

Kootenay BC



414 7th AVE,
NEW DENVER,
BC

\$349,000

PROPERTY MATCHMAKERS  FAIR REALTY



DETAILS

Vintage house with lovely porch and garden area. Fenced yard in New Denver BC within walking distance to Slocan Lake and downtown shopping. The home offers hardwood floors, lots of original trim and moldings, one level living. Walking in the front door you enter into a small mudroom which opens up to the dining and living area with propane fireplace. There are 3 bedrooms, with one being used as an office space, full bath and kitchen with eating area. The back room which is great for storage opens to the backyard. The yard has lovely gardens, a storage shed/workshop, a carport with more storage capacity. New Denver BC has a quiet small town vibe situated on Slocan Lake with easy access to the Valhalla Wilderness conservation & recreation area. For more on the property and community take a look at the information package available with property expenses, zoning, floor plans and a whole lot more.

Size: 57' x 110'

Services: Municipal water, septic, hydro, high speed internet, telephone and satellite tv available

TITLE

TITLE SEARCH PRINT

File Reference:
Declared Value \$ 142500

2021-06-11, 12:54:01
Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

| | |
|--|---|
| Land Title District Land Title Office | NELSON NELSON |
| Title Number From Title Number | CA242609 KX129482 |
| Application Received | 2006-06-30 |
| Application Entered | 2006-07-05 |
| Registered Owner in Fee Simple Registered Owner/Mailing Address: | |
| Taxation Authority | Nelson Trail Assessment Area New Denver, The Corporation of the Village of |
| Description of Land Parcel Identifier: Legal Description: | 006-745-181 LOT 21 BLOCK 37 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 557 |
| Legal Notations | NONE |
| Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks: | MORTGAGE CA242610 2006-06-30 12:28 HSBC BANK CANADA INTER ALIA |
| Duplicate Indefeasible Title | NONE OUTSTANDING |
| Transfers | NONE |
| Pending Applications | NONE |

TITLE

TITLE SEARCH PRINT

File Reference:
Declared Value \$ 142500

2021-06-11, 12:54:01
Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

| | |
|--|--|
| Land Title District Land Title Office | NELSON NELSON |
| Title Number From Title Number | CA242607 KX129483 |
| Application Received | 2006-06-30 |
| Application Entered | 2006-07-05 |
| Registered Owner in Fee Simple Registered Owner/Mailing Address: | |
| Taxation Authority | Nelson Trail Assessment Area New Denver, The Corporation of the Village of |
| Description of Land Parcel Identifier: Legal Description: | 006-745-024 PARCEL A (SEE 160567I) LOT 19 BLOCK 37 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 557 |
| Legal Notations | NONE |
| Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks: | MORTGAGE CA242610 2006-06-30 12:28 HSBC BANK CANADA INTER ALIA |
| Duplicate Indefeasible Title | NONE OUTSTANDING |
| Transfers | NONE |
| Pending Applications | NONE |

TITLE

TITLE SEARCH PRINT

File Reference:
Declared Value \$ 142500

2021-06-11, 12:54:01
Requestor: Kul Nijjar

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

| | |
|---------------------------------------|---|
| Land Title District | NELSON |
| Land Title Office | NELSON |
| Title Number | CA242608 |
| From Title Number | KX129481 |
| Application Received | 2006-06-30 |
| Application Entered | 2006-07-05 |
| Registered Owner In Fee Simple | |
| Registered Owner/Mailing Address: | |
| Taxation Authority | Nelson Trail Assessment Area New Denver, The Corporation of the Village of |
| Description of Land | |
| Parcel Identifier: | 006-745-121 |
| Legal Description: | LOT 20 BLOCK 37 DISTRICT LOT 549 KOOTENAY DISTRICT PLAN 557 |
| Legal Notations | NONE |
| Charges, Liens and Interests | |
| Nature: | MORTGAGE |
| Registration Number: | CA242610 |
| Registration Date and Time: | 2006-06-30 12:28 |
| Registered Owner: | HSBC BANK CANADA |
| Remarks: | INTER ALIA |
| Duplicate Indefeasible Title | NONE OUTSTANDING |
| Transfers | NONE |
| Pending Applications | NONE |

TAX 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.

