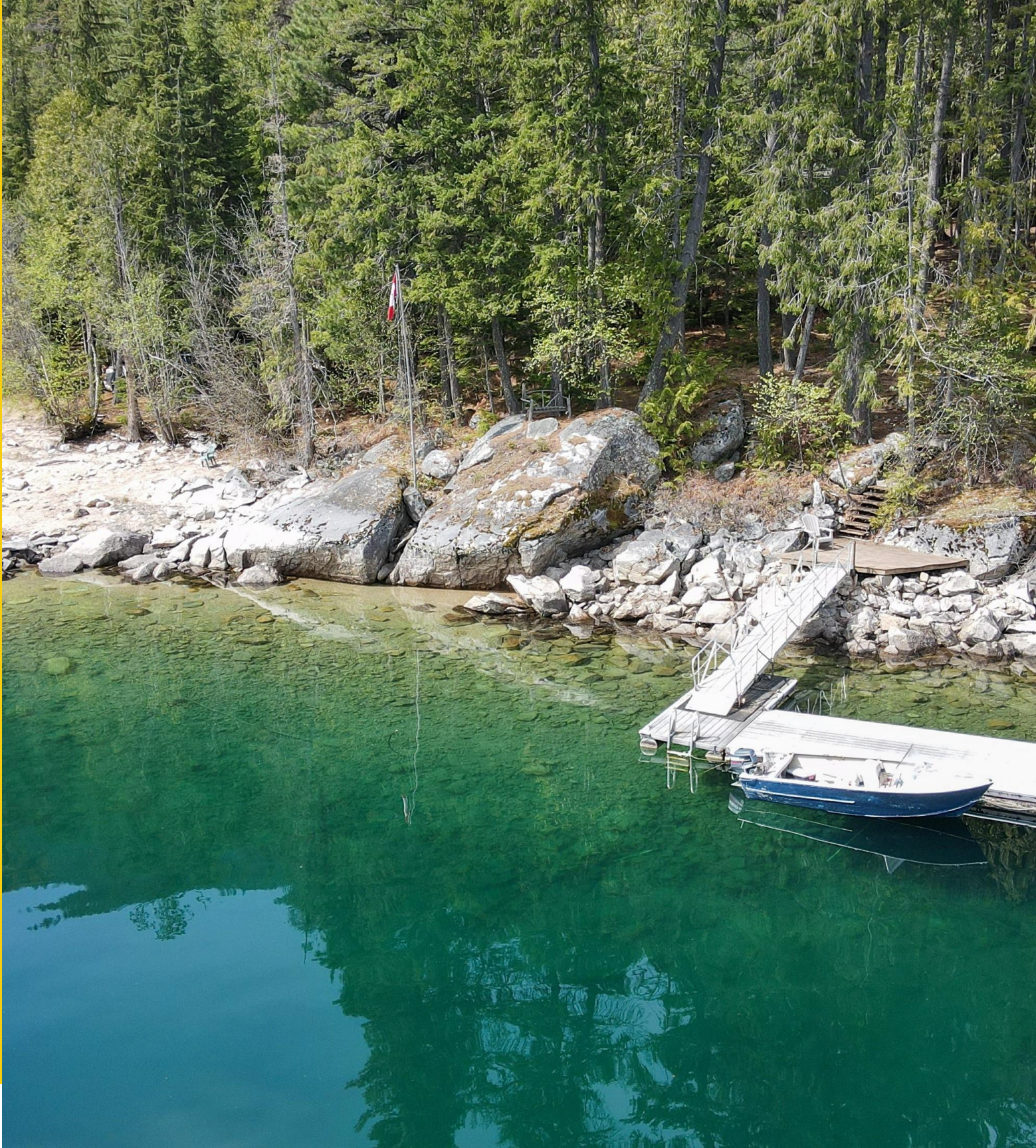


**Lot 2 Slocan Lake
Boat Access,
Slocan BC
\$890,000**



REAL ESTATE  FAIR REALTY



DETAILS

Set within Valhalla Provincial Park on the west shore of Slocan Lake, this boat-access property has roughly 200 feet of waterfront and an upgraded three-bedroom cabin of about 1,202 square feet, reached by a short boat ride from the Village of Slocan.

