

296 FULLMOON RD,  
ROSEBERY BC  
\$689,000

Kootenay  
BC



REAL ESTATE  FAIR REALTY



# DETAILS

*Nestled in the serene community of Rosebery BC, a short drive from New Denver on picturesque Slocan Lake, this charming Purcell timber frame home blends rustic elegance with modern comfort. Ideal for seasonal stays or year-round living, this 1BD, Den, 1BA property offers a tranquil retreat in the heart of the Kootenays.*

*The spacious open floorplan creates an inviting atmosphere to relax or entertain in. A wood stove adds warmth and ambiance during cooler months, and all appliances have been recently updated. The large den, incl. Murphy bed can easily convert into a second bedroom. Added features include a wood storage shed, and a detached garage/shop (built 2019) with loft for guest accommodation or a studio. Situated on nearly an acre, and bordering Rosebery Prov. Park, the property provides ample space and opportunity to explore. Enjoy the proximity to Slocan Lk and the Wilson Ck rec area, and the variety of outdoor activities at arm's reach.*

*A short drive to Nakusp offers additional amenities and rec facilities. Convenient access to larger urban centers such as Vernon and Revelstoke make this location ideal. Wake up to breathtaking lake views and revel in the calm of this mountain home.*

*Whether you seek a peaceful retreat or full-time residence, this property offers the flexibility and lifestyle that the Kootenays are renowned for. Don't miss the chance to own a piece of this beautiful region and experience the full moon views and natural beauty that Rosebery has to offer.*

**MLS:** 2477097    **Size:** 0.98 ACRE.

**Services:** Community Water, septic, internet and hydro



# TITLE

**TITLE SEARCH PRINT**

2024-05-15, 11:57:36

File Reference:

Requestor: Kul Nijjar

Declared Value \$297000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Title Issued Under** STRATA PROPERTY ACT (Section 249)**Land Title District** NELSON  
Land Title Office NELSON**Title Number** CA6640630  
From Title Number CA1594070**Application Received** 2018-02-22**Application Entered** 2018-03-06**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

AS JOINT TENANTS

**Taxation Authority** Nelson Trail Assessment Area**Description of Land**  
Parcel Identifier: 027-660-508  
Legal Description:  
STRATA LOT 10 DISTRICT LOT 4874 KOOTENAY DISTRICT STRATA PLAN NES3532  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Legal Notations** NONE**Charges, Liens and Interests**  
Nature: RENT CHARGE  
Registration Number: LB238320  
Registration Date and Time: 2008-09-10 11:06  
Registered Owner: REGIONAL DISTRICT OF CENTRAL KOOTENAY  
Transfer Number: CA2634017  
Remarks: INTER ALIA

# PROPERTY DISCLOSURE STATEMENT



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

PAGE 1 of 6 PAGES



Date of disclosure: May 15 2024

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

**ADDRESS/STRATA UNIT #:**      **296**      **FULLMOON ROAD**      **ROSEBERY**      **BC V0G1S1 (the "Unit")**

<b>THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:</b>				
<input checked="" type="checkbox"/> Principal Residence      _____ Residence(s)      _____ Barn(s)      _____ Shed(s)				
<input checked="" type="checkbox"/> Other Building(s) Please describe <u>garage/shop w/loft</u>				
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.			
	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>	<b>DOES NOT APPLY</b>

**1. LAND**

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

**2. SERVICES**

A. Please indicate the water system(s) the Development uses: <input 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 <u>community well/gravity fed reservoir; managed by the RDCK</u>				
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?				
(ii) Have you applied for a water licence and are awaiting response?				

