

4675 Highway 6,
HILLS BC
\$509,000

Kootenay
BC



REAL ESTATE  FAIR REALTY



DETAILS

Set in the quiet community of Hills, between Nakusp and New Denver, this 7-acre property offers space, sun, and multiple options for how you want to use it. The land unfolds in tiers, with Arthur Creek running through the lower portion and a network of existing access roads and driveways leading to several potential building sites. From the upper benches, the property opens up to views down Slocan Lake and toward the Valhalla Mountains, giving a sense of elevation and space that's hard to find. The existing 2-bedroom, 1-bath home (approx. 1,200 sq ft) is a comfortable starting point — well suited for full-time living, seasonal use, or as a base while you develop further. A bright open living area connects to the sundeck, creating an easy indoor-outdoor flow, while the layout remains practical with good storage, laundry, and a full bath. Two established camp/RV sites, each serviced with power (30 amp and 50 amp) and connected to a separate septic system, add flexibility for extended family, guests, or recreational use. The property is serviced by a licensed gravity-fed water system from Arthur Creek, supporting both domestic use and irrigation. With easy access off the highway and close proximity to Slocan Lake, Summit Lake, and year-round recreation, this is a property that can be used as-is, shared with family, or gradually shaped into something more over time.

Size: 7.8 ACRE.

Services: Licensed Water, septic, internet and hydro



TITLE

TITLE SEARCH PRINT

2026-03-29, 10:17:15

File Reference:

Requestor: Kul Nijjar

Declared Value \$246000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NELSON
Land Title Office NELSON

Title Number CA8524714
From Title Number CA8506201

Application Received 2020-10-28

Application Entered 2020-11-13

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Nelson Trail Assessment Area

Taxation Authority**Description of Land**

Parcel Identifier: 008-910-111

Legal Description:

LOT 9 DISTRICT LOT 7634 KOOTENAY DISTRICT PLAN 1028 EXCEPT PART INCLUDED IN PLAN 9846

Legal Notations

SUBJECT TO THE LIABILITY OF BEING SUBJECT TO AN ORDER UNDER DIVISION 6 OF PART 4 OF THE WILLS, ESTATES AND SUCCESSION ACT, SEE CA8506201

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. H15999 DEPOSITED OCTOBER 10, 1974

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CB442642
Registration Date and Time: 2023-01-24 10:46
Registered Owner: KOOTENAY SAVINGS CREDIT UNION
INCORPORATION NO. FI 36

PROPERTY DISCLOSURE STATEMENT

Authentisign ID: D64B7E8D-62F1-EF11-89F9-002248264582



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

PAGE 1 of 6 PAGES



Date of disclosure: February 22 2025

The following is a statement made by the Seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: **296** **FULL MOON Road** **Rosebery** **BC V0G 1S0 (the "Unit")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)
 Other Building(s) Please describe **garage/shop**

THE SELLER IS RESPONSIBLE for the accuracy of the answers on 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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

YES	NO	DO NOT KNOW	DOES NOT APPLY
-----	----	-------------	----------------

1. LAND

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?		<input checked="" type="checkbox"/>		
C. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		<input checked="" type="checkbox"/>		

2. SERVICES

A. Please indicate the water system(s) the Development uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				<input checked="" type="checkbox"/>
B. If you indicated in 2.A. that the Development has 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 Development already?				<input checked="" type="checkbox"/>
(ii) Have you applied for a water licence and are awaiting response?				<input checked="" type="checkbox"/>

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BUYER'S INITIALS

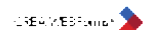
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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SELLER'S INITIALS

BC1003 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: D84B7E8D-62F1-EF11-88F8-002248294682

February 22 2025

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 296 FULL MOON Road Rosebery BC V0G 1S0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		KJ		
D. Are you aware of any problems with the sanitary sewer system?		KJ		

3. BUILDING Respecting the Unit and Common Property

A. Has a final building inspection been approved or a final occupancy permit been obtained?	KJ			
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	KJ			
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	KJ			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		KJ		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		KJ		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		KJ		
F. Are you aware of any structural problems with any of the buildings in the Development?		KJ		
G. Are you aware of any problems with the heating and/or central air conditioning system?		KJ		
H. Are you aware of any damage due to wind, fire or water?		KJ		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		KJ		
J. Are you aware of any leakage or unrepaired damage?		KJ		
K. Are you aware of any problems with the electrical or gas system?		KJ		
L. Are you aware of any problems with the plumbing system?		KJ		
M. Are you aware of any pet restrictions?		KJ		
N. Are you aware of any rental restrictions?		KJ		
O. Are you aware of any age restrictions?		KJ		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS		KJ		

