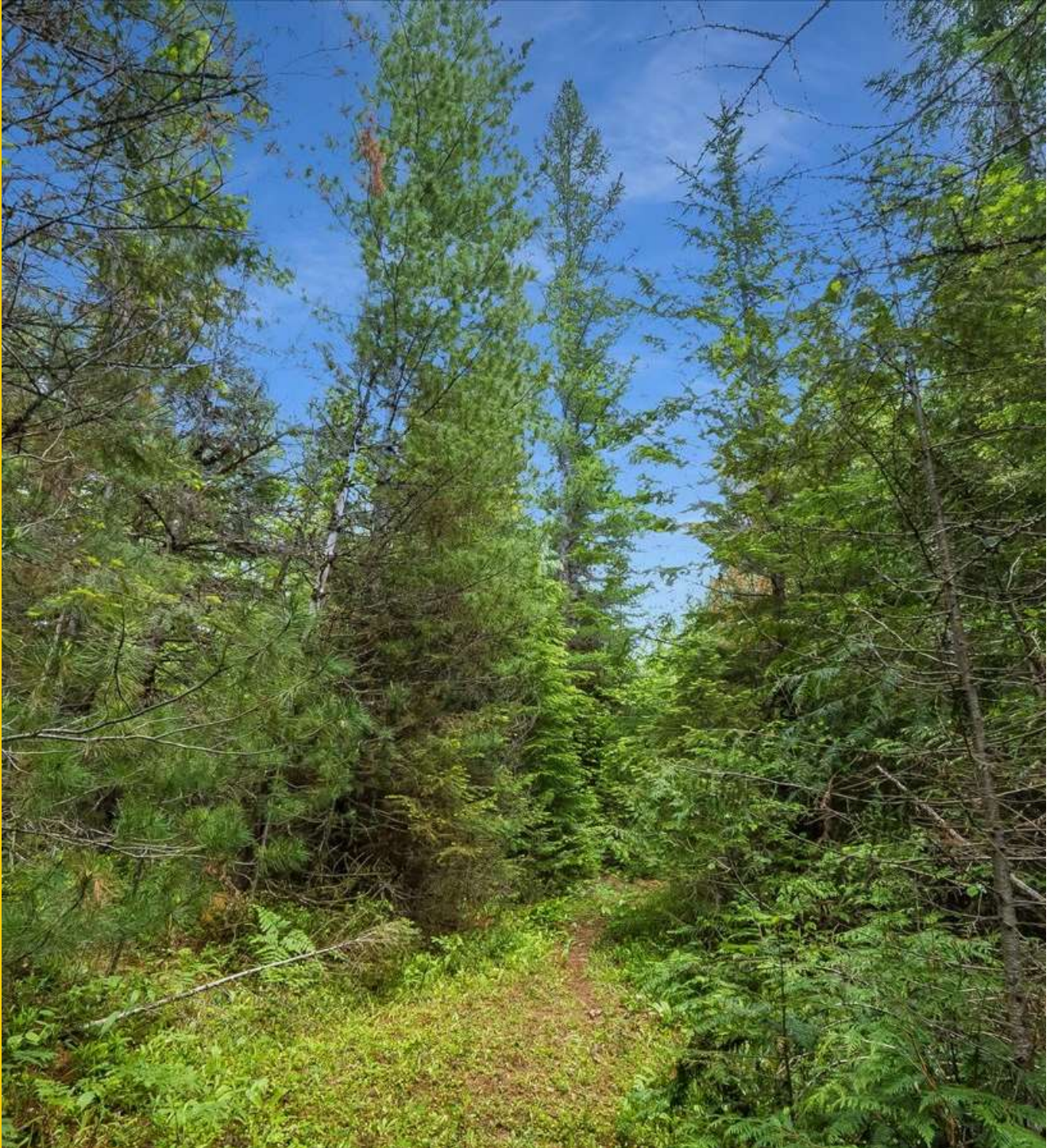


LOT 15 CLAYBRICK
ROAD,
WINLAW BC
\$225,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

9.95 acres of peace and quiet. Are you looking for a place to build your dream home? Your private oasis? A place to get away from it all? Then look no further. This property gives you nearly 10 acres of flat, usable land with good sun exposure, and is covered almost entirely in mature forest, including large old cedars and pines. The timber value here will be apparent to any who view, as will the ease of access and buildability.