The off-grid systems are sized for extended stays. A 4.5 kW rooftop solar array feeds a 30 kWh lithium battery bank through 240V service on a 100-amp panel. A new on-demand propane water heater, vented outside, runs the bath, shower and sink at the same time.

Three bedrooms and a large upper loft made up for four guests allow up to eight to sleep comfortably. The kitchen has an island, a propane range and a large electric fridge and freezer, with a full-size washer and heat pump dryer. A Jøtul wood-burning fireplace, insulated walls and ceilings and double-pane windows extend the season into spring and fall.

Outside, the beach has been cleared of boulders and overgrowth, the breakwaters rebuilt with the cleared rock, and the dock anchoring upgraded to 3/8-inch galvanized chain. A renovated wood-fired sauna, an outdoor shower with stone patio, a front deck with a handmade picnic table and a dock-side deck take in the lake and mountain views.

The Village of Slocan has a public boat launch, grocery market, restaurants and local services. Swimming, paddling, boating and hiking in the Valhallas start at the shoreline. The property holds a water licence, and the sellers report strong cellular service on site.

MLS®: 10399013 Lot Size: 1.88 acres



EXPENSES



Property Taxes:

2026

\$1,551.99 / year



Insurance:

Residential policy

Insured



Water:

Creek — water licence



Internet:

Available – Starlink



Power (off-grid solar):

4.5 kW array, 30 kWh battery bank

**Buyers must do their own due diligence on services and utilities, including the water licence, septic system and off-grid power capacity, and any connection or installation costs involved.*

RDCK MAP

Estimated Lot Dimensions and Topography



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

SUMMARY

Summary Sheet

SLOCAN LAKE BOAT ACCESS Rural BC

PID	024-338-966
Registered Owner	TI*, A*
Legal Description	LOT 2 DISTRICT LOT 10396 KOOTENAY DISTRICT PLAN NEP63354
Plan	NEP63354
Zoning	
Community Plan(s)	OCP: Rural Residential , not in ALR



Year Built	1995	Structure	SINGLE FAMILY DWELLING
Lot Size	1.89 acres	Floor Area	693 Ft²
Bathrooms	0	Bedrooms	1
Max Elev.	602.48 m	Min Elev.	541.39 m
Walk Score	-	Transit Score	-
Tax Year	2026	Annual Taxes	\$1,551.99

ASSESSMENT

	2025	%	2026
Building	\$106,000	↑ 22.64	\$130,000
Land	\$328,000	↓ -7.32	\$304,000
Total	\$434,000	0.00	\$434,000

APPRECIATION

	Date	(\$)	% Growth
Assessment	2026	\$434,000	↓ -40.55
Sales History	11/12/2025	\$730,000	↑ 681
	15/08/2002	\$93,457	-

RECENT MLS® HISTORY

	Status (Date)	DOM	LP/SP	Firm
10345196	Sold 14/11/2025	199	\$749,000 / \$730,000	Fair Realty (Kaslo)
2478263KO	Expired 30/09/2024	84	\$798,000 / \$0	Valhalla Path Realty

DEVELOPMENT APPLICATIONS

-

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

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.

SLOCAN LAKE BOAT ACCESS SLOCAN

Area-Jurisdiction-Roll: 21-707-22148.060



Total value \$434,000

2026 assessment as of July 1, 2025

Land \$304,000

Buildings \$130,000

Previous year value \$434,000

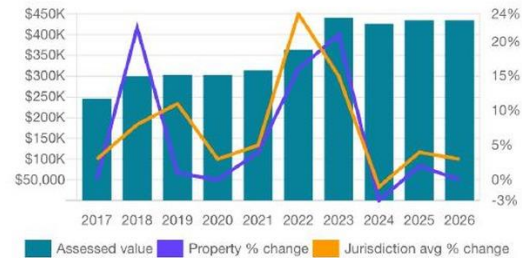
Land \$328,000

Buildings \$106,000

Property value history

2026	0%	\$434,000
2025	+2%	\$434,000
2024	-3%	\$426,000
2023	+21%	\$441,000
2022	+16%	\$363,300

Property value and Nelson Rural jurisdiction change



Property information

Year built	1995
Description	2 STY Rec Home - Basic
Bedrooms	1
Baths	
Carports	
Garages	
Land size	1.88 Acres
First floor area	363
Second floor area	330
Basement finish area	
Strata area	
Building storeys	2
Gross leasable area	
Net leasable area	