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BUYER'S INITIALS

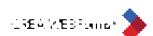
KJ	KJ	
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PROPERTY DISCLOSURE STATEMENT

Authentisign ID: D84B7E8D-62F1-EF11-89F8-002248264682

February 22 2025

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 296 FULL MOON Road Rosebery BC V0G 1S0

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any special assessment(s) voted on or proposed?		KJ		
R. Have you paid any special assessment(s) in the past 5 years?		KJ		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		KJ		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		KJ		
U. Are you aware of any problems with the swimming pool and/or hot tub?				KJ
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		KJ		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		KJ		
X. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		KJ		
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		KJ		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		KJ		
AA. Nature of Interest/Ownership: <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Cooperative				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Bill vanderSloot Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name Maureen Rodgers _____ Telephone _____				

BUYER'S INITIALS

KJ

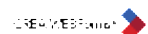
OJ

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PROPERTY DISCLOSURE STATEMENT

AuthentSign ID: D94B7E8D-62F1-EF11-89FA-002248294582

February 22 2025

PAGE 4 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 296 FULL MOON Road Rosebery BC V0G 1S0

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	CAN BE OBTAINED FROM:						
DD. Are the following documents available?									
Bylaws	KJ								
Rules/Regulations	KJ								
Year-to-date Financial Statements	KJ								
Current Year's Operating Budget	KJ								
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	KJ								
Engineer's Report and/or Building Envelope Assessment		KJ							
Strata Plan	KJ								
Depreciation Report		KJ							
Reserve Fund Study		KJ							
Summary of Insurance Coverages (including premium)	KJ								
EE. What is the monthly strata fee? \$ <u>\$50</u>									
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		KJ			Recreation?		KJ		
Heat?		KJ			Cable?		KJ		
Hot Water?		KJ			Gardening?		KJ		
Gas Fireplace?		KJ			Caretaker?		KJ		
Garbage?		KJ			Water?		KJ		
Sewer?		KJ			Other?	KJ			
FF. (i) Number of Unit parking stalls included _____ and specific numbers _____ (ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other?									
GG. (i) Storage Locker? <input type="checkbox"/> Yes <input type="checkbox"/> No Number(s) _____ (ii) Are these: <input type="checkbox"/> (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other?									

BUYER'S INITIALS

KJ

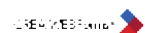
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February 22 2025

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 296 FULL MOON Road Rosebery BC V0G 1S0

3. BUILDING Respecting the Unit and Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. To the best of your knowledge, has the Unit been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)	KJ			
II. Is there a radon mitigation system in the Unit?			KJ	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		KJ		
JJ. To the best of your knowledge, has the Common Property been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		KJ		
KK. Is there a radon mitigation system for the Common Property?		KJ		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?		KJ		

4. GENERAL

A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		KJ		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		KJ		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		KJ		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		KJ		

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BUYER'S INITIALS

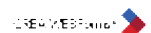
KJ	OJ	
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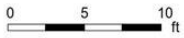
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FLOOR PLAN

4675 Highway 6, Hills, BC

Main Floor Exterior Area 1202.11 sq ft
Interior Area 1112.38 sq ft
Excluded Area 217.21 sq ft



PREPARED: 2026/04/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PLAN

Status: Filed

Plan #: NEP1028 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2026-03-29 10.17.29

N^o 1028.

