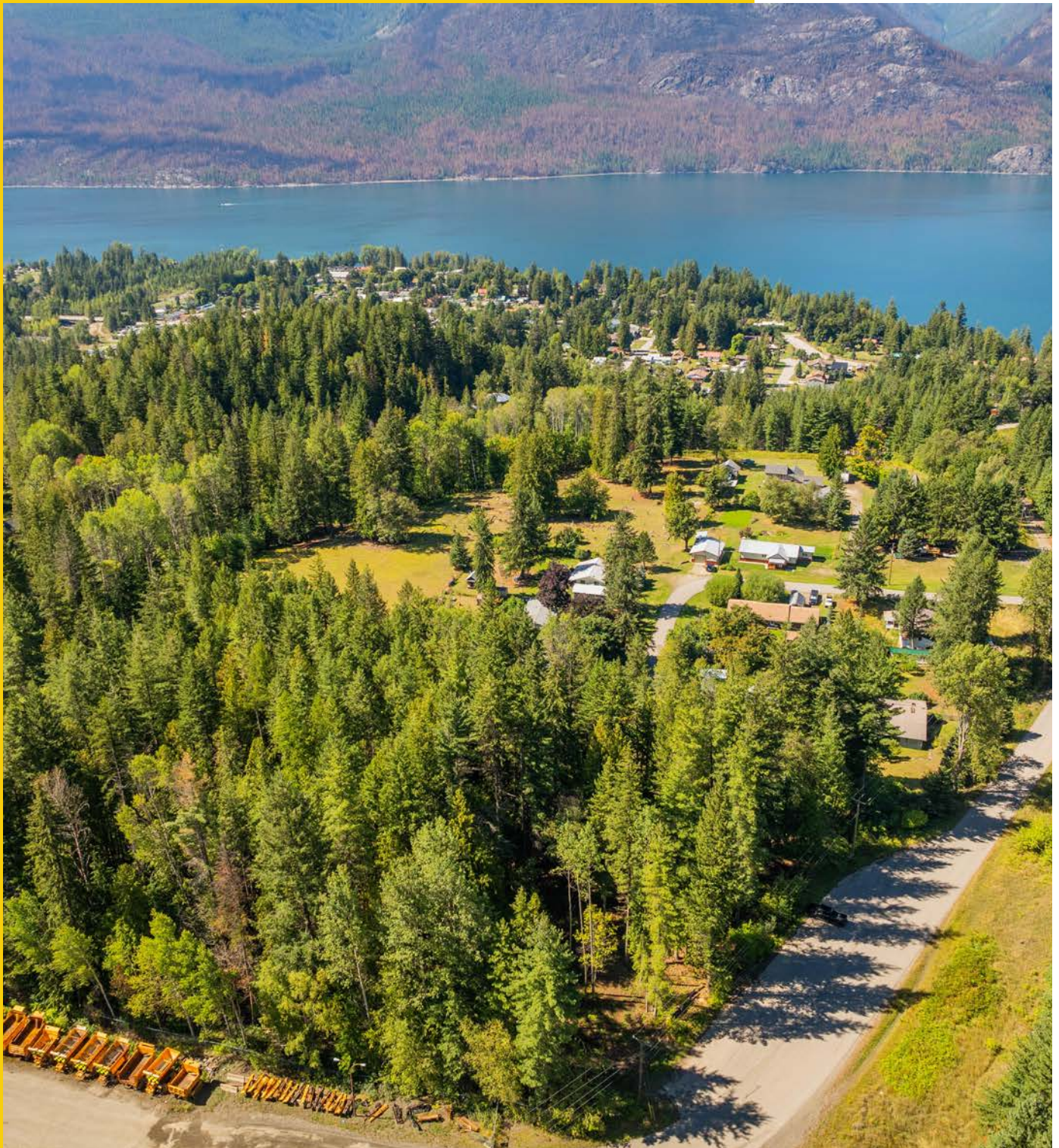


1141 Denver Siding Rd
East, New Denver BC
\$195,000



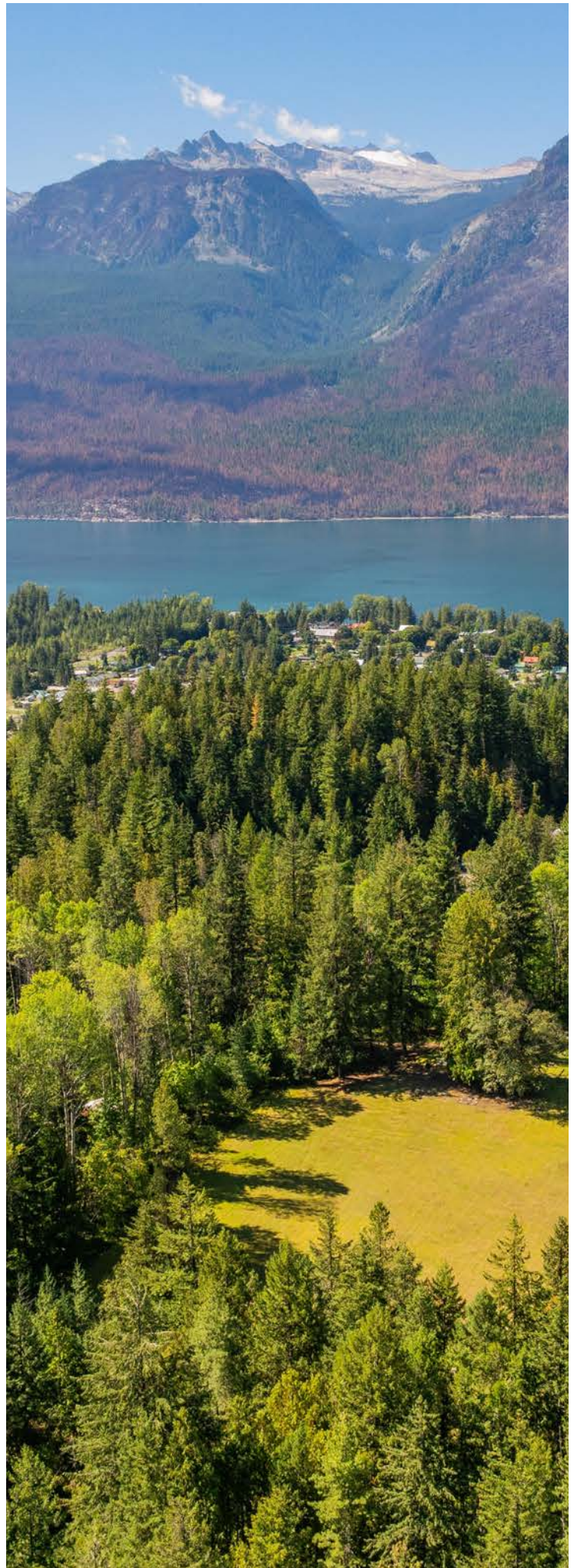
REAL ESTATE  FAIR REALTY



Lot A Denver Siding Rd, New Denver BC

Discover the perfect blend of convenience and natural beauty with this lot situated within the Village of New Denver. With .97 of an acre of land, you'll have the flexibility to create your ideal level of exposure or privacy among the surrounding trees, while being just 2 minutes from downtown New Denver and Slocan Lake. Additionally, you'll enjoy stunning and unobstructed views of the Glacier. Electricity is available at the lot boundary, and connection to Village water has been paid for. Recreational opportunities are limitless with the proximity to the lake, and the gateway to the Galena Trail right across the street means access to world class biking and walking trails is seconds away. Whether you're envisioning your dream home or a tranquil retreat, this lot offers an exceptional opportunity to embrace both comfort and nature.

MLS: 10330809 **Size:** 0.97 acres
Services: municipal water, septic permit required, and hydro on road.



TITLE

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4046236

File Reference: Adams Bridgett

DEANNE MONROE NOTARY CORPORATION
534 JOSEPHINE STREET
NELSON BC V1L 1W6

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 524557).

I certify this to be an accurate reproduction of title number **CB1452020** at 12:51 this 30th day of July, 2024.