For those unfamiliar with the area, Claybrick road is located 10 minutes from the Village of Slocan, where you will have access to local schools, groceries, as well as the most beautiful clear and deep lake, and an engaged and active community. This property is also only minutes away from the local golf course and minutes away from the Slocan River, which offers summer floats and swimming holes.

A roughly 45 minutes drive will have you in the nearby bustling towns of Nelson and Castlegar, which are vibrant life-style communities well known for their culture and world-class outdoor recreation, especially for Skiing, Snowboarding, and Mountain Biking. The local ski hills of Whitewater and Red Mountain are becoming famous for their deep powder and expansive back-



TAX ASSESSMENT

6/5/26, 12:16 PM

BC Assessment - Independent, uniform and efficient property 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.

CLAYBRICK RD WINLAW

Area-Jurisdiction-Roll: 21-707-21497.170



Total value \$156,000

2026 assessment as of July 1, 2025

Land	\$156,000
Buildings	\$0
<hr/>	
Previous year value	\$170,000
Land	\$170,000
Buildings	\$0

Property value history

2026	-8%	\$156,000
2025	+13%	\$170,000
2024	+12%	\$151,000
2023	+21%	\$135,000
2022	+24%	\$112,000

Property value and Nelson Rural jurisdiction change



Property information

Year built	
Description	2 Acres Or More (Vacant)
Bedrooms	
Baths	
Carports	
Garages	
Land size	9.95 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	

Legal description and parcel ID

LOT 15, PLAN NEP1075, DISTRICT LOT 3816, KOOTENAY LAND DISTRICT, EXCEPT PLAN NEP21423
PID: 015-964-001

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length

EXPENSES

Property Taxes:

2025
\$455.48



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

SUBDIVISION PLAN



PLAN
OF
SUBDIVISION
OF

LOT 3816 G. 1.

RDCK REPORT

6/5/26, 11:52 AM

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Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	707.21497.170	015-964-001	CLAYBRICK RD, WINLAW	2 Acres Or More (Vacant)	NEP1075

#	LTO Number	Lot	Block	District Lot	Land District
1	CA8659321	15	-	3816	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	LOT 15 PLAN NEP1075 DISTRICT LOT 3816 KOOTENAY LAND DISTRICT EXCEPTPLAN NEP21423	9.95	ACRES	5.00

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area H - The Slocan Valley	Walter Popoff	5.00

Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1384	WINLAW	5.00

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	5.00

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

RDCK REPORT

6/5/26, 11:52 AM

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Cadastre - Property Lines

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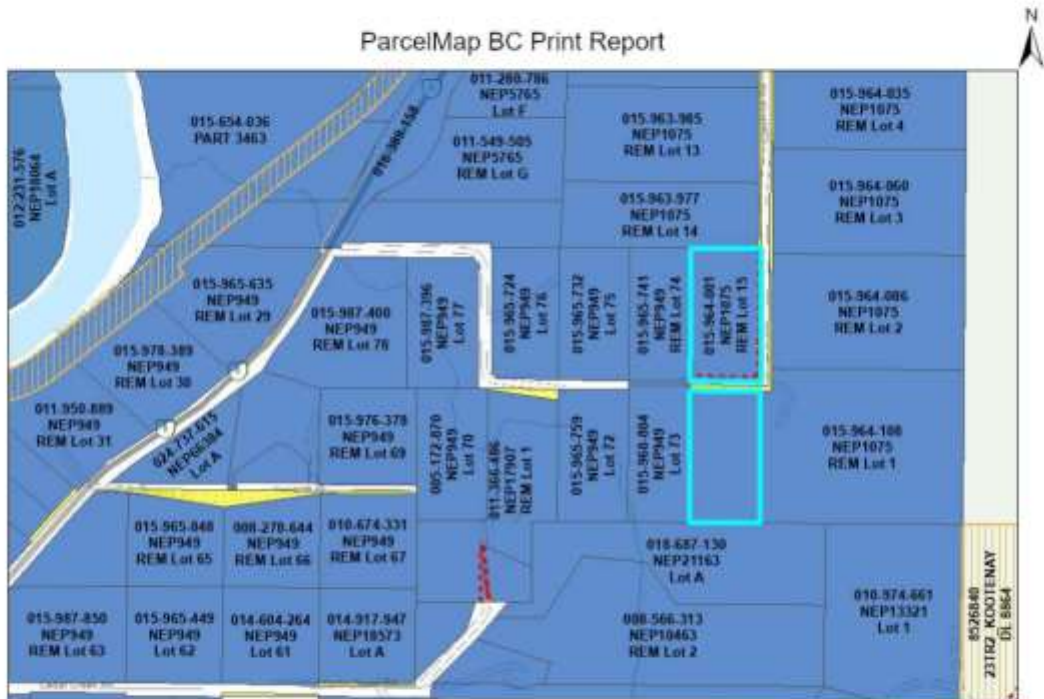
The mapping information shown are approximate representations and should be used for reference purposes only.