Deposited this 10th day of July 1911

Witnesses

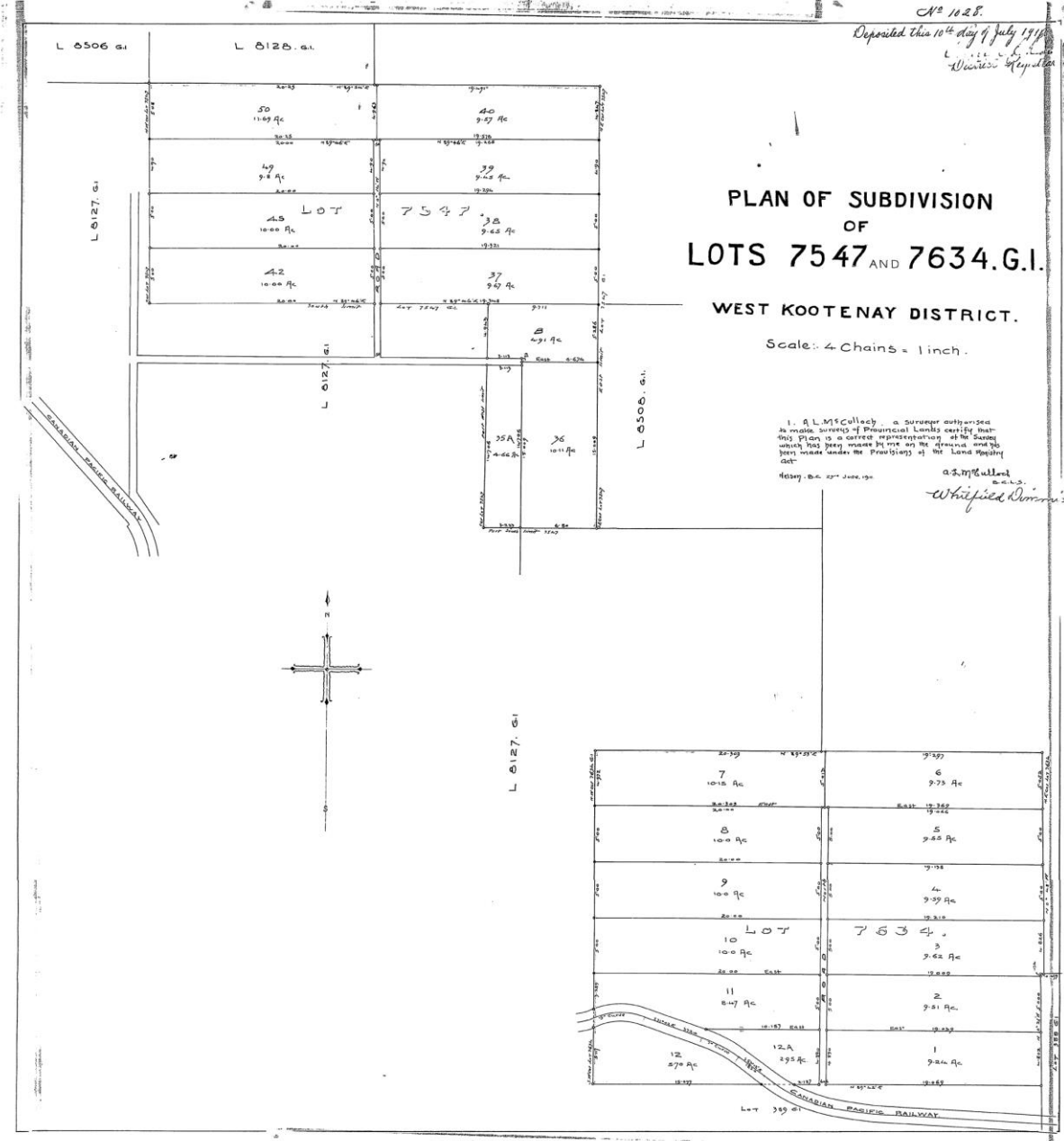
**PLAN OF SUBDIVISION
OF
LOTS 7547 AND 7634.G.I.
WEST KOOTENAY DISTRICT.**

Scale: 4 Chains = 1 inch.

I, A.L.M. Colquhoun, a Surveyor authorized as made hereunto of Provincial Lands certify that this Plan is a correct representation of the Survey which has been made by me on the ground, and has been made under the Provisions of the Land Survey Act.

Witness, D.C. 27th June 1911

A.L.M. Colquhoun
Witnessed



RDCK REPORT

Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	710.02347.000	008-910-111	4675 HIGHWAY 6, RDCK REGION	2 Acres Or More (Single Family Dwelling, Duplex)	NEP1028
#	LTO Number	Lot	Block	District Lot	Land District
1	CA8524714	9	-	7634	KOOTENAY
#	Legal Long	Lot Size	Lot Description	Area(acres)	
1	LOT 9 PLAN NEP1028 DISTRICT LOT 7634 KOOTENAY LAND DISTRICT EXCEPT PLAN 9846.	7.7	ACRES	7.58	

Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	4675 HIGHWAY 6	-	4675	HIGHWAY 6	-	Hills	1

Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area H - The Slocan Valley	Walter Popoff	7.58