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BUYER'S INITIALS

KJ	OJ	
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SELLER'S INITIALS

# PROPERTY DISCLOSURE STATEMENT

May 15 2024

PAGE 2 of 6 PAGES

DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:**      **296**      **FULLMOON ROAD**      **ROSEBERY**      **BC V0G1S1**

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any problems with the water system?		KJ 01		
D. Are you aware of any problems with the sanitary sewer system?		KJ 01		

**3. BUILDING Respecting the Unit and Common Property**

A. Has a final building inspection been approved or a final occupancy permit been obtained?	KJ 01			
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 01			
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	KJ 01			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		KJ 01		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		KJ 01		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		KJ 01		
F. Are you aware of any structural problems with any of the buildings in the Development?		KJ 01		
G. Are you aware of any problems with the heating and/or central air conditioning system?		KJ 01		
H. Are you aware of any damage due to wind, fire or water?		KJ 01		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		KJ 01		
J. Are you aware of any leakage or unrepaired damage?		KJ 01		
K. Are you aware of any problems with the electrical or gas system?		KJ 01		
L. Are you aware of any problems with the plumbing system?		KJ 01		
M. Are you aware of any pet restrictions?	KJ 01			
N. Are you aware of any rental restrictions?		KJ 01		
O. Are you aware of any age restrictions?		KJ 01		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS	KJ 01			

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**BUYER'S INITIALS**

KJ	01	
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**SELLER'S INITIALS**

BC1003 REV. NOV 2023

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# PROPERTY DISCLOSURE STATEMENT

May 15 2024

PAGE 3 of 6 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 296 FULLMOON ROAD ROSEBERY BC V0G1S1

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 01		
R. Have you paid any special assessment(s) in the past 5 years?		KJ 01		
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 01		
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 01		
U. Are you aware of any problems with the swimming pool and/or hot tub?				KJ 01
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer? <b>garage/loft</b>	KJ 01			
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 01		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		KJ 01		
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		KJ 01		
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 01		
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 _____ n/a Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name _____ Bill van der Sloot Telephone _____ 403 471 3473 Strata Council Secretary Treasurer's Name _____ Maureen Rodgers Telephone _____ 403 680 7064				

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BUYER'S INITIALS

KJ	01	
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SELLER'S INITIALS

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# PROPERTY DISCLOSURE STATEMENT

May 15 2024 PAGE 4 of 6 PAGES  
 DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:**      296      FULLMOON ROAD      ROSEBERY      BC      V0G1S1

3. BUILDING Respecting the Unit and Common Property <small>(continued)</small>	YES	NO	CAN BE OBTAINED FROM:						
DD. Are the following documents available?									
Bylaws	x		roseberyhighlandsstrata@gmail.com						
Rules/Regulations	x		roseberyhighlandsstrata@gmail.com						
Year-to-date Financial Statements	x		roseberyhighlandsstrata@gmail.com						
Current Year's Operating Budget	x		roseberyhighlandsstrata@gmail.com						
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	x		roseberyhighlandsstrata@gmail.com						
Engineer's Report and/or Building Envelope Assessment									
Strata Plan	x		roseberyhighlandsstrata@gmail.com						
Depreciation Report									
Reserve Fund Study									
Summary of Insurance Coverages (including premium)	x		roseberyhighlandsstrata@gmail.com						
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?		x			Recreation?		x		
Heat?		x			Cable?		x		
Hot Water?		x			Gardening?		x		
Gas Fireplace?		x			Caretaker?		x		
Garbage?		x			Water?		x		
Sewer?		x			Other?	x			
FF. (i) Number of Unit parking stalls included <u>n/a</u> 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 <u>n/a</u> 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?									