414 7TH AVE NEW DENVER

Area-Jurisdiction-Roll: 21-551-00119.000



Total value **\$207,800**

2021 assessment as of July 1, 2020

| | |
|---------------------|-----------|
| Land | \$99,800 |
| Buildings | \$108,000 |
| Previous year value | \$197,200 |
| Land | \$73,200 |
| Buildings | \$124,000 |

Property information

| | |
|------------------------|---------------------|
| Year built | 1901 |
| Description | 1 STY house - Basic |
| Bedrooms | 3 |
| Baths | 1 |
| Carports | C |
| Garages | G |
| Land size | 57 x 110 Ft. |
| First floor area | 1,122 |
| Second floor area | |
| Basement finish area | |
| Strata area | |
| Building storeys | |
| Gross leasable area | |
| Net leasable area | |
| No. of apartment units | |

Legal description and parcel ID

Parcel A Lot 19 Block 37 Plan NEP557 District Lot 549 Land District 26 (SEE 1605671)

PID: 006-745-024

see more legal descriptions below

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Legal Description and Parcel ID

Parcel A Lot 19 Block 37 Plan NEP557 District Lot 549 Land District 26 (SEE 1605671)

PID: 006-745-024

Lot 20 Block 37 Plan NEP557 District Lot 549 Land District 26

PID: 006-745-121

Lot 21 Block 37 Plan NEP557 District Lot 549 Land District 26

PID: 006-745-181

EXPENSES

Property Taxes:

2021

\$1,459 / year



Insurance (HUB Insurance Brokers):

2021

\$729 / year



Municipal Water (residential):

2021

\$359.00 / year



Garbage (residential):

2021

\$164.00 / year



Hydro (BC Hydro):

2021

\$250 / month average



Internet & Landline (Telus):

2021

\$100 / month



PROPERTY DISCLOSURE STATEMENT

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: June 13 2021

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATALOT #: 414 7th Ave New Denver BC (the "Premises")

| 1. LAND | THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES. | | | |
|---|--|----|-------------|----------------|
| | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way? | | IT | | |
| B. Are you aware of any existing tenancies, written or oral? | | IT | | |
| C. Are you aware of any past or present underground oil storage tank(s) on the Premises? | | IT | | |
| D. Is there a survey certificate available? | | | IT | |
| E. Are you aware of any current or pending local improvement levies/charges? | | IT | | |
| F. Have you received any other notice or claim affecting the Premises from any person or public body? | | IT | | |
| 2. SERVICES | | | | |
| A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i> | | | | |
| B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions): | | | | |
| (i) Did use of the well or water system commence on or before February 29, 2016? | | | | |
| (ii) Do you have a licence (or have you applied for a licence) under the Water Sustainability Act (British Columbia)? | | | | |
| C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the Water Sustainability Act (British Columbia)? | | | | |
| D. Are you aware of any problems with the water system? | | IT | | |
| E. Are records available regarding the quantity of the water available? | | | IT | |
| F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ | | | | |
| G. Are you aware of any problems with the sanitary sewer system? | | IT | | |
| H. Are there any current service contracts (i.e., septic removal or maintenance)? | | IT | | |
| I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? | | | | IT |
| 3. BUILDING | | | | |
| A. To the best of your knowledge, are the exterior walls insulated? | | | | |
| B. To the best of your knowledge, is the ceiling insulated? | | IT | | |
| C. To the best of your knowledge, have the Premises ever contained any asbestos products? | | | IT | |