REGISTRAR OF LAND TITLES



Title Issued Under SECTION 98 LAND TITLE ACT

Land Title District NELSON
Land Title Office NELSON

Title Number CB1452020
From Title Number CB829142

Application Received 2024-07-18

Application Entered 2024-07-30

Registered Owner In Fee Simple
Registered Owner/Mailing Address:

AS JOINT TENANTS

Taxation Authority New Denver, The Corporation of the Village of

TITLE

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4046236

Description of Land

Parcel Identifier: 032-295-448

Legal Description:
LOT A DISTRICT LOT 550 KOOTENAY DISTRICT PLAN EPP138023

Legal Notations NONE

Charges, Liens and Interests NONE

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act (R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).

PROPERTY DISCLOSURE STATEMENT



PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 3 PAGES

Date of disclosure: August 31 2024

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

ADDRESS: Lot B Denver Siding Rd DL550 RD PAN EPP138053 New Denver

BC V0G1S0 (the "Land")



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.	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?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		✓		
D. Is there a survey certificate available?	✓			
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Land from any person or public body?		✓		
G. Is the Land managed forest lands?		✓		
H. Is the Land in the Agricultural Land Reserve?		✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		✓		
J. Are you aware of any fill materials anywhere on the Land?		✓		
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Land?		✓		
M. Are you aware of any water licences affecting the Land?		✓		
N. Has the Land been logged in the last five years?		✓		
(i) If yes, was a timber mark/licence in place?				✓
(ii) If yes, were taxes or fees paid?				✓
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.?		✓		

--	--	--

BUYER'S INITIALS

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SELLER'S INITIALS

BC1008 REV. NOV 2023

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PROPERTY DISCLOSURE STATEMENT

August 31 2024	PAGE 2 of 3 PAGES									
DATE OF DISCLOSURE	DL550 KD									
ADDRESS: Lot B Denver Siding Rd	PLAN EPP138023		New Denver BC V0G1S0							
2. SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY						
A. Please indicate the water system(s) the Land 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 _____										
B. If you indicated in 2.A. that the Land 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 Land already?				✓						
(ii) Have you applied for a water licence and are awaiting response?				✓						
C. Are you aware of any problems with the water system?				✓						
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?			✓							
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?			✓							
F. Indicate the sanitary sewer system the Land is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected Other _____										
G. Are you aware of any problems with the sanitary sewer system?				✓						
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓								
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓						
3. BUILDING (not applicable)										
4. GENERAL										
A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		✓								
B. Are you aware of any latent defect in respect of the Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		✓								
<table border="1" style="width: 100px; height: 20px; margin: 0 auto;"> <tr><td> </td><td> </td><td> </td></tr> </table> BUYER'S INITIALS				<table border="1" style="width: 100px; height: 20px; margin: 0 auto;"> <tr><td> </td><td> </td><td> </td></tr> </table> SELLER'S INITIALS						
IC1008 REV. NOV 2023	COPYRIGHT BC REAL ESTATE ASSOCIATION									
© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.										

PROPERTY DISCLOSURE STATEMENT

August 31 2024

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot B Denver Siding Rd *DL550 KD PLAN EPP138023* New Denver

BC V0G1S0

4. GENERAL (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		✓		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?		✓		

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. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) _____

SELLER(S) _____

SELLER(S) _____

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr. _____.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the Buyer's choice.**

BUYER(S) _____

BUYER(S) _____

BUYER(S) _____

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Land.

*PREC represents Personal Real Estate Corporation

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SUBDIVISION PLAN

PLAN EPP138023

SUBDIVISION PLAN OF PART OF
LOT 1 DISTRICT LOT 550
KOOTENAY DISTRICT PLAN 6084
EXCEPT PLAN EPP109928.