LTSA MAP

6/5/26, 12:00 PM

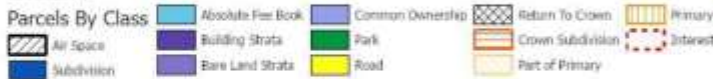
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ParcelMap BC Print Report



June 5, 2026

WARNING: MAP IS NOT PRINTED TO SCALE



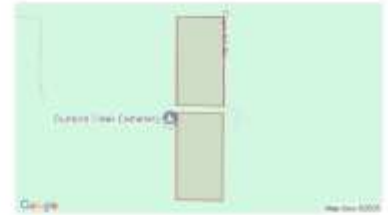
Copyright 2016 LTSA

SUMMARY

Summary Sheet

CLAYBRICK RD Rural BC

PID	015-964-001
Legal Description	LOT 15 DISTRICT LOT 3816 KOOTENAY DISTRICT PLAN 1075, EXCEPT PART INCLUDED IN PLAN NEP21423
Plan	NEP1075
Zoning	
Community Plan(s)	in ALR



Year Built	-	Structure	2 ACRES OR MORE (VACANT)
Lot Size	10.00 acres	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	575.43 m	Min Elev.	566.00 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$441.55

ASSESSMENT

	2025	%	2026
Building	\$0	-	\$0
Land	\$170,000	↓ -8.24	\$156,000
Total	\$170,000	↓ -8.24	\$156,000

APPRECIATION

	Date	(\$)	% Growth
List Price	05/06/2026	\$225,000	↑ 114.29
Sales History	18/12/2020	\$105,000	↑ 134
	05/12/2003	\$37,000	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10390150	Active 05/06/2026	0	\$225,000 /	Fair Realty (Karlo)
2452008KO	Sold 18/12/2020	190	\$109,900 / \$105,000	Coldwell Banker Rosling Real Estate (Nelson)
2434577KO	Expired 11/03/2020	455	\$120,000 / \$0	RE/MAX Four Seasons (Nelson)