INITIALS

| | | | |
|----|--|--|--|
| IT | | | |
|----|--|--|--|

PROPERTY DISCLOSURE STATEMENT

June 13, 2021

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 414 7th Ave New Denver BC

| 3. BUILDING (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----|----|-------------|----------------|
| D. Has a final building inspection been approved or a final occupancy permit been obtained? | | | IT | |
| E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/> | | | | IT |
| F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats? | | IT | | |
| G. Are you aware of any structural problems with any of the buildings? | | IT | | |
| H. Are you aware of any additions or alterations made in the last sixty days? | | IT | | |
| I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.? | | IT | | |
| J. Are you aware of any problems with the heating and/or central air conditioning system? | | IT | | |
| K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space? | | IT | | |
| L. Are you aware of any damage due to wind, fire or water? | | IT | | |
| M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) | | IT | | |
| N. Are you aware of any problems with the electrical or gas system? | | IT | | |
| O. Are you aware of any problems with the plumbing system? | | IT | | |
| P. Are you aware of any problems with the swimming pool and/or hot tub? | | | | IT |
| Q. Do the Premises contain unauthorized accommodation? | | IT | | |
| R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.? | | IT | | |
| S. Were these Premises 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. | | IT | | |
| T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? | | IT | | |
| U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ | | IT | | |
| V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m ³ or pCi/L (circle one) on _____ (DD/MM/YYYY) | | IT | | |
| W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system? | | IT | | |
| 4. GENERAL | | | | |
| A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances? | | IT | | |

PROPERTY DISCLOSURE STATEMENT

June 13, 2021

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 414 7th Ave New Denver BC

| 4. GENERAL (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------|----------------|
| B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i> | | IT | | |
| C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or "heritage value" under the Heritage Conservation Act or under municipal legislation? | | IT | | |

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

3.a. Newer part is insulated the older part is lath and plaster and I don't know what it is.

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 receipt of a copy of this Property Disclosure Statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

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 Premises.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. SEPT 2020

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FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 1063 sq. ft
TOTAL: 1063 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

RDCK MAP



RDCK Property Report

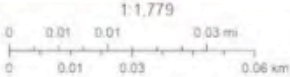
Area of Interest (AOI) Information

Area : 0.14 acres

Jun 16 2021 11:8:20 Pacific Daylight Time



- Legal Parcel Report — RDCK Roads
- Civic Add Report Cadastre - Legal Parcels
- Electoral Areas * Civic Address



Sources: Esri, Airbus DS, USGS, NOAA, IGN, CQAR, NIKON, NCEA, NLS, DLR, NMA, Geobase/Esri, Mapbox, Esri, DeLorme, FIEBA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RDCK REPORT

Summary

| Name | Count | Area(acres) | Length(mi) |
|------------------------------------|-------|-------------|------------|
| Cadastre - Legal Parcels | 3 | 0.14 | - |
| Civic Address | 1 | - | - |
| Electoral Areas | 1 | 0.14 | - |
| Fire Service Areas | 1 | 0.14 | - |
| Water Systems | 1 | 0.14 | - |
| Zoning | 1 | 0.14 | - |
| Official Community Plan | 1 | 0.14 | - |
| Agriculture Land Reserve | 0 | 0 | - |
| Non Standard Flooding Erosion Area | 0 | 0 | - |
| Flood Construction Levels - 1990 | 0 | 0 | - |

Cadastre - Legal Parcels

| # | Folio | PID | Site Address | Actual Use | Plan Number |
|---|---------------|-------------|-------------------------|------------------------|-------------|
| 1 | 551.00119.000 | 006-745-121 | 414 7TH AVE, NEW DENVER | Single Family Dwelling | NEP557 |
| 2 | 000.00000.000 | - | - | - | - |

| # | LTO Number | Lot | Block | District Lot | Land District |
|---|------------|-----|-------|--------------|---------------|
| 1 | CA242607 | 19 | 37 | 549 | KOOTENAY |
| 2 | - | - | - | - | - |

| # | Legal Long | Lot Size | Lot Description | Area(acres) |
|---|--|----------|-----------------|-------------|
| 1 | PARCEL A LOT 19 BLOCK 37 PLAN NEP557 DISTRICT LOT 549 KOOTENAY LAND DISTRICT (SEE 1605671) & LOT 20 BLOCK 37 PLAN NEP557 DISTRICT LOT 549 KOOTENAY LAND DISTRICT & LOT 21 BLOCK 37 PLAN NEP557 DISTRICT LOT 549 KOOTENAY LAND DISTRICT | 6270 | SQUARE FEET | 0.13 |
| 2 | - | - | - | 0.02 |