BCGS 82F.094

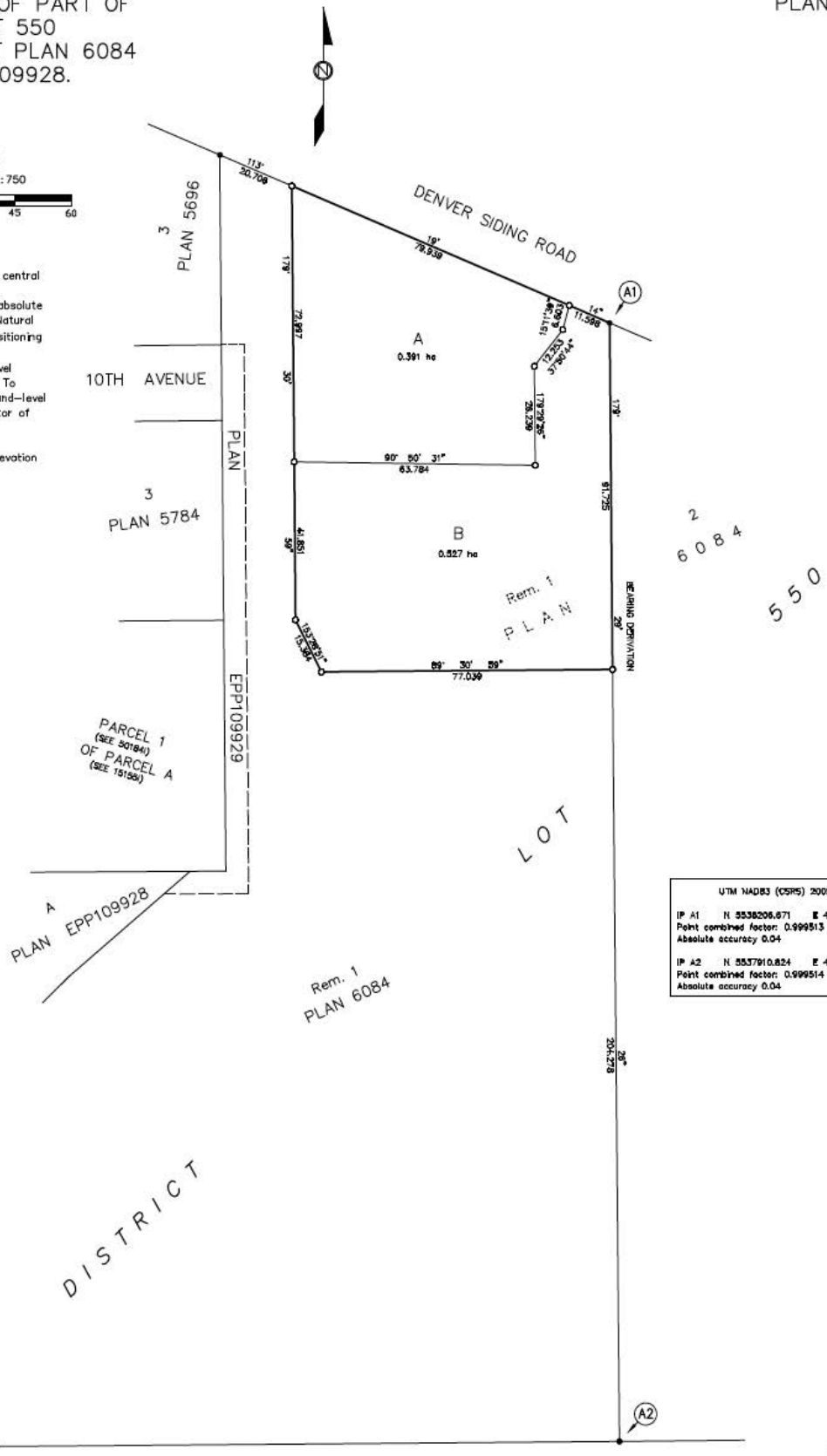
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:750



LEGEND

Grid bearings are derived from GNSS observations and are referred to the central meridian of UTM Zone 11 North. The UTM coordinates and estimated absolute accuracy achieved are derived from Natural Resources Canada's Precise Point Positioning (PPP) service. This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined scale factor of 0.999513. The combined scale factor has been determined based on an ellipsoidal elevation of 609 metres.

