1506 Highway31A, NEW DENVER BC

$789,000

Kootenay BC REAL ESTATE

FAIR REALTY



DETAILS

Set on 8.68 private acres just minutes from the village of New Denver, this log home offers space, privacy, and the kind of setting people move to the Slocan Valley for. Surrounded by forest and mountain views, the property provides room to live closer to nature while still being connected to the community.

The 4-bedroom, 2-bath home features warm log construction, vaulted ceilings, and generous sundecks that extend the living space outdoors. With approximately 2,300 sq ft across multiple levels, the home offers flexible space for family, guests, creative work, or simply spreading out and enjoying the quiet of the land.

The acreage itself provides privacy and usable space for gardens, small-scale self-sufficiency, recreation, or future ideas. Municipal water service, septic system, and easy highway access add practical convenience to a rural setting.

Located near Slocan Lake and the vibrant small community of New Denver, the property offers the balance many people seek in the Kootenays: land, independence, and access to one of the most naturally beautiful regions in British Columbia.

MLS: 10378874 **Size**: 8.68 Acres
Services: municipal water, septic, hydro, internet and telephone/cell available



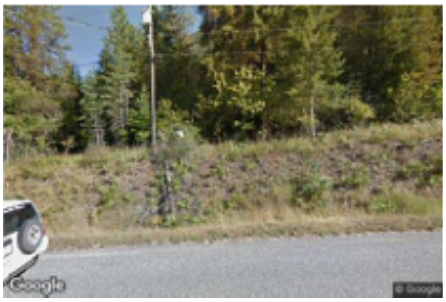
TAX ASSESSMENT

BC 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.

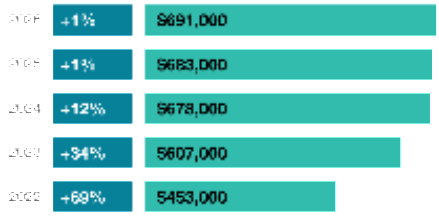
1506 HIGHWAY 31A NEW DENVER

Area-Jurisdiction-Roll: 21-551-01702.000

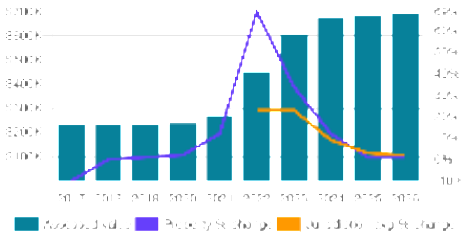


Total value	$691,000
2026 assessment as of July 1, 2025	
Land	$458,000
Buildings	$233,000
Previous year value	$683,000
Land	$460,000
Buildings	$223,000

Property value history



Property value and Village of New Denver jurisdiction change



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	

Legal description and parcel ID

PARCEL A, BLOCK B, PLAN NEP6766, DISTRICT LOT 485, KOOTENAY LAND DISTRICT, (SEE 199956I)

PID: 006-214-126

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

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.

PROPERTY DICSCLOSURE STATEMENT

Authentisign ID: A1B9[illegible]C-F111-9A49-000D3A4FF82A

FAIR REALTY

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

BCrea
British Columbia Real Estate Association

Date of disclosure: March 10 2026

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

ADDRESS: 1506 Highway 31A New Denver BC V0G 1S0 **(the "Premises")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement and, where uncertain should reply "Do Not 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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way? neighbour has water license for a spring which is located on subject property but no easement	X			
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?			X	
E. Are you aware of any current or pending local improvement levies / charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		
2. SERVICES				
A. Please indicate the water system(s) the Premises uses: ☒ A water provider supplies my water (e.g., local government or private utility). ☐ I have a private groundwater system (e.g., a well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other There is one water license in place before Village of New Denver starting providing water				
B. If you indicated in 2.A. that the Premises have 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 Premises already?	X			
(ii) Have you applied for a water licence and are awaiting a response?		X		
C. Are you aware of any problems with the water system?		X		

BUYER'S INITIALS

SELLER'S INITIALS

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CREA WEBForms®

PROPERTY DICSCLOSURE STATEMENT

Authentisign ID: A1B96AEE-AB1C-F111-9A49-000D3A4FF82A

DATE OF DISCLOSURE

ADDRESS: 1506 Highway 31A New Denver BC V0G 1S0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?			X	
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?			X	
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other_____				
G. Are you aware of any problems with the sanitary sewer system?		X		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	X		Log Construction	
B. To the best of your knowledge, is the ceiling insulated?	X			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		X		
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?			X	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☒ by a WETT-certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		X		
G. Are you aware of any structural problems with any of the buildings?		X		
H. Are you aware of any additions or alterations made in the last 60 days?		X		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		X		
J. Are you aware of any problems with the heating and / or central air conditioning system?	X			

small bedroom in bsmnt baseboard heater doesn't work

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SELLER'S INITIALS

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PROPERTY DICSCLOSURE STATEMENT