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**BUYER'S INITIALS**

<i>KQ</i>	<i>OJ</i>	
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**SELLER'S INITIALS**



# PROPERTY DISCLOSURE STATEMENT

May 15 2 024

PAGE 5 of 6 PAGES

DATE OF DISCLOSURE

**ADDRESS/STRATA UNIT #:**      **296**      **FULLMOON ROAD**      **ROSEBERY**      **BC V0G1S1**

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 checked="" 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)			KG  OJ	
II. Is there a radon mitigation system in the Unit?  (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		KG OJ		
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)				KG OJ
KK. Is there a radon mitigation system for the Common Property?  (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				KG OJ

**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?		KG OJ		
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>		KG  OJ		
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)?		KG  OJ		
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)?		KG  OJ		

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BUYER'S INITIALS

KG	OJ	
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SELLER'S INITIALS

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# EXPENSES

## Property Taxes:

2023 - \$2287.41



## Community Water

2023 - \$1365



## Insurance ( )

\$635/Year



## Internet

100.80/month



## Hydro (BCHydro):

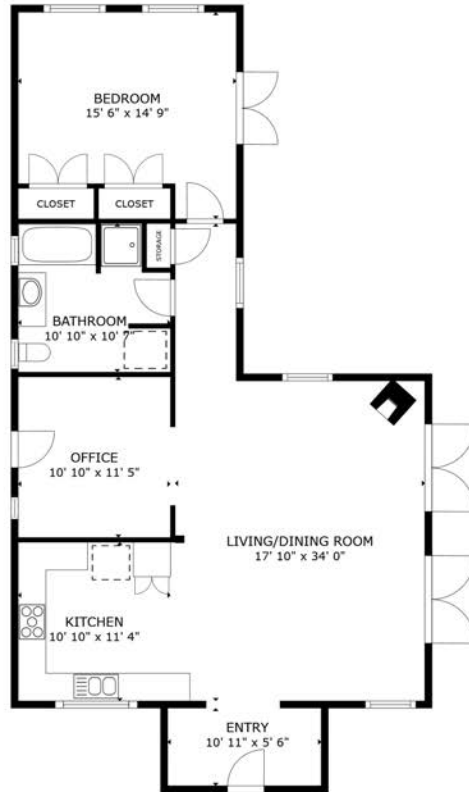
2023

\$88.33/month



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

# FLOOR PLAN



FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 1,134 sq.ft.  
TOTAL : 1,134 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



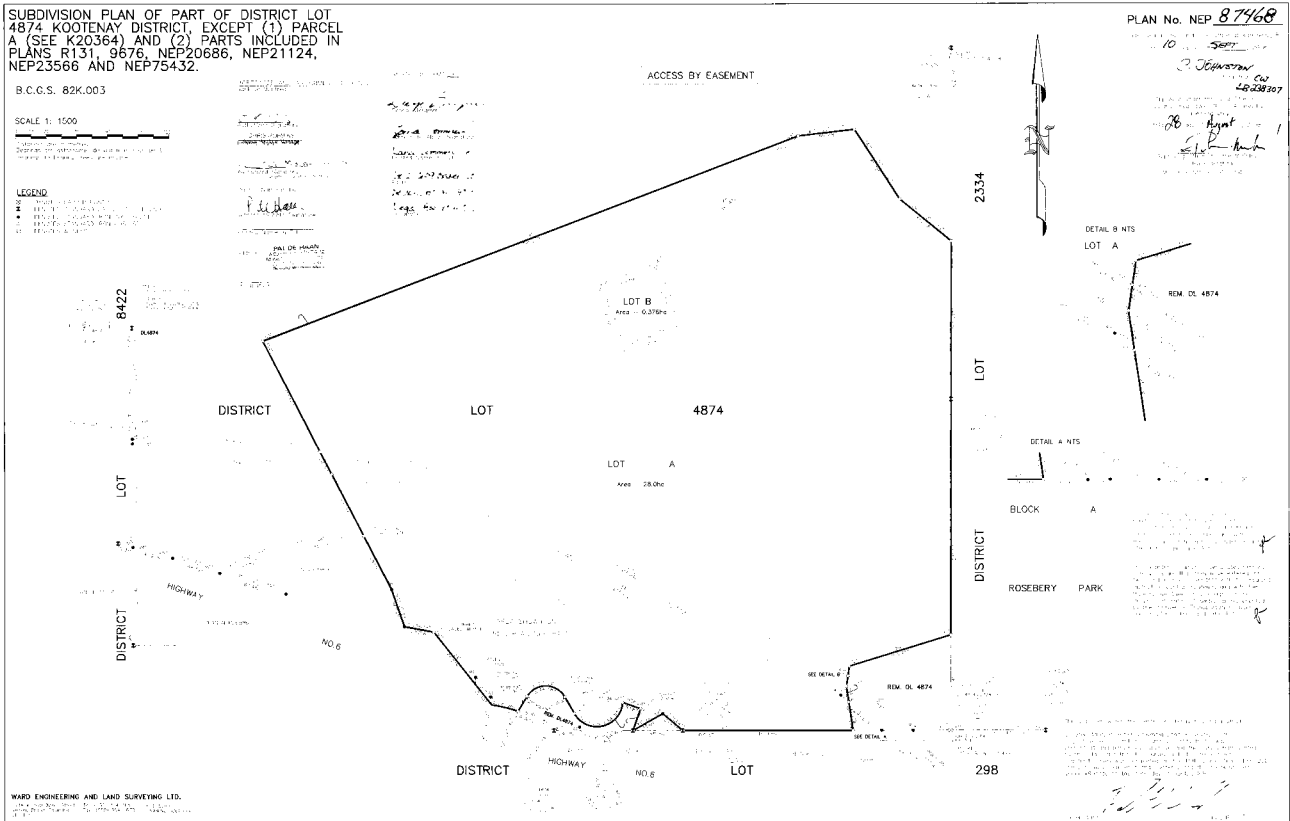
Garage dimensions: 27'X23' Loft in Garage: 12'x27'