Found Set
● ○ Standard iron post



UTM NAD83 (CSRS) 2002.0 Zone 11	
IP A1	N 5536206.671 E 474183.116
Point combined factor: 0.999513	
Absolute accuracy 0.04	
IP A2	N 5537910.824 E 474185.747
Point combined factor: 0.999514	
Absolute accuracy 0.04	

This plan lies within the jurisdiction of the Approving Officer for the Village of New Denver.

This plan lies within the Regional District of Central Kootenay.

The field survey represented by this plan was completed on the 29th day of April, 2024
Joshua G. Hango, BCLS 953.



RDCK MAP

9/2/24, 3:24 PM

about:blank



RDCK Property Report

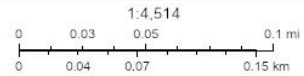
Area of Interest (AOI) Information

Area : 0.97 acres

Sep 2 2024 9:43:25 Pacific Daylight Time



- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points



Maxar

about:blank

1/2


LTSA MAP

ParcelMap BC Print Report



September 3, 2024

WARNING: MAP IS NOT PRINTED TO SCALE

 Interest

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

Cadastral data from ParcelMap BC
Copyright 2022 LTSA

SUMMARY

Summary Sheet

DENVER SIDING RD New Denver BC

PID	032-295-448
Legal Description	LOT A DISTRICT LOT 550 KOOTENAY DISTRICT PLAN EPP138023
Plan	EPP138023
Zoning	
Community Plan(s)	OCP: R1 - Suburban Residential, not in ALR



Year Built	-	Structure	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)
Lot Size	42127.20 ft ²	Bedrooms	-
Bathrooms	-	Dimensions	-
Max Elev.	635.00 m	Min Elev.	631.14 m
Floor Area	-	Walk Score	14 / Car-Dependent
Transit Score	-	Annual Taxes	-

ASSESSMENT				APPRECIATION		
	2023	%	2024	Date	(\$)	% Growth
Building	-	-	-	Assessment	-	-
Land	-	-	-			
Total	-	-	-			

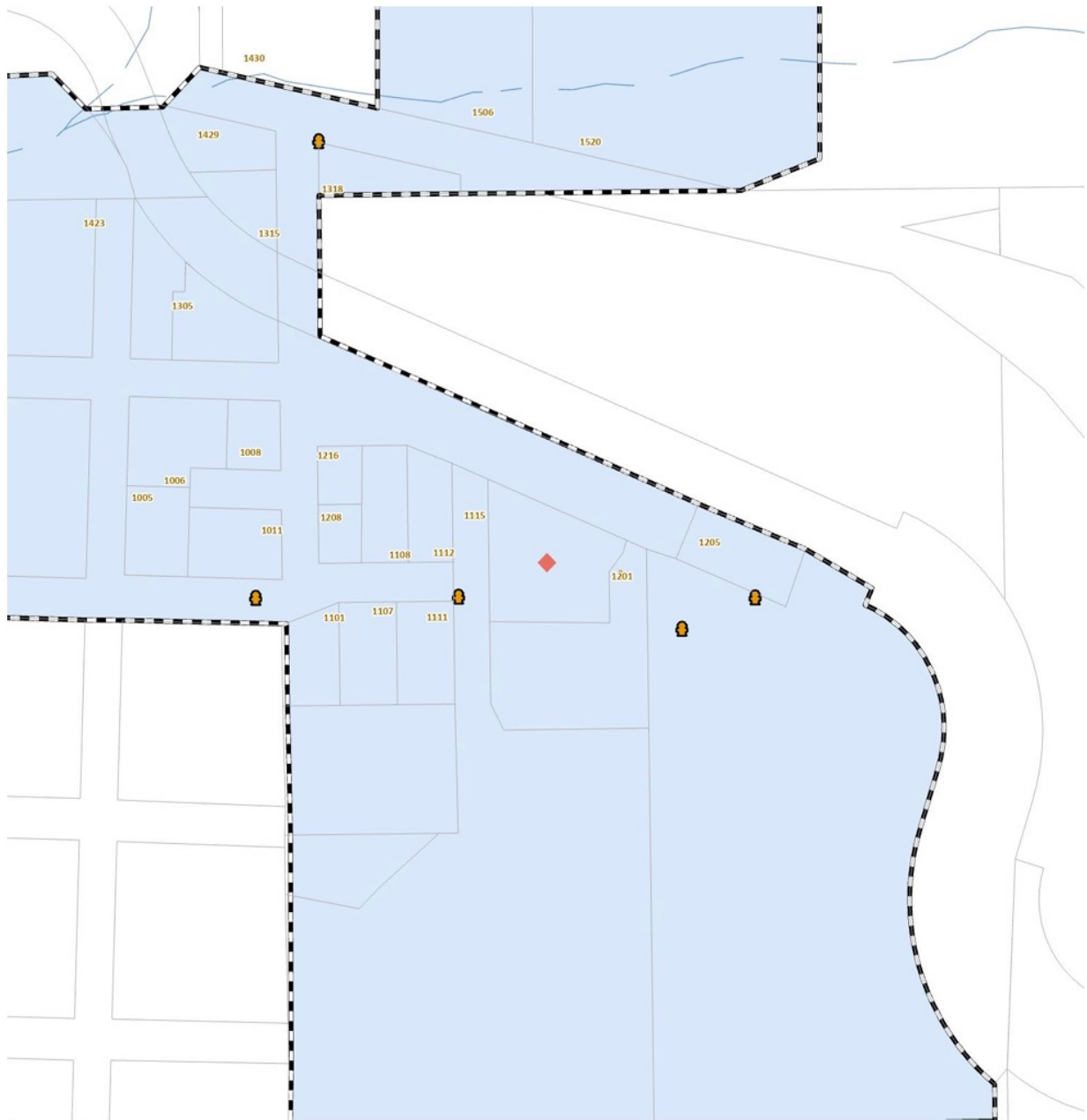
DEVELOPMENT APPLICATIONS		SCHOOL DISTRICT	
		Nearest Elementary	Nearest Secondary
-		Nearest School	Lucerne
		School District	SD 10
		Grades	K - 12