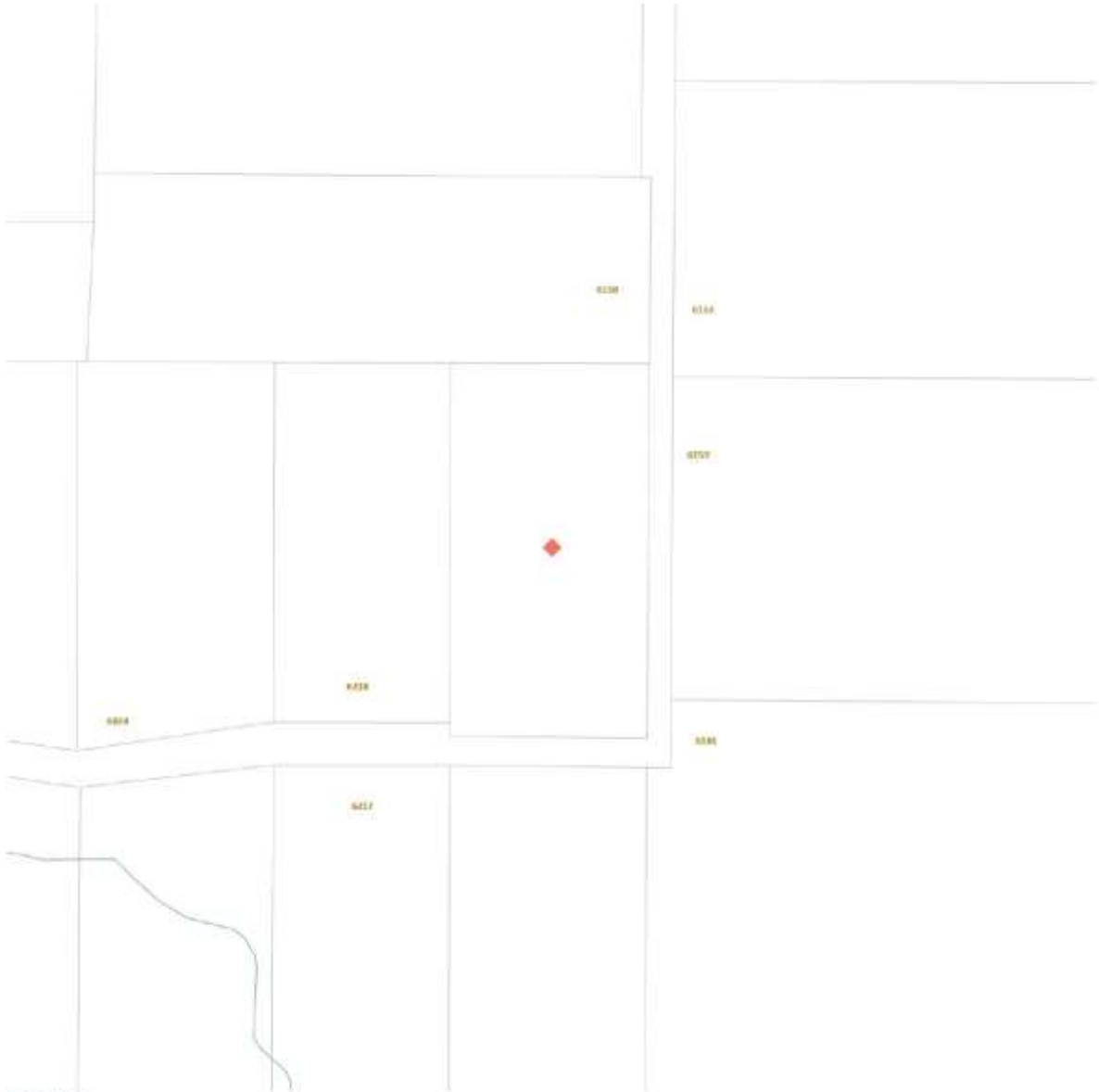
DEVELOPMENT APPLICATIONS

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


UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities

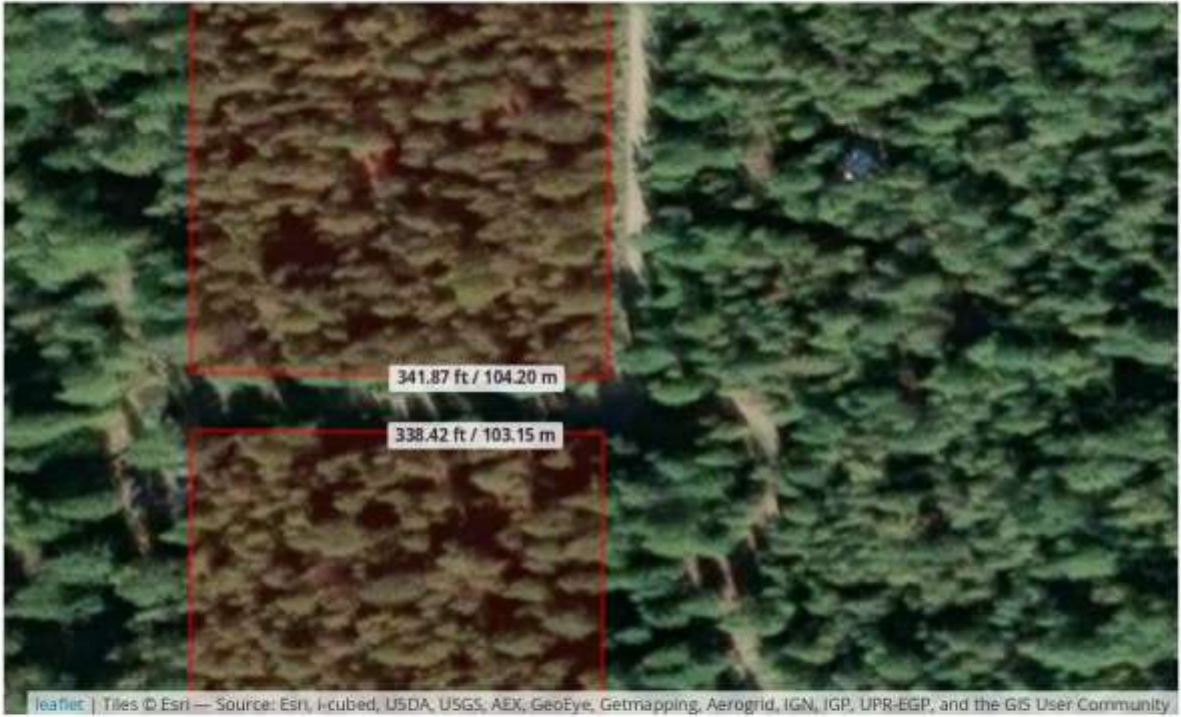