Official Community Plan

#	Bylaw	Class	Class Description	Legend	DocumentLinkURL	Area(acres)
1	1967	AG	Agriculture	Agriculture	https://rdck.ca/wp-content/uploads/2024/11/1967-H_OCP_Consolidated_2754.pdf	7.58

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.	1.62

Agriculture Land Reserve

#	Status	Area(acres)
1	ALR	7.58

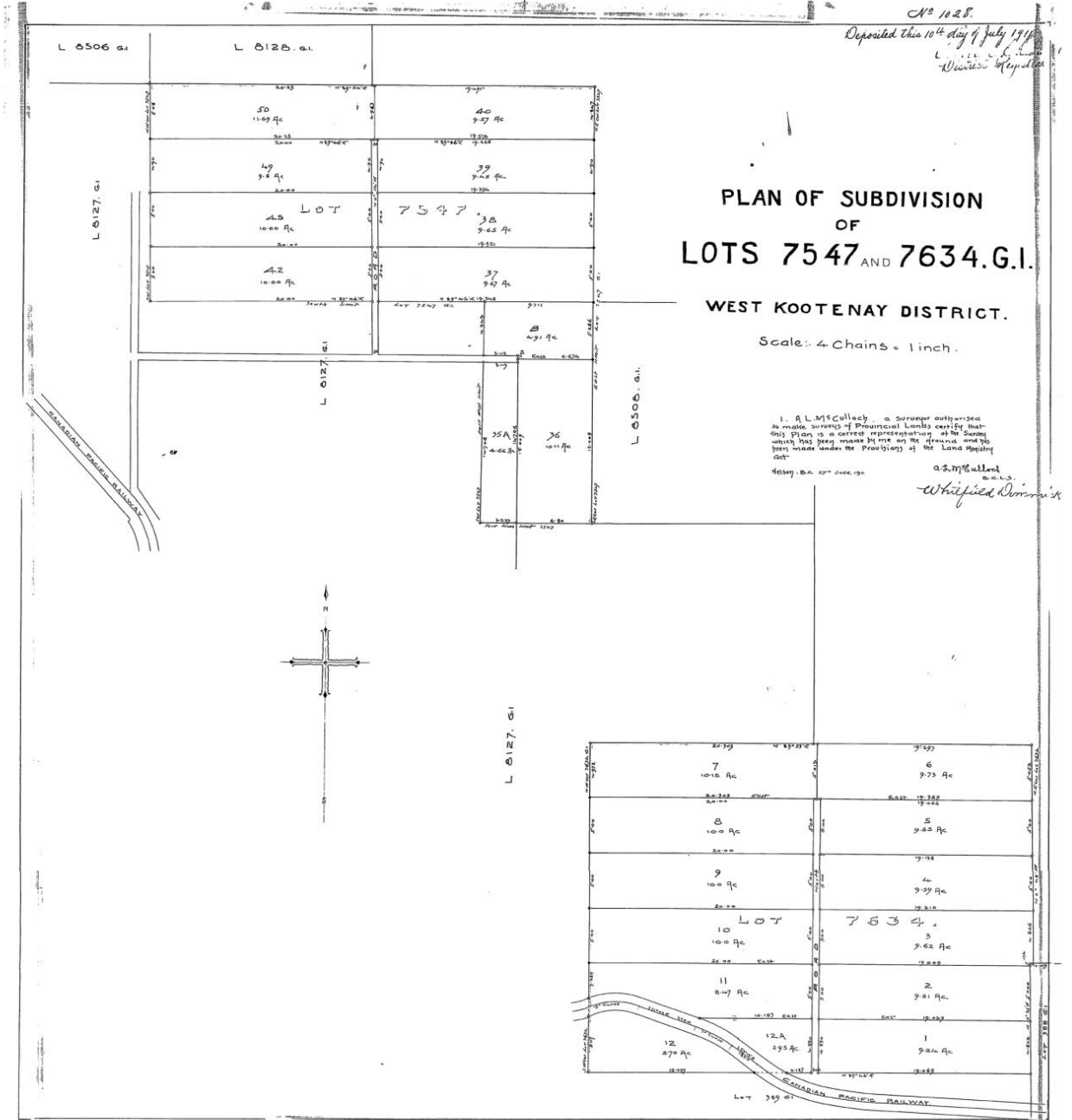
The mapping information shown are approximate representations and should be used for reference purposes only.