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

UTILITIES MAP

Regional District of Central Kootenay GIS

Utilities



Legend

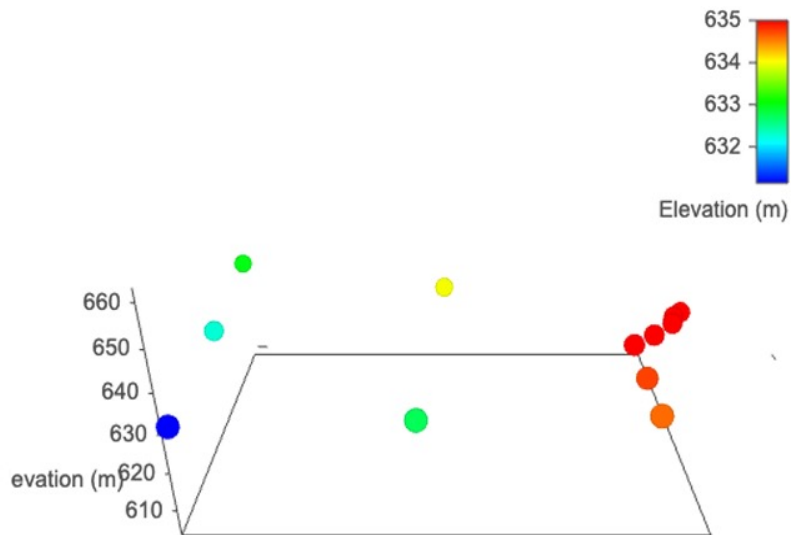
- Hydrant
- Stand Pipe
- Other
- MUNICIPAL OWNED
- RDCK OWNED
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Property Lines
- Address Points

ELEVATION

Estimated Lot Dimensions and Topography



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



Max Elevation: 635.00 m | Min Elevation: 631.14 m | Difference: 3.86 m

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

ZONING

Land Use

Zoning



Subject Property Designations:

Not Applicable

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/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 & 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

Emily Early, 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>

Star Link

Internet

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

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

Star Link

Hospital

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

Post Office

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