Legal description and parcel ID

LOT 2, PLAN NEP63354, DISTRICT LOT 10396, KOOTENAY LAND DISTRICT
PID: 024-338-966

Sales history (last 3 full calendar years)

Dec 11, 2025 \$730,000

Manufactured home

Width
Length

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend



Hydrant



Stand Pipe



Other

— Streams and Shorelines

Lakes and Rivers

Cadastral Property Lines



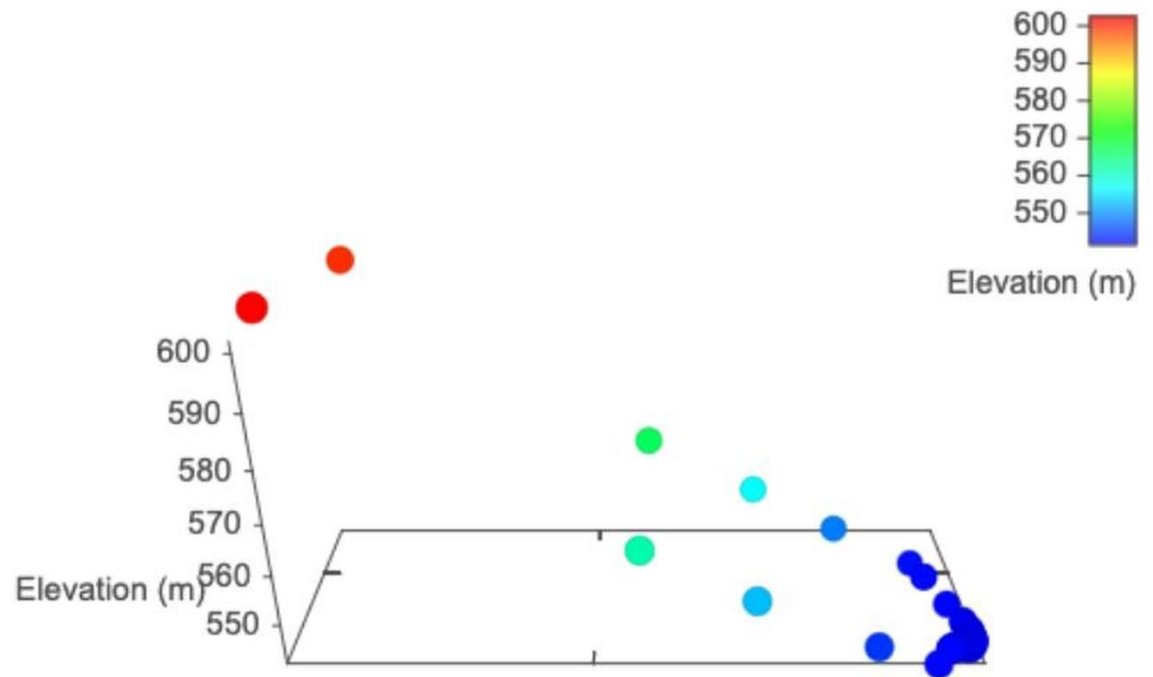
MUNICIPAL OWNED



RDCK OWNED

• Address Points

ELEVATION



Max Elevation: 602.48 m | Min Elevation: 541.39 m | Difference: 61.08 m

ZONING & LAND USE

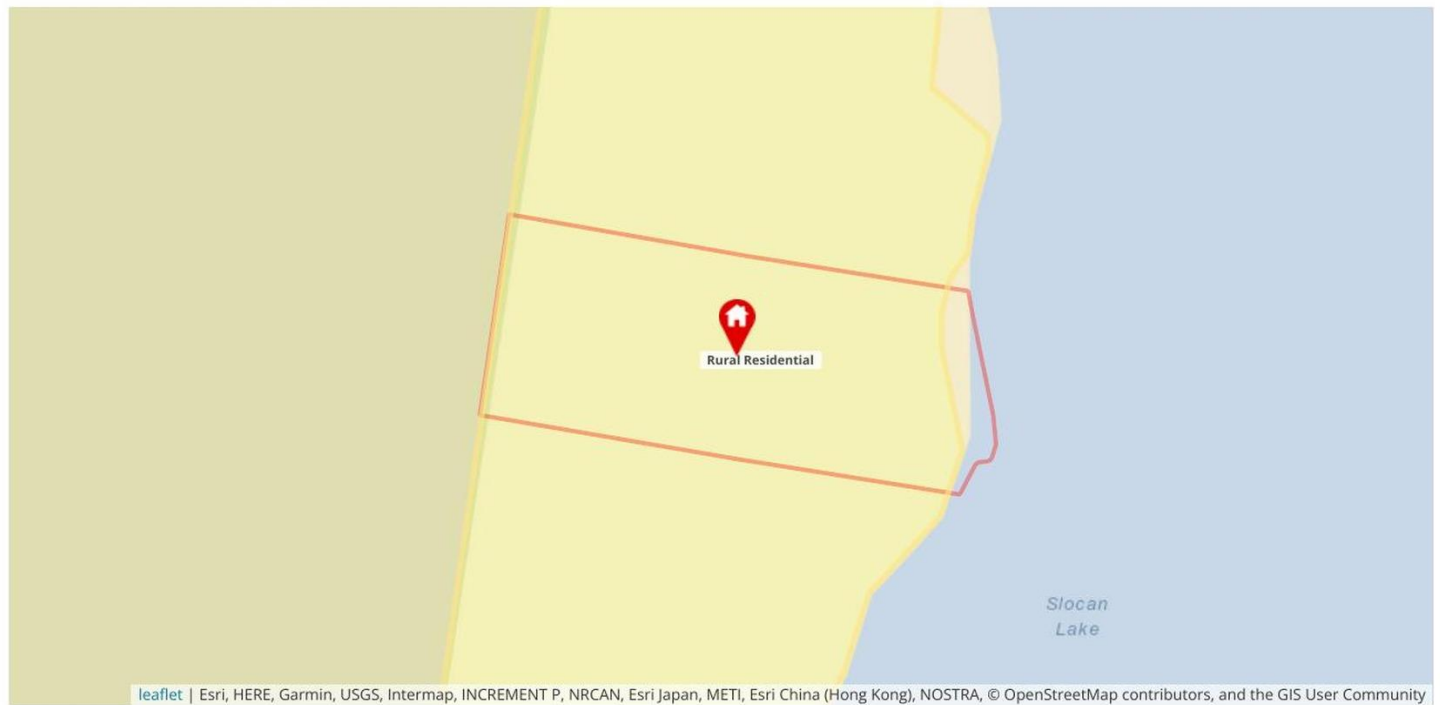
Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	Rural Residential
Neighbourhood Community Plan	Not Applicable
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve

Land Use

Official Community Plan



Subject Property Designations:

Rural Residential

Layer Legend:

- Rural Residential
- Parks and Recreation, Culture and Heritage

Kootenay BC Real Estate — Kaslo branch office of Fair Realty
311 4th Street, Kaslo, BC • KootenayBC.com

PLAN NO. NEP 63354

Deposited in the Land Title Office at Kamloops,
B.C. this 2nd day of December, 1998.

km 180132

km/20/32

22

11.0 7 53
32.2
NEP21965

NATURAL

Survey represented by this plan and that
map and plan are correct. The survey
was completed on the 25th day of May, 1999.

W. J. [Signature]
B.C.L.S.

JEFFREY
B.C. Land
2024 5th
Gentlewy, B.C.

8.C.L.S. *W. D. Dwyer*

JEROME MANCO
B.C. Land Surveyor
2924 51st Avenue
Castlegar, B.C. V1N 2Z1
Ph. 365-5342 Fax 365-0525
E-1536