Civic Address

| # | Folio | Unit Number | House Number | Street Name | Full Address | Count |
|---|---------------|-------------|--------------|-------------|--------------|-------|
| 1 | 551.00119.000 | - | 414 | 7TH AVE | 414 7TH AVE | 1 |

Electoral Areas

| # | Area Name | Director | Area(acres) |
|---|------------|------------|-------------|
| 1 | New Denver | Colin Moss | 0.14 |

Fire Service Areas

| # | Bylaw | Department | Area(acres) |
|---|-------|------------|-------------|
| 1 | - | NEW DENVER | 0.14 |

Water Systems

| # | District | Bylaw | Service Type | Area(acres) |
|---|------------|-------|--------------|-------------|
| 1 | NEW DENVER | - | MUNICIPAL | 0.14 |

Zoning

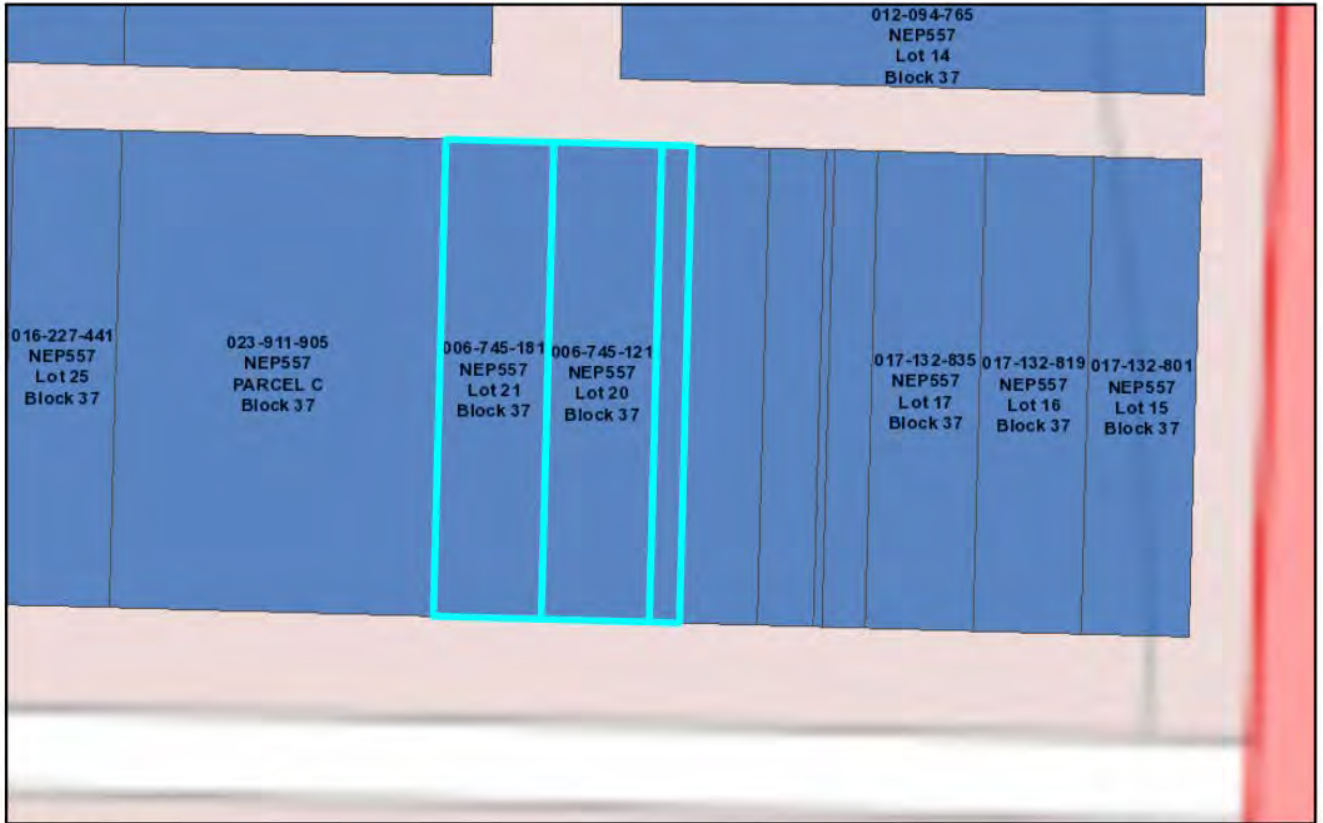
| # | Zoning Class | Class Description | Area Name | Bylaw Number | Area(acres) |
|---|--------------|-----------------------------------|-----------------------|--------------|-------------|
| 1 | R1 | Single and Two-Family Residential | Village of New Denver | 612 | 0.14 |