Plan of Subdivision

Status: Filed

Plan #: NEP1028 App #: N/A Ctrl #:

RCVD: 1998-02-05 RQST: 2026-03-29 10.17.29



EXPENSES

Property Taxes:



2025

\$ 1527

Licensed Water:



2025

\$ 200 approx. / year

Insurance (HUB):



\$1236 / year

Hydro

\$200 / month approx



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

SUMMARY

Summary Sheet

4675 HIGHWAY 6 Rural BC V0G 1S1

PID	008-910-111
Registered Owner	BE*, K*
Legal Description	LOT 9 DISTRICT LOT 7634 KOOTENAY DISTRICT PLAN 1028 EXCEPT PART INCLUDED IN PLAN 9846
Plan	NEP1028
Zoning	
Community Plan(s)	OCP: Agriculture, in ALR



Year Built	2000	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	7.66 acres	Floor Area	1220 Ft ²
Bathrooms	1	Bedrooms	2
Max Elev.	620.00 m	Min Elev.	612.25 m
Walk Score	-	Transit Score	-
Tax Year	2025	Annual Taxes	\$1,527.23

ASSESSMENT

	2025	%	2026
Building	\$284,000	↓ -3.52	\$274,000
Land	\$274,000	↑ 4.01	\$285,000
Total	\$558,000	↑ 0.18	\$559,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$559,000	↑ 671.03
Sales History	19/06/1997	\$72,500	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
2476465K0	Expired 30/11/2025	583	\$530,000 /	Royal LePage Selkirk Realty
2469862K0	Expired 02/08/2023	122	\$629,000 / \$0	Royal LePage Selkirk Realty
2467112K0	Expired 30/11/2022	99	\$644,000 / \$0	Coldwell Banker Rosling Real Estate (Nelson)

DEVELOPMENT APPLICATIONS

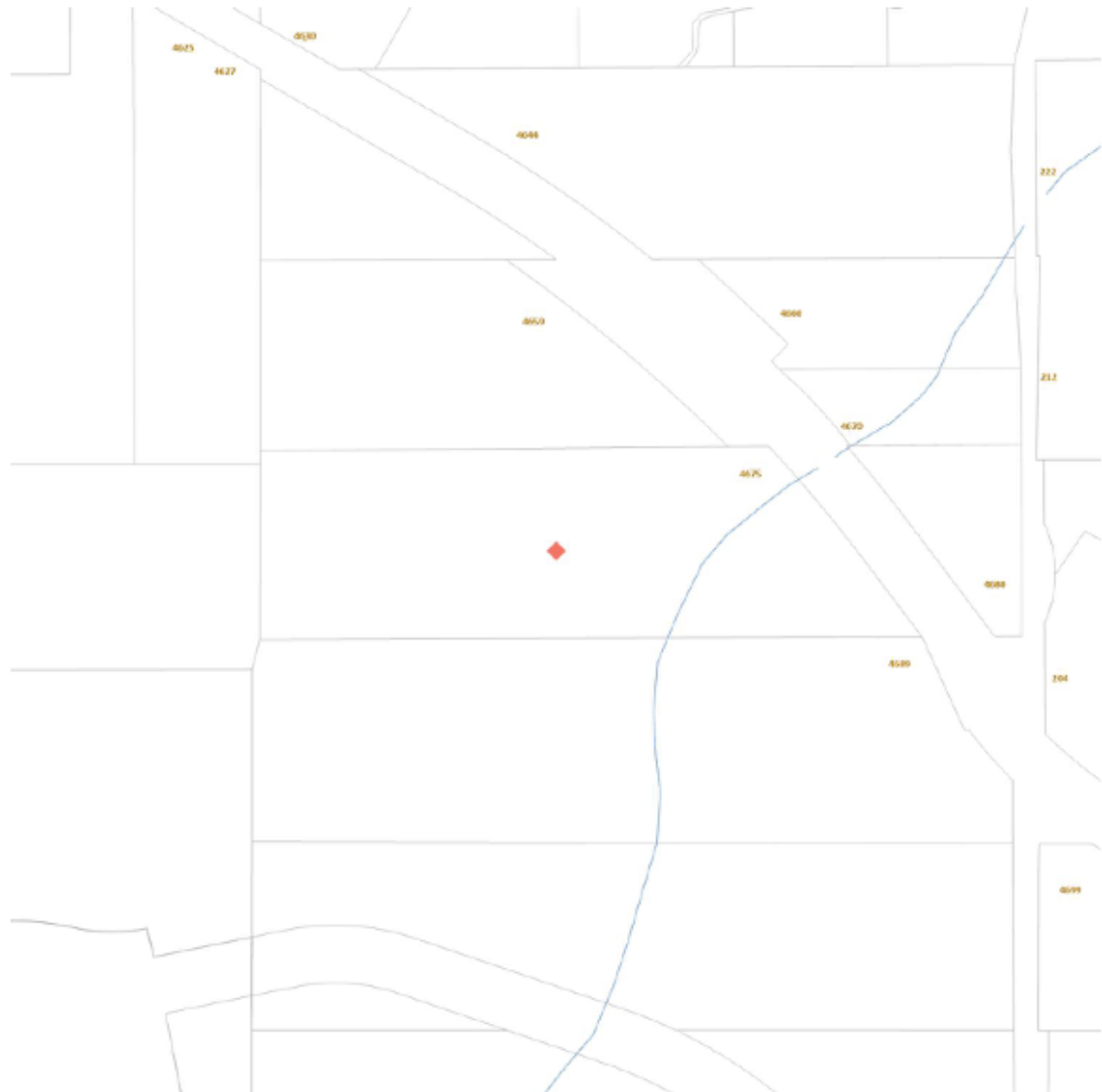
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The enclosed information, while deemed to be correct, is not guaranteed.