# PLAN

Status: Filed

Plan #: NEP87468 App #: N/A Ctrl #:

RCVD: 2008-09-10 RQST: 2024-05-21 13:24:51





# STRATA PLAN 2

Status: Filed

Doc #: NES3532

RCVD: 2008-09-10 RQST: 2024-05-21 13.24.51

## PHASED BARE LAND STRATA PLAN OF PART OF LOT A, DISTRICT LOT 4874, KOOTENAY DISTRICT, PLAN NEP87468 EXCEPT STRATA PLAN NES3532 (PHASE 1)

## PLAN NES3532 PHASE 2

Deposited and registered in the Land Title Office at Kamloops, B.C.

this 07 day of June 2010

A. Brace  
LB 38999 Registrar LA

Approved as Phase 2 of a 5 phase bare land strata plan under section 224 of the Strata Property Act.

Dated this 06 day of MAY 2010

Signature of Approving Officer for the Ministry of Transportation and Infrastructure

MOTI File No. 02-010-20115

Approved as a bare land strata plan under Section 243 of the Strata Property Act and Section 18 of the Regulations.

Dated this 06 day of MAY 2010

Signature of Approving Officer for the Minister of Transportation and Infrastructure

BCGS 82K.003

SCALE 1: 1000

0 10 20 40 60 80 100

Distances are in metres

Bearings are astronomic derived from Plan NEP87468

The intended plot size of this plan is 560 mm in width by 854 mm in height (D size) when plotted at a scale of 1:1000.

### LEGEND:

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- ⊙ DENOTES STANDARD CAPPED POST FOUND