Official Community Plan

| # | Class | ClassDescription | Bylaw | DPA | Area(acres) |
|---|-------|---------------------------|-------|-----|-------------|
| 1 | - | Single Family Residential | 612 | NO | 0.14 |

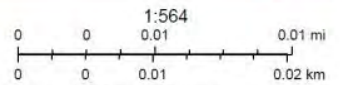
LTSA MAP

414 7th Ave LTSA Map



June 16, 2021

- Parcels By Class
- Absolute Fee Book
 - Common Ownership
 - Return To Crown
 - Primary
 - Air Space
 - Building Strata
 - Park
 - Crown Subdivision
 - Interest Parcels
 - Subdivision
 - Bare Land Strata
 - Road
 - Part of Primary

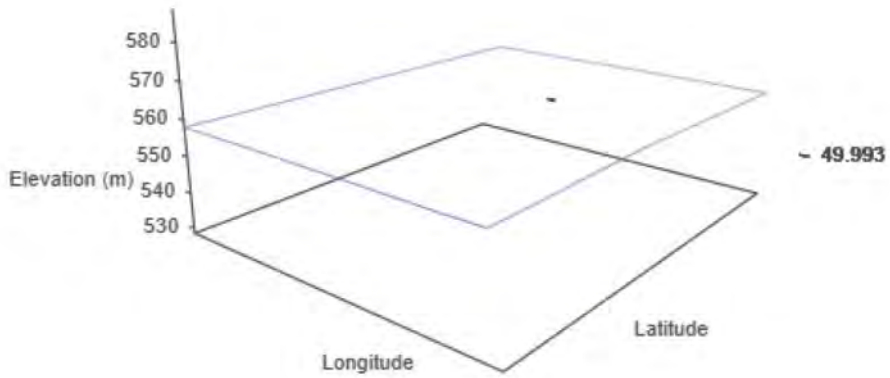


GeoBC, DataBC, TomTom, © OpenStreetMap contributors

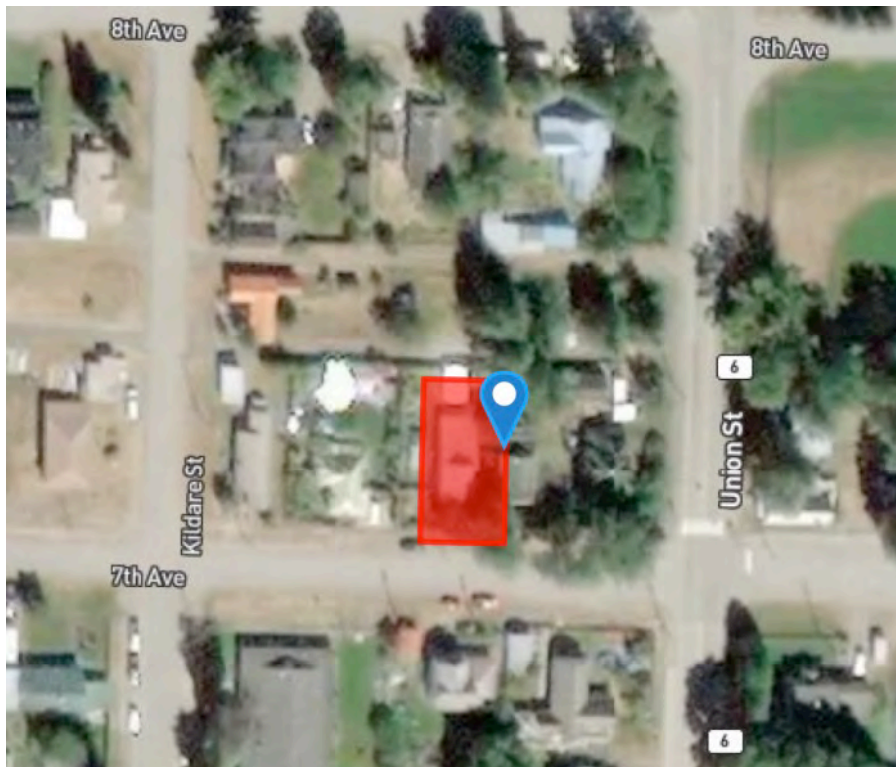
Cadastral data from ParcelMap BC
Copyright 2018 LTSA4



ELEVATION



Max Elevation: 558.81 m | Min Elevation: 557.72 m | Difference: 1.09 m



UTILITIES MAP

Utilities



Legend

-  Hydrant
-  Stand Pipe
-  Other
-  Valves
-  Main Line
-  NON RDCK
-  RDCK OWNED
-  Water Service Connections
-  Lakes and Rivers
-  Cadastral - Legal Parcels
-  RDCK Roads
-  Streams and Shorelines
-  Civic Address