Legend

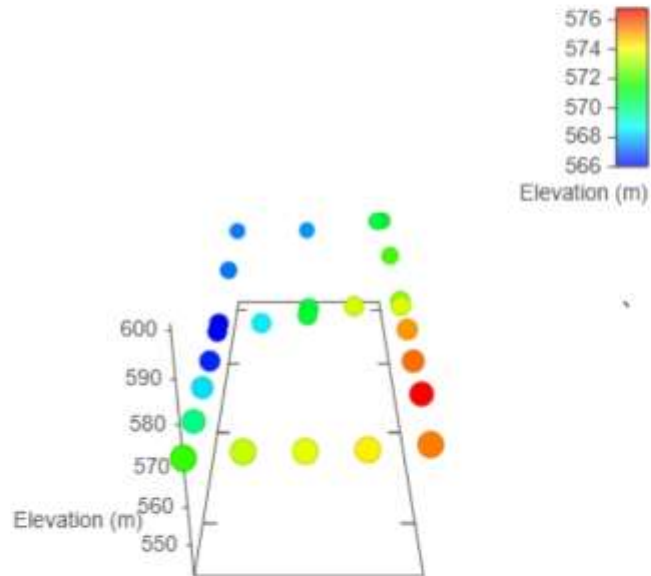
-  Hydrant
-  Stand Pipe
-  Other
-  MUNICIPAL OWNED
-  RDCK OWNED
-  Address Points
-  Streams and Shorelines
-  Lakes and Rivers
-  Cadastre - Property Lines