NELSON - TRAIL ASSESSMENT DISTRICT.  
CIVIC ADDRESS: 5380 HIGHWAY 6

### REGISTERED OWNER:

*George Melvin*  
George Melvin

Witness to above Signature

*Chris Kehoe*  
Printed Name in Full

2-609 Baker St  
Address

Nelson, BC V1L1S3

*Louise Bamler-Silvers*  
Occupation

MORTGAGEE AND ASSIGNMENT OF RENTS:  
Bank of Montreal

*Chris Kehoe*  
Authorized Signatory

Printed Name in Full

*Chris Kehoe*  
Authorized Signatory

Printed Name in Full

*Robert Bleier*  
Printed Name in Full

Witness to both Signatures

*Cathy Lynn Fuss*  
Printed Name in Full

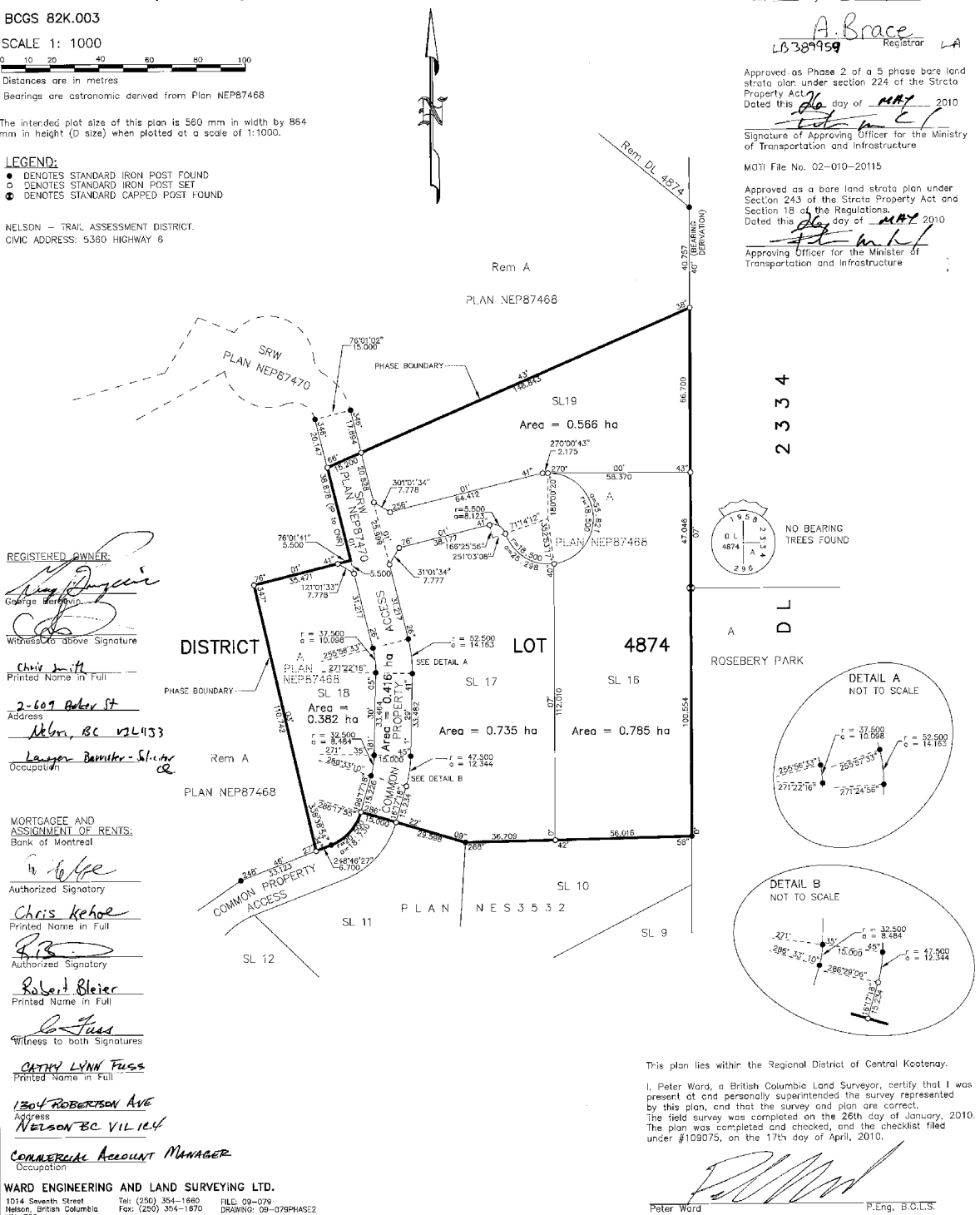
1304 ROBERTSON AVE  
Address

NELSON BC V1L1L4

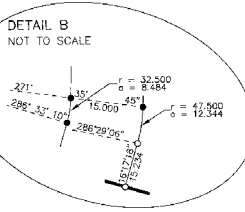
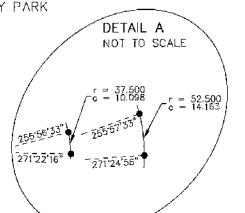
COMMERCIAL ACCOUNT MANAGER  
Occupation

WARD ENGINEERING AND LAND SURVEYING LTD.

1014 Seventh Street Tel: (250) 354-1860 FILE 09-079  
Nelson, British Columbia Fax: (250) 354-1870 DRAWING: 09-079PHASE2  
VTL 7c2



2 3 3 4



This plan lies within the Regional District of Central Kootenay.

I, Peter Ward, a British Columbia Land Surveyor, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 26th day of January, 2010. The plan was completed and checked, and the checklist filed under #109075, on the 17th day of April, 2010.

*Peter Ward*  
Peter Ward  
P.Eng., B.C.L.S.


ORIGINAL

# LTSA MAP

## ParcelMap BC Print Report



May 20, 2024

 Interest

**WARNING: MAP IS NOT PRINTED TO SCALE**

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Cadastral data from ParcelMap BC  