FLOOD & HAZARD MAP

Flood and Hazard



Legend

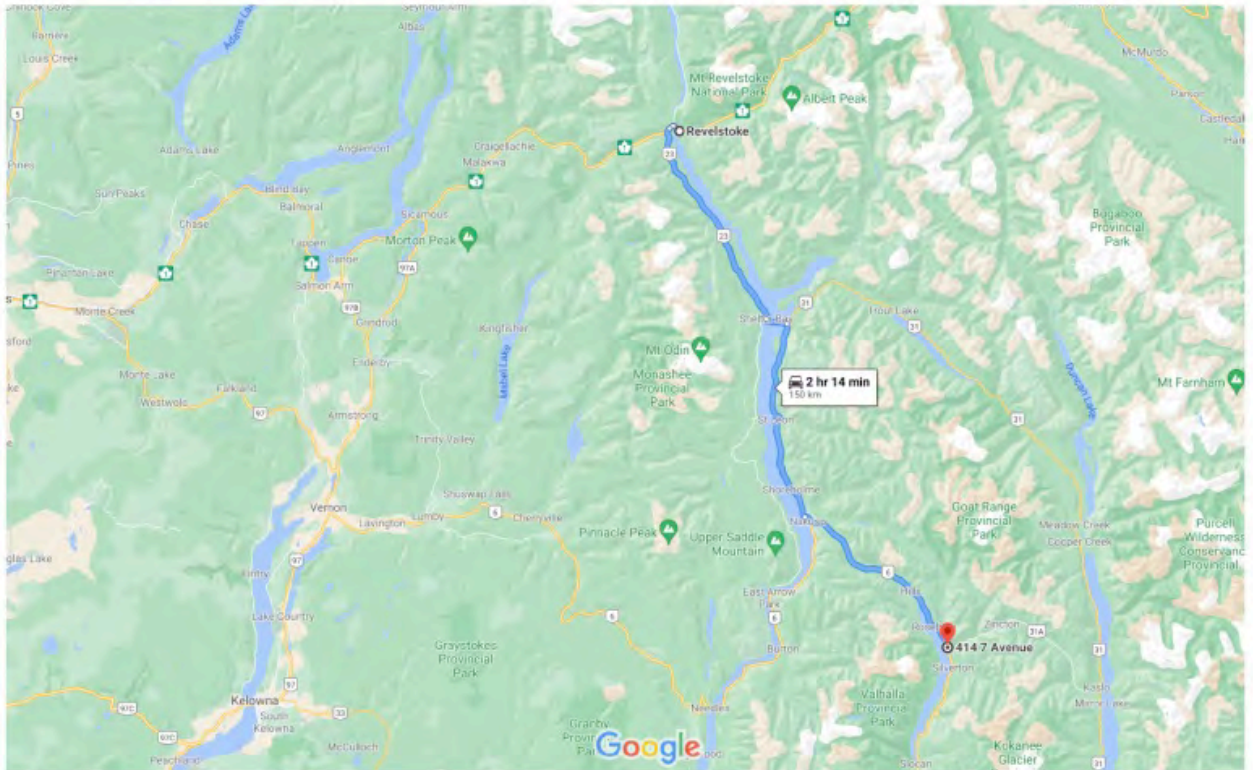
- Flood Construction Levels - 1990
- Non Standard Flooding Erosion Area
- Slide Hazard
- Slokan Valley GeoHazard
- Streams and Shorelines
- Lakes and Rivers
- Cadastre - Legal Parcels
- RDCK Roads
- Flood Address