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

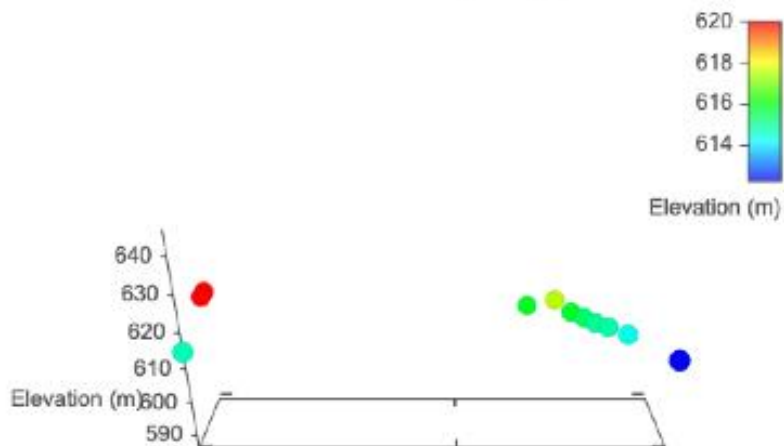
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines

ELEVATION

Estimated Lot Dimensions and Topography



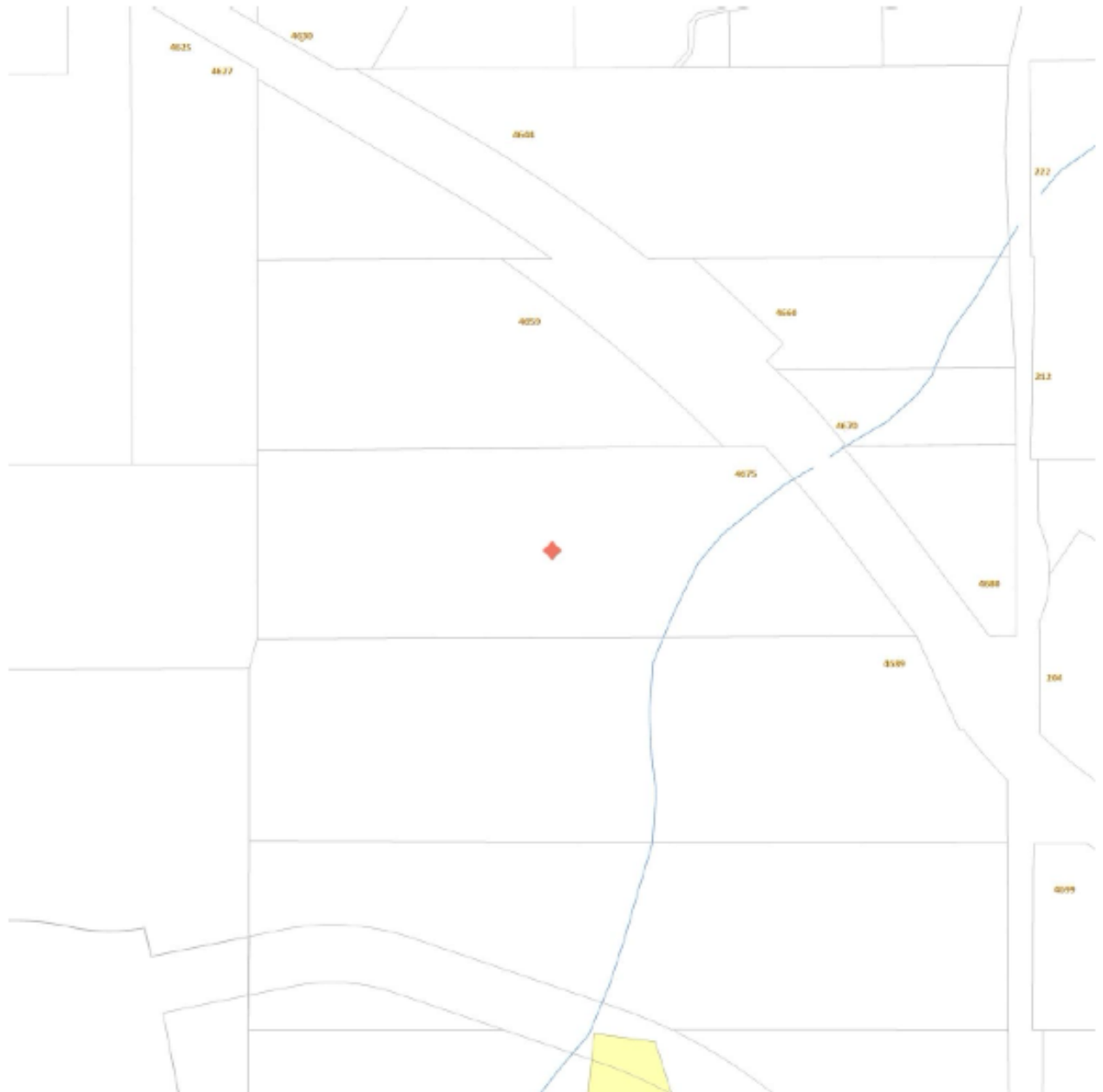
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 620.00 m | Min Elevation: 612.25 m | Difference: 7.75 m

FLOOD PLAIN

Flood and Hazard



Legend

■ Flood Construction Levels - 1990
□ Cadastre - Property Lines

■ Non Standard Flooding Erosion Area
● Address Points

— Streams and Shorelines

■ Lakes and Rivers

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

Type	Centre	Distance (km)	Driving Time
School	Nakusp Elementary/Secondary School	550m	2 min
Shopping	Broadway Nakusp	100m	1 min
Airport	West Kootenay Regional Airport, Castlegar	143	1 hr 47 min
	Trail Regional Airport	181	2 hr 17 min
Major Cities	Nelson, BC	147	1 hr 50 min
	Spokane, WA	377	4 hr 37 min
	Kelowna, BC	243	3 hr 23 min
	Castlegar, BC	146	1 hr 50 min
	Calgary, AB	511	5 hr 58 min
	Vancouver, BC	632	7 hr 16 min
Hospital/ Medical Centre	Arrow Lakes Hospital	700m	3 min
	Saddle Mountain Medical Clinic	500m	2 min
	Kootenay Boundary Regional Hospital, Trail	172	2 hr 9 min
	Kootenay Lake Hospital, Nelson	147	1 hr 52 min
Dentist	Saddle Mountain Dental Clinic	500m	2 min
Postal Services	Canada Post, Nakusp	180m	1 min
Library	Nakusp Public Library	190m	1 min

Nakusp

Our village is a vibrant, safe and friendly lakeshore community nestled on the shores of Upper Arrow Lake in the West Kootenay region of British Columbia. We are surrounded by the beautiful Selkirk and Monashee mountain ranges, natural and developed hot springs and the historic Arrow Lakes.

Outdoor Recreation

Summer promises terrific golf and fishing, excellent hiking and biking in beautiful alpine areas, and various festivals and events. The Nakusp and Area Community Trails Society also schedules several group hikes. During the winter, the region is popular with those who like to snowmobile, snowshoe, and ski in any setting, including downhill, cross-country, heli-skiing and backcountry. Winter also provides excellent opportunities for fishing on the open waters of the main lakes, or for ice fishing on the smaller lakes. Most activities are do-it-yourself without crowds or line-ups. Even the two 9-hole Golf Courses do not require booking times. There are a few guided activities available as well and the commercial and natural Hot Springs are open every day.