03-010-16205

Page 1 of 1

FLOOD MAP

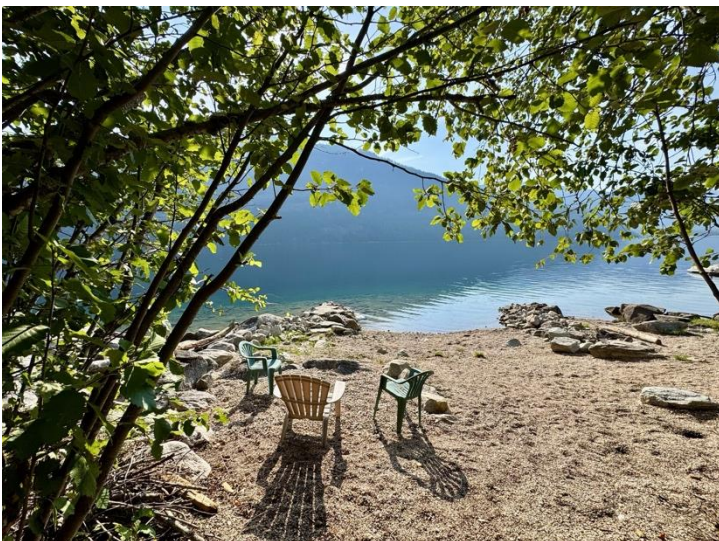
Flood and Hazard



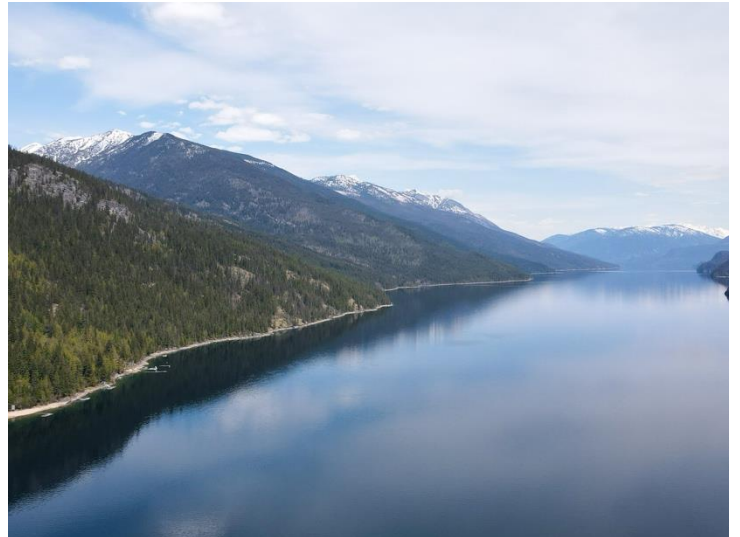
Legend

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

PICTURES



PICTURES



COMMUNITY INFORMATION

Type	Centre	Distance (km)*	Driving Time*
School	W.E. Graham Community School (K-9), Slocan	0.4	1 min
	Mount Sentinel Secondary (8-12), South Slocan	55	50-55 min
	Lucerne Elementary & Secondary, New Denver	33	30-35 min
Shopping	Downtown Slocan (Main Street)	0.2	1 min
	Winlaw (general store, café)	21	20 min
	Baker Street, Nelson	65	55 min – 1 hr 5
Airport	West Kootenay Regional Airport, Castlegar	62	55 min – 1 hr
	Trail Regional Airport	100	1 hr 25 – 1 hr 35
Major Cities	Nelson, BC	65	55 min – 1 hr 5
	Castlegar, BC	62	55 min – 1 hr
	New Denver, BC	33	30-35 min
	Nakusp, BC	78	1 hr – 1 hr 10
	Trail, BC	100	1 hr 25 – 1 hr 35
	Kelowna, BC	335	3.5 – 4 hr
	Calgary, AB	610	7 – 7.5 hr
	Vancouver, BC	650	7.5 – 8 hr
Hospital / Medical Centre	Slocan Community Health Centre, New Denver	33	30-35 min
	Kootenay Lake Hospital, Nelson	65	55 min – 1 hr 5
	Kootenay Boundary Regional Hospital, Trail	100	1 hr 25 – 1 hr 35
Dentist	Silverton Dental Clinic, Silverton	38	33-40 min
	Kootenay Lake Dental Clinic, Nelson	65	55 min – 1 hr 5
Postal Services	Canada Post, Slocan	0.2	1 min
Library	Slocan Community Library	0.3	1 min

Slocan Lake / South End

The Village of Slocan sits at the south end of Slocan Lake in the Selkirk Mountains, at the gateway to Valhalla Provincial Park. Once a thriving silver-mining town in the late 1890s and early 1900s, Slocan today is a small, walkable village of approximately 320 residents that serves as the recreational hub for the south end of the lake and the surrounding Slocan Valley. Highway 6 from Nelson and Castlegar passes through the village; Highway 6 north along the lake leads to New Denver and Nakusp. Most major services and shopping are in Nelson or Castlegar, both approximately one hour away.