DIRECTIONS

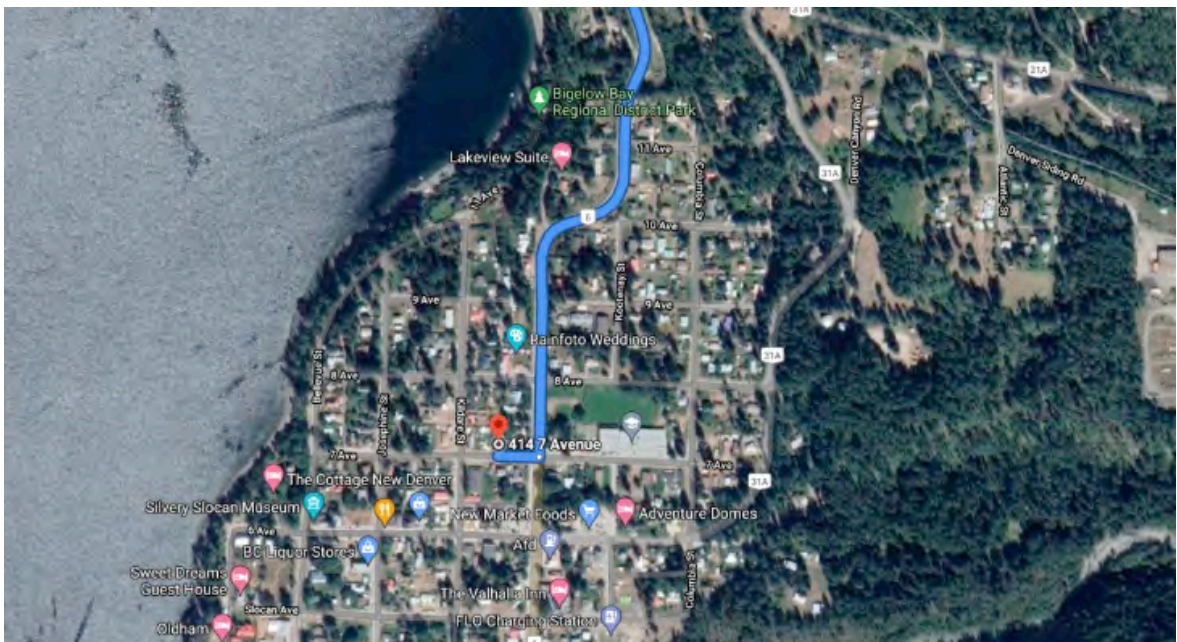
From Revelstoke BC

Google Maps

Revelstoke, BC to 414 7 Ave, New Denver, BC V0G 1S1 