Weather

Average Yearly Rainfall (mm): 649.8

Average Yearly Snowfall (cm): 192.1

Mean Annual Temperature (c): 7.7

Total Sunshine: 1902 hours

COMMUNITY INFORMATION

Recreational Facilities

The Nakusp & District Sports Complex is the recreational hub of our community, housing our indoor squash courts, four-sheet curling rink, auditorium with concession facilities and skating arena. The Centennial Building, in the heart of the village, houses the Nakusp Public Library, the Nakusp Museum and the Arrow Lakes Historical Society. There are numerous hot springs, parks, trails and public beaches. The Nakusp Centennial Golf Club offers both a challenging and relaxing golfing experience. The Nakusp Centennial Golf Course is nine holes on grass greens, 2610 yards, par 34 and a slope rating of 107.

Historic and Heritage Sites

In front of the Visitor Centre is the paddle wheel off the S.S. Revelstoke (1902-1915) and mounted on the building are the steam controls and whistle off the S.S. Minto (1898-1954), which can be heard every day at noon during the summer.

Festivals and Events

Some of the events in Nakusp are Music in the Park, Slo-pitch tournaments, Nakusp Art Walk, Farmers' Market, Hosted hikes, Kootenay Sufferfest, Garlic Festival, Celebration of Lights, Blue Knuckle Fishing Derby, Nancy Green Race and more!

Geography

The Village of Nakusp is a village located on the shores of Upper Arrow Lake, a portion of the Columbia River, in the West Kootenay region of British Columbia. Lying between the Selkirk and Monashee ranges, it is known for its nearby hot springs and picturesque mountain lakeside setting

Economy

The importance of forestry to the local economy was obvious by the mid-20th century, and it became the major economic base of Nakusp. Celgar began operations in 1951 and Nakusp became the centre of a large pole and lumber industry. Interfor now operates the main forestry operation in Nakusp, and several mills are currently in operation.

Government

The Village of Nakusp is governed by Mayor Tom Zeleznik, Councillor Susan DeSandoli, Councillor Joseph Hughes, Councillor Aidan McLaren-Caux and Councillor Ken Miller. This council began its four-year term of office – 2018-2022.



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 :

<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



RESOURCES

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

Village of New Denver: <https://newdenver.ca/>

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>

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>

RESOURCES

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

Village of Nakusp: <http://nakusp.com/>

Nakusp and Area Guide: <https://nakusparrowlakes.com/>

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

For building permits, land use and planning, fire services, parks and recreation etc.

Municipal Garbage Collection: <http://nakusp.com/municipal-services/garbage-recycling/garbage/>

Once a week, residential curbside garbage pickup is available within the village. Village garbage bags for residential garbage are available for purchase from most retail outlets in town and from the Village office.

Residential garbage is picked up on Mondays, Wednesdays and Fridays.

- Residential garbage bags must be placed within an animal-resistant container for collection;
- Garbage is to be placed out for collection no earlier than 7:00 am, but ready for pick-up at 9:00 am;
- Garbage must be placed on the Avenue adjacent to the residence; and,
- All garbage must be in Village bags (available for purchase at local retailers and the Village Office).

Recycling: <http://nakusp.com/municipal-services/garbage-recycling/recycling/>

The Village of Nakusp provides residential curbside recycling pickup of accepted products. Curbside pickup of accepted items is divided up into two (2) Zones for the community, with pick up taking place each week alternating between the zones.

As we transition into the new blue bins, we will continue to pick up clear bags until June 30, 2020. As of July 1, 2020 we will NOT pick up clear bags.

Simply put your accepted products in your blue bin(s), and place them at your curbside on collection day (see schedule below). Please ensure that the blue bins are out at the curb by 7 a.m.

Water Analysis: <http://nakusp.com/municipal-services/utilities/water/>

Satellite TV Providers:

Shaw: <https://www.shaw.ca>

Internet

Xplornet: <https://www.xplornet.com/>

Tekk Savvy: <https://www.teksavvy.com/>

Burton Internet Society: <http://burtoncity.ca/index.php>

Bell Mobility: <https://www.bell.ca/>

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

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

Hospital

Arrow Lakes Hospital: <https://www.interiorhealth.ca>

Post Office

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