Copyright 2022 LTSA

# RDCK MAP



## RDCK Property Report

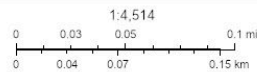
### Area of Interest (AOI) Information

Area : 0.98 acres

Apr 26 2024 7:05:19 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, MET/NASA, USGS, EPA, US Census Bureau, USCA, INRCan, Platts Canada



# RDCK REPORT

## Cadastre - Property Lines

#	Folio	PID	Site Address	Actual Use	Plan Number
1	710.02135.160	027-660-508	296 FULLMOON RD, ROSEBERY	Single Family Dwelling	NES3532

#	LTO Number	Lot	Block	District Lot	Land District
1	CA6640630	10	-	4874	KOOTENAY

#	Legal Long	Lot Size	Lot Description	Area(acres)
1	STRATA LOT 10, PLAN NES3532, DISTRICT LOT 4874, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	.98	ACRES	0.98

## Addressing

#	Full Address	Unit	Number	Street Name	Street Type	Community	Count
1	296 FULLMOON RD	-	296	FULLMOON	RD	Rosebery	1

## Electoral Areas

#	Area Name	Director	Area(acres)
1	Electoral Area H - The Slocan Valley	Walter Popoff	0.98

## Fire Service Areas

#	Bylaw	Department	Area(acres)
1	1068	N DENVER/SILVER	0.98

## Water Systems

#	District	Bylaw	Service Type	Area(acres)
1	ROSEBERY HLNDS	2291	RDCK OWNED	0.98

## Official Community Plan

#	Bylaw	Class	Class Description	Legend	Area(acres)
1	1967	R1	Suburban Residential	Suburban Residential	0.98
2	1967	PA	Parks and Recreation, Culture and Heritage	Parks and Recreation	< 0.01

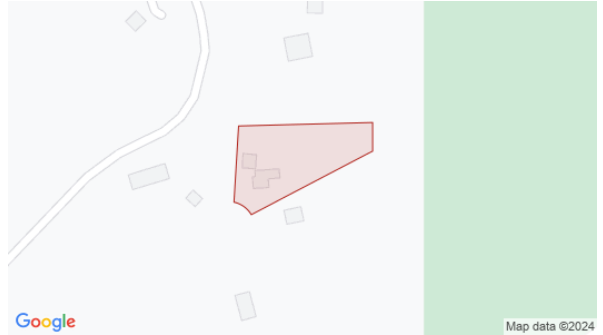
The mapping information shown are approximate representations and should be used for reference purposes only.