Authentisign ID: A1B96AEE-AB1C-F111-9A49-000D3A4FF82A

DATE OF DISCLOSURE

ADDRESS: 1506 Highway 31A New Denver BC V0G 1S0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		X		
L. Are you aware of any damage due to wind, fire or water?		X		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 14 years old		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and / or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		X		
S. Were these Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act*, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)		X		
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?		X		
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		X		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: ☐short term or ☐long term (more than 90 days) Level: _____ ☐bq/m3 ☐pCi/L on _____(date of test (DD/MM/YYYY))		X		
W. Is there a radon mitigation system on the Premises?		X		
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?		X		

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		

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SELLER'S INITIALS

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PROPERTY DICSCLOSURE STATEMENT

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ADDRESS: 1506 Highway 31A New Denver BC V0G 1S0

4. GENERAL (continued)	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
B. Are you aware of any latent defect with respect to the Premises? *For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises:* *(a) dangerous or potentially dangerous to occupants; or* *(b) unfit for habitation.*		X		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the *Heritage Conservation Act* or municipal legislation)?		X		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		X		

5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

BUYER'S INITIALS

SELLER'S INITIALS

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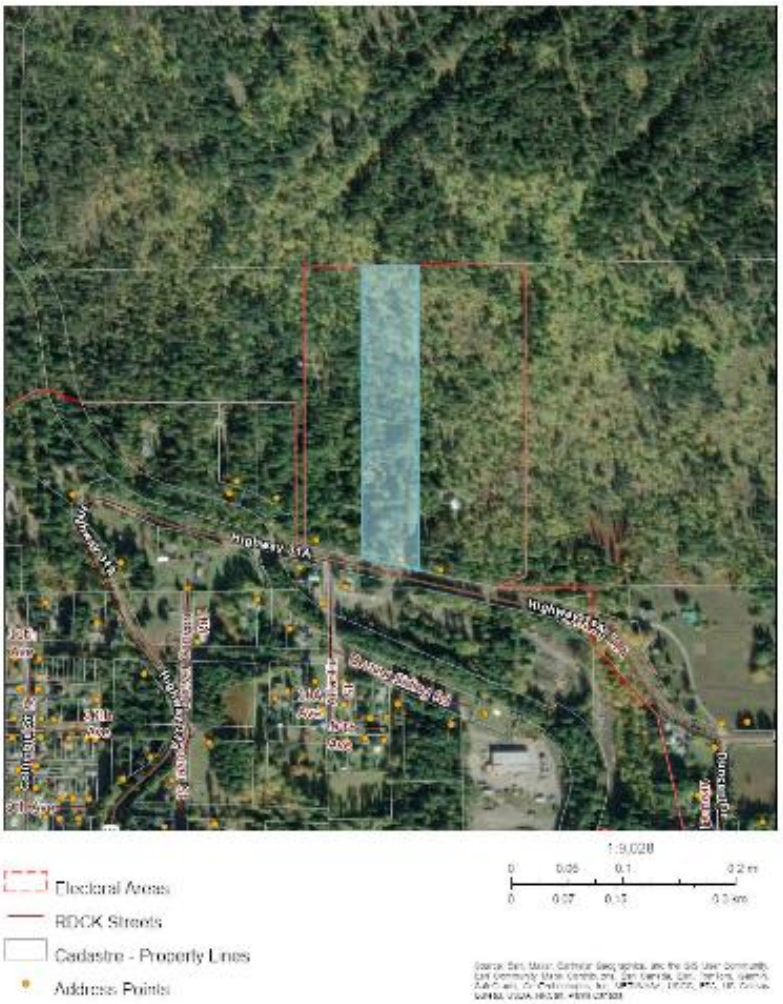
RDCK MAP

RDCK Property Report

Area of Interest (AOI) Information

Area : 8.68 acres

Aug 11 2025 8:51:19 Pacific Daylight Time



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 199956I)	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 Slocan 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

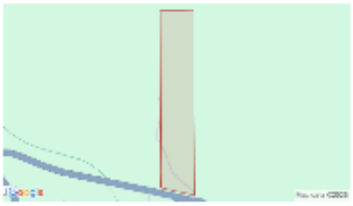
#	Bylaw	DPA_Type	DocumentLinkURL	Description	Area(acres)
1	1967	Watercourse	1967-H_OCP_Consolidated_2754.pdf	The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development.	2.67

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	BO*, S*
Legal Description	PARCEL A (SEE 199956I) LOT B DISTRICT LOT 485 KOOTENAY 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 Ft²	Walk Score	-
Transit Score	-	Annual Taxes	$60.00

ASSESSMENT

	2024	%	2025
Building	$230,000	↓ -3.04	$223,000
Land	$448,000	↑ 2.68	$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	155	$229,000 / $0	Coldwell Banker Rosling Real Estate (Nelson)