ELEVATION

Estimated Lot Dimensions and Topography



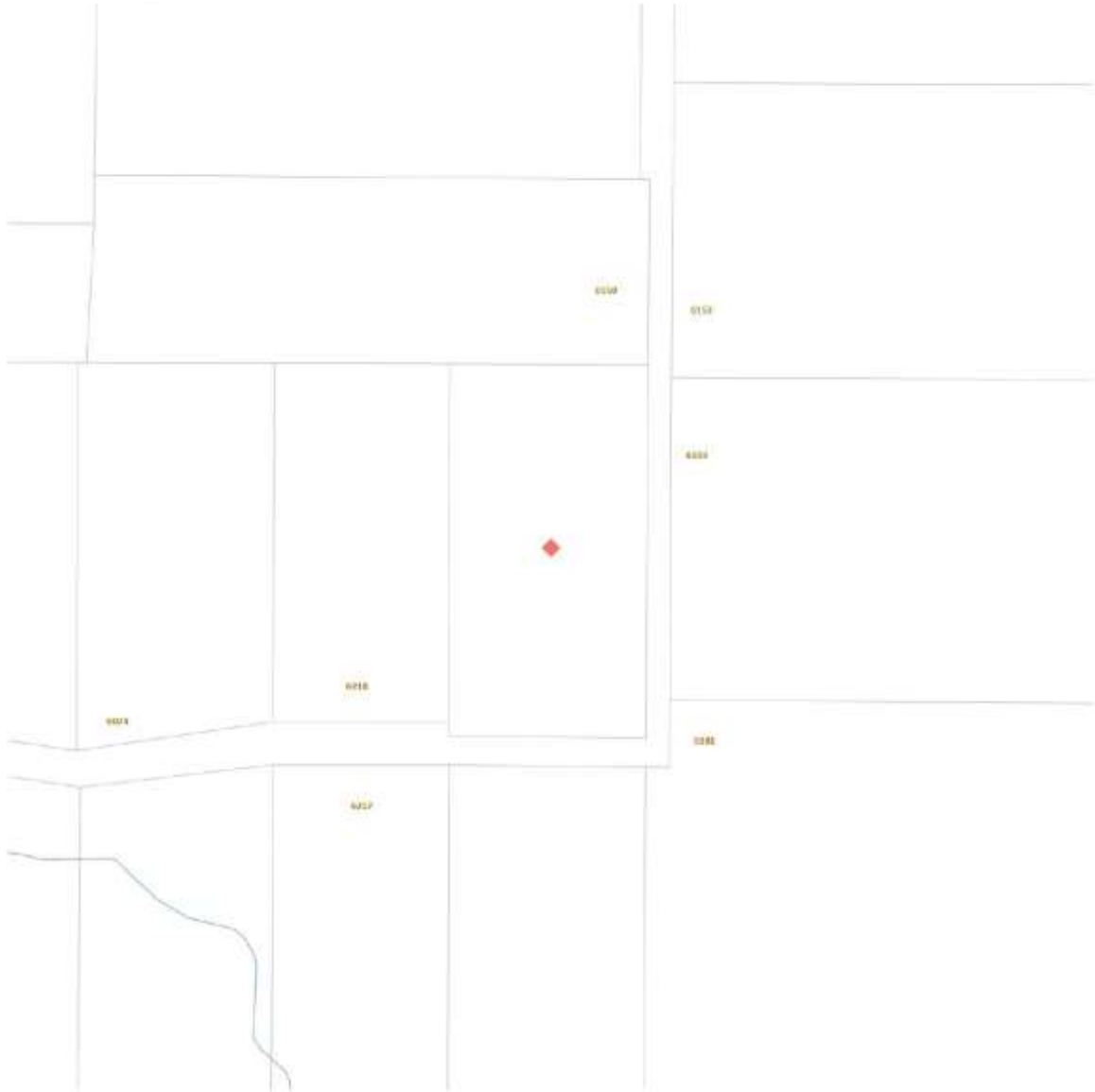
The lot dimensions shown are estimated and should be verified by survey plan.





Max Elevation: 576.76 m | Min Elevation: 566.00 m | Difference: 10.76 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

Land Use

Zoning



Leaflet | Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), NOSTRA, © OpenStreetMap contributors, and the GIS User Community

Subject Property Designations:

Not Applicable

COMMUNITY INFORMATION

Type	Centre	Distance (km)	Driving Time
School	Winlaw Elementary School, Winlaw	7	10 min
	Vallican Whole School (K-7) Winlaw	6.1	8 min
Shopping	Downtown Winlaw	6.5	8 min
	Baker Street, Nelson	44.7	38 min
Airport	West Kootenay Regional Airport, Castlegar	41.2	36 min
	Trail Regional Airport	80.8	1 hr 8 min
Major Cities	Kelowna, BC	347	4 hr 2 min
	Nelson, BC	44.8	38 min
	Spokane, WA	172 miles	3 hr 36 min
	Castlegar, BC	44.7	41 min
	Calgary, AB	615	7 hr 42 min
	Vancouver, BC	660	8 hr
Hospital/ Medical Centre	Slocan Community Health Centre, New Denver	56.1	49 min
	Kootenay Boundary Regional Hospital, Trail	71.6	1 hr
	Kootenay Lake Hospital, Nelson	46.1	40 min
Dentist	Kootenay Lake Dental Clinic, Nelson	45.2	40 min
	Nelson Ave Dental Clinic, Nelson	46.8	42 min
	Silverton Dental Clinic, Silverton	51.8	46 min
Postal Services	Canada Post, Winlaw	6.3	8 min
Library	Slocan Community Library	26	24 min

Slocan Valley

Once the site of abundant salmon, SLOCAN sits at the south end of Slocan Lake, where the Slocan River begins. The name is believed to be a derivative from First Nations language, a people whose presence in the valley was mainly seasonal, but important to their survival. Like all the valley communities, the natural setting of water and mountains is restful, residents value their quality of life and the slow pace. Distances: to Nelson 55 mins; to Castlegar 55 mins; to Kelowna 4hrs 30 mins

Winlaw

Winlaw is one of many small rural communities that make up the Slocan Valley. Located in the West Kootenay region of south east British Columbia, the valley is approximately 100 km (62 mi) long and 5-10 km (3-6 mi) wide and situated between the Arrow and Slocan Lakes in the Selkirk Mountains. With stunning scenery and nature in abundance, there is plenty here for the outdoor enthusiast from kayaking and fishing to cycling and hiking. For those looking for more physical activities mountain biking, river rafting and rock climbing are just

Weather

Average Yearly Rainfall (mm): 950

Average Winter Month Snowfall (cm): 130

Average High Temperature (c): 25

Average Low Temperature (c): -5

COMMUNITY INFORMATION

SLOCAN VALLEY

Eat

- <https://slocanlakechamber.com/visitors/food/>
- <https://slocanvalley.com/valley-directory/categories/food-restaurants/>

Stay

- <https://www.hellobc.com/plan-your-trip/accommodations/?location=Slocan>
- <https://slocanvalley.com/valley-directory/categories/accommodations/>
- <http://www.slocanvalley.com/attractions/slocan-lake-rv-park-campground/>
- <https://slocanlakechamber.com/visitors/accommodation/>

Play

- <http://www.slocanvalley.com/attractions/>
- <https://slocanvalley.com/explore/>
- <https://www.slocanvalleychamber.com/spirit>
- <https://www.slocanvalleychamber.com/play>
- <https://slocanlakechamber.com/visitors/attrac>

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 – Slocan – W.E. Graham Elementary & Secondary

- <https://weg.sd8.bc.ca/>
- <https://sd10.bc.ca/>

Healthcare

New Denver's Slocan Community Health Centre (27 minutes north) 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://slocanvalley.com/our-valley/how-to-get-here/>
- <https://www.bctransit.com/west-kootenay/schedules-and-maps/route-overview?route=20>



PICTURES



RESOURCES

KOOTENAYBC REAL ESTATE, Your Kootenay Property Matchmaker: <http://kootenaybc.com>

Town of Winlaw: <http://britishcolumbia.com/plan-your-trip/regions-and-towns/kootenay-rockies/winlaw/>

Chamber of Commerce: <https://www.slocanvalleychamber.com/>

Slocan and Area Guide: <https://slocanvalley.com/>

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

For building permits, land use and planning, fire services, parks and recreation etc. inside the Regional District of Central Kootenay

Waste Disposal: Slocan Transfer Station
<https://rdck.ca/EN/main/services/waste-recycling.html>

Health Care:
Slocan Community Health Centre (New Denver):
<https://www.slocanvalleychamber.com/healthcare>

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

Internet
Columbia Wireless: <http://columbiawireless.ca/>
Telus: <https://www.telus.com>

Hospital
Slocan Community Health Centre (New Denver):
<https://www.slocanvalleychamber.com/healthcare>

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