# SUMMARY

## Summary Sheet

### 296 FULLMOON RD Rural BC V0G 1S1

PID	027-660-508
Registered Owner	JO*, O*
Legal Description	STRATA LOT 10 DISTRICT LOT 4874 KOOTENAY DISTRICT STRATA PLAN NES3532 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan	NES3532
Zoning	
Community Plan(s)	OCP: R1 - Suburban Residential, not in ALR



Year Built	2010	Structure	SINGLE FAMILY DWELLING
Lot Size	-	Bedrooms	1
Bathrooms	1	Dimensions	-
Max Elev.	618.12 m	Min Elev.	601.44 m
Floor Area	1220 Ft <sup>2</sup>	Walk Score	-
Transit Score	-	Annual Taxes	\$2,287.41

#### ASSESSMENT

	2023	%	2024
Building	\$325,000	↑ 5.85	\$344,000
Land	\$143,000	↑ 33.57	\$191,000
Total	\$468,000	↑ 14.32	\$535,000

#### APPRECIATION

	Date	(\$)	% Growth
Assessment	2024	\$535,000	↑ 80.13
Sales History	22/02/2018	\$297,000	↑ 98
	04/06/2010	\$150,000	-

#### DEVELOPMENT APPLICATIONS

-

#### SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Nearest School	Lucerne	Lucerne
School District	SD 10	SD 10
Grades	K - 12	K - 12

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

# UTILITIES MAP

Regional District of Central Kootenay GIS

## Utilities



### Legend

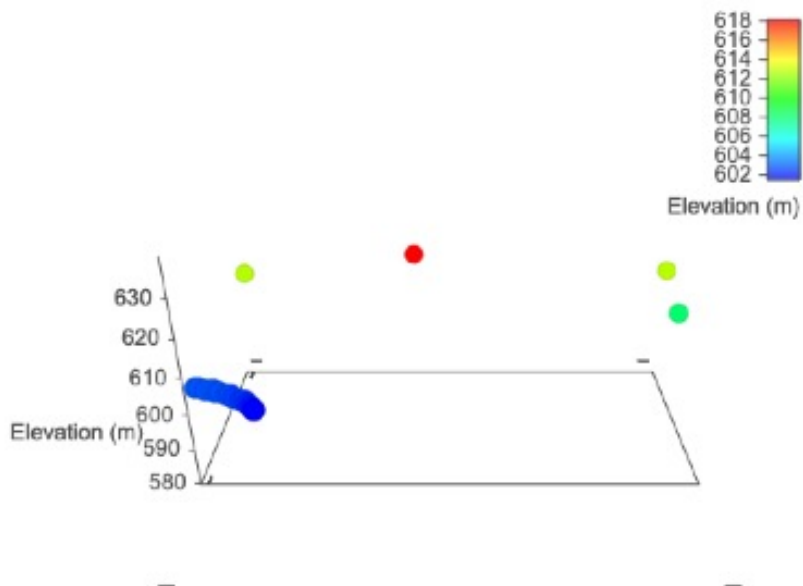
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Address Points
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines

# ELEVATION

## Estimated Lot Dimensions and Topography



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



Max Elevation: 618.12 m | Min Elevation: 601.44 m | Difference: 16.67 m

# ZONING

Land Use

## Official Community Plan



### Subject Property Designations:

R1 - Suburban Residential

### Layer Legend:

● R1 - Suburban Residential

● PA - Parks and Recreation, Culture and Heritage

Land Use

## Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Not Applicable
Official Community Plan	R1 - Suburban Residential
Neighbourhood Community Plan	Not Applicable
Floodplain Data	Status: Not in Floodplain

# 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

## 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/attraction:>

<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 & Second

<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>