Slocan

Slocan is a quiet lakeside village at the south end of Slocan Lake, framed by the Valhalla Range across the water and the Slocan Range to the east. The village's compact downtown centres on Main Street with a general store, café, post office, library and W.E. Graham Community School. Slocan is the gateway to Valhalla Provincial Park, accessed by water taxi or canoe across the lake — one of BC's most celebrated wilderness areas. The village has its own municipal water and sewer and supports a strong recreation and arts community. The Slocan Valley Rail Trail terminates here, providing approximately 50 km of gravel multi-use trail south to the Kootenay River. Real estate is generally more affordable than in Nelson, drawing a mix of retirees, young families and outdoor professionals.

** This is a boat-access property on the west shore of Slocan Lake. The distances and times above are measured by road from the Village of Slocan, which is the mainland access point and public boat launch. They do not include the boat crossing and are not driving times to the property itself.*

Weather

Avg Yearly Rainfall: 850 mm

Avg Winter Snowfall: 180 cm

Avg High Temp: 25°C

Avg Low Temp: -6°C

COMMUNITY INFORMATION

Recreational Facilities

Slocan Lake is the village's central recreational asset — kayaking, canoeing, sailing, paddleboarding, swimming and fishing for Rainbow Trout. The Slocan Valley Rail Trail's northern terminus is in the village, providing approximately 50 km of scenic gravel trail south through the Slocan Valley to South Slocan. Valhalla Provincial Park, accessed by boat across the lake, offers backcountry hiking, alpine camping and rock climbing on the Devil's Range. Springer Creek Regional Park has trails, a campground and creek access. The village has its own beach, public boat launch, community hall and curling rink. Snowshoe and Nordic skiing on local trails, ice fishing and backcountry snowmobiling are popular winter activities.

Historic and Heritage Sites

Slocan was incorporated as a city in June 1901 during the silver-mining boom; at its peak the city had a population of over 1,500 with twelve hotels along Main Street. As the mines declined the town shrank dramatically and Slocan reincorporated as a village in June 1958 to access provincial funding. During the Second World War, Japanese-Canadians were interned at Lemon Creek and Popoff (approximately 10 km south); this difficult chapter of Canadian history is commemorated at the Nikkei Internment Memorial Centre in nearby New Denver. Some original mining-era buildings remain on Main Street, and the village has preserved its small-town heritage character through the long transition from mining town to lakeside community.

Festivals and Events

Slocan Days is the village's annual summer celebration, held in July with a parade, beach events, live music and community gatherings. The Slocan Farmers' Market in summer, the Christmas Light-Up and various community fundraisers anchor the local calendar. The neighbouring villages of Silverton and New Denver host additional festivals accessible from Slocan, including the Hills Garlic Festival in early September.

Geography

The Village of Slocan sits at the south end of Slocan Lake at approximately 540 m elevation. The lake itself is approximately 40 km long and is one of BC's deeper lakes. The Valhalla Range rises to over 2,800 m on the lake's western shore; the Slocan Range frames the eastern side. The Slocan River flows out of the lake just south of the village and runs approximately 60 km south to the Kootenay River. The setting is a quiet, accessible community on a sheltered south-facing lake, surrounded by mountain wilderness.

RESOURCES

Helpful links and contacts for new residents:

KootenayBC Real Estate

<https://kootenaybc.com>

Village of Slocan

<https://slocancity.com>

Slocan Valley Chamber of Commerce

<https://www.slocanvalleychamber.com>

Slocan Lake Chamber of Commerce

<https://slocanlakechamber.com>

Regional District of Central Kootenay (RDCK)

<https://rdck.ca>

Building & Permits — Village of Slocan

<https://www.slocancity.com/building-permits/>

Building & Permits — RDCK (rural areas around Slocan)

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

Waste Disposal — Slocan Transfer Station / RDCK Recycling

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

Water — Village of Slocan utilities

<https://slocancity.com>

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>

Slocan Community Health Centre, New Denver (closest local clinic)

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

Local Hospital — Kootenay Lake Hospital, Nelson (24/7 ER)

<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>

Slocan Community Library

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