DEVELOPMENT APPLICATIONS

-

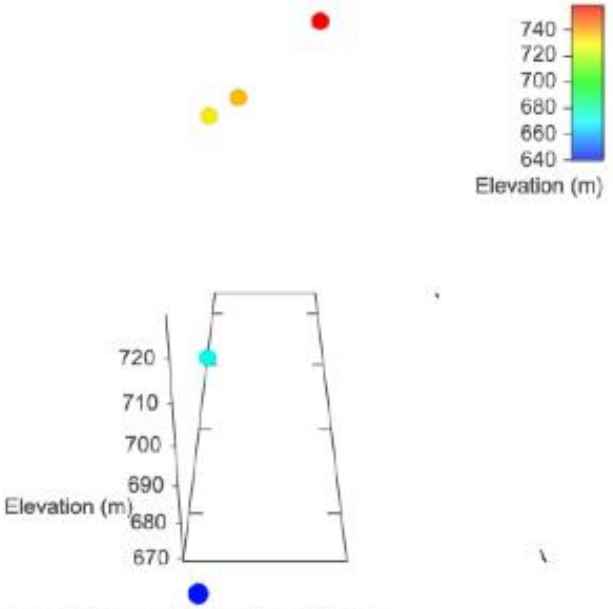
The enclosed information, while deemed to be correct, is not guaranteed.

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



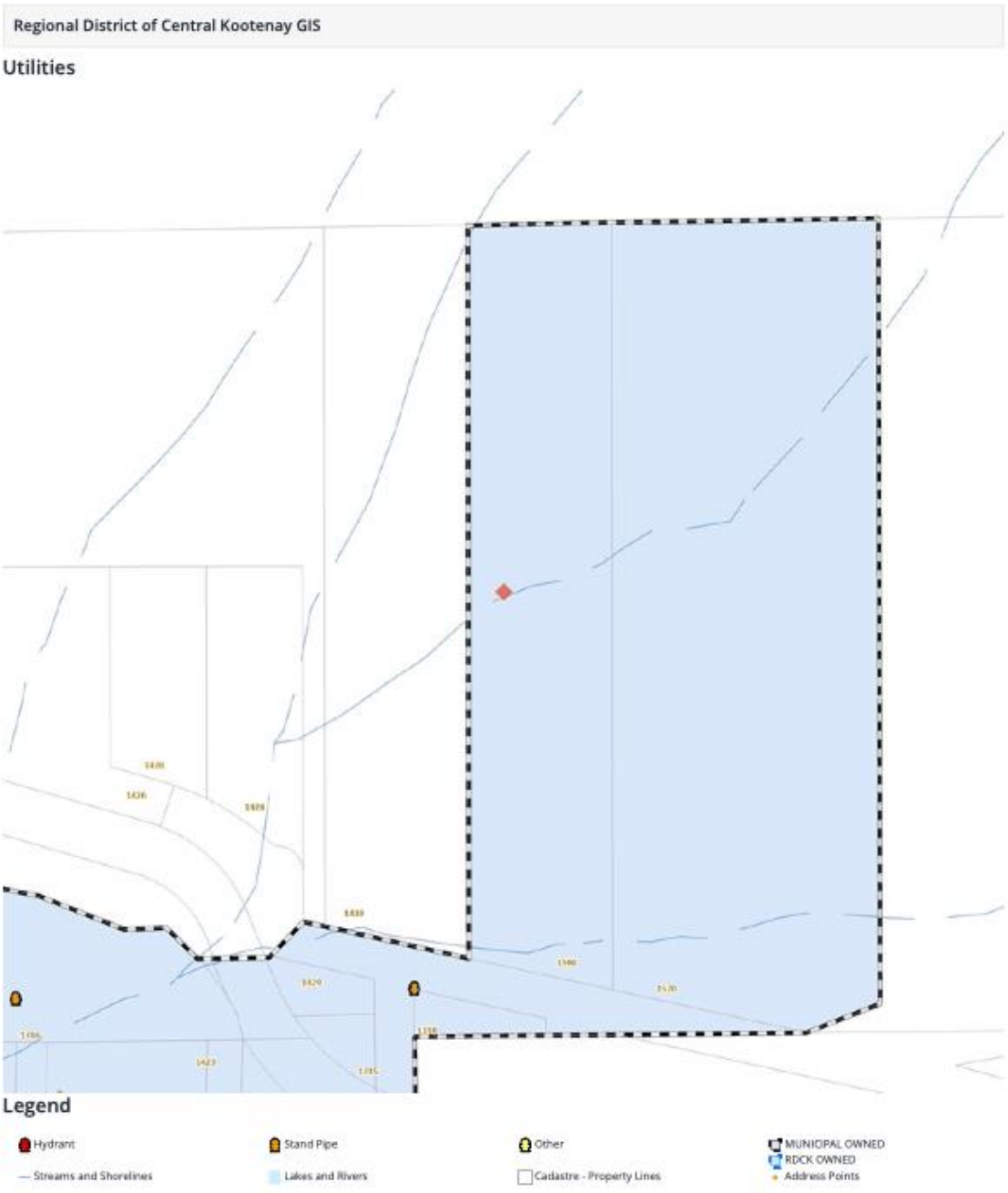
Subject Property Designations:

R3 - Rural Residential

Layer Legend:

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

UTILITIES


Regional District of Central Kootenay GIS
Utilities
Legend
Hydrant
Stand Pipe
Other
MUNICIPAL OWNED
RDCK OWNED
Streams and Shorelines
Lakes and Rivers
Cadastre - Property Lines
Address Points
Generated by AUTOPROP

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, tit 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

