Drive 150 km, 2 hr 14 min



Map data ©2021 Google 20 km



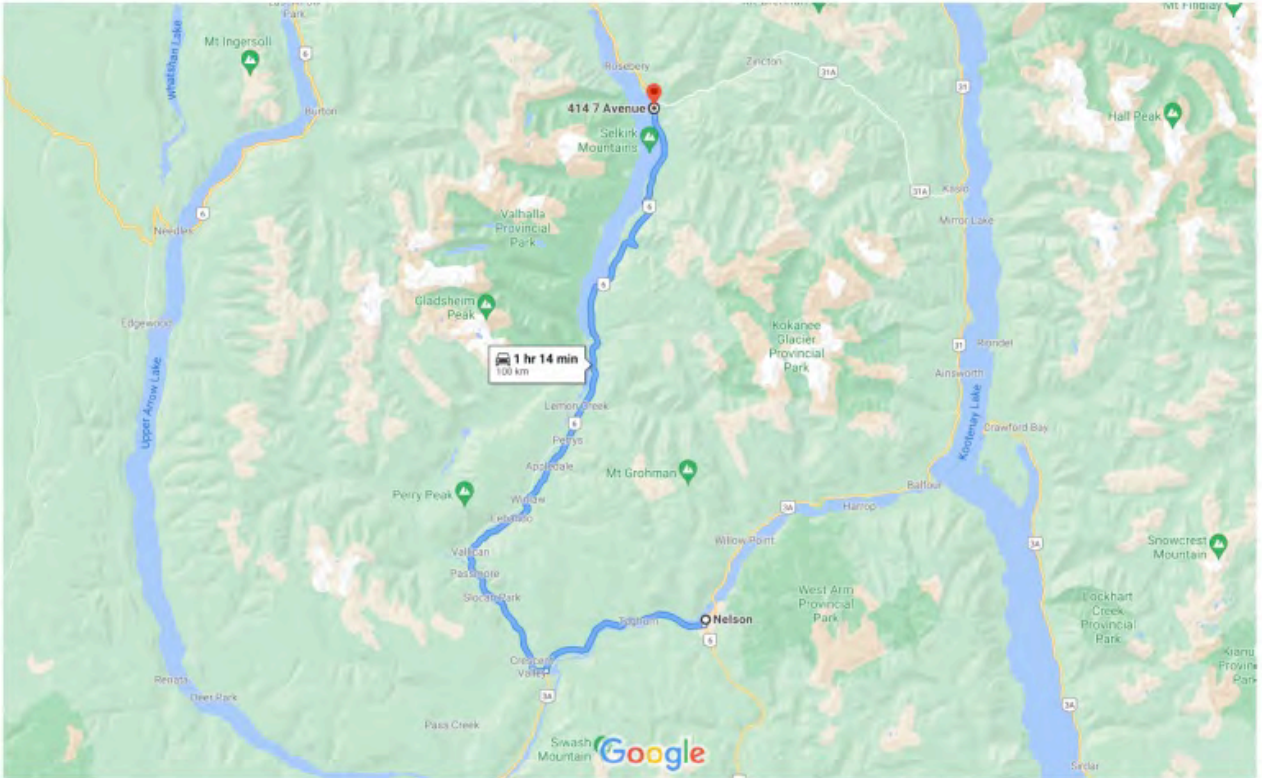
DIRECTIONS

From Nelson BC

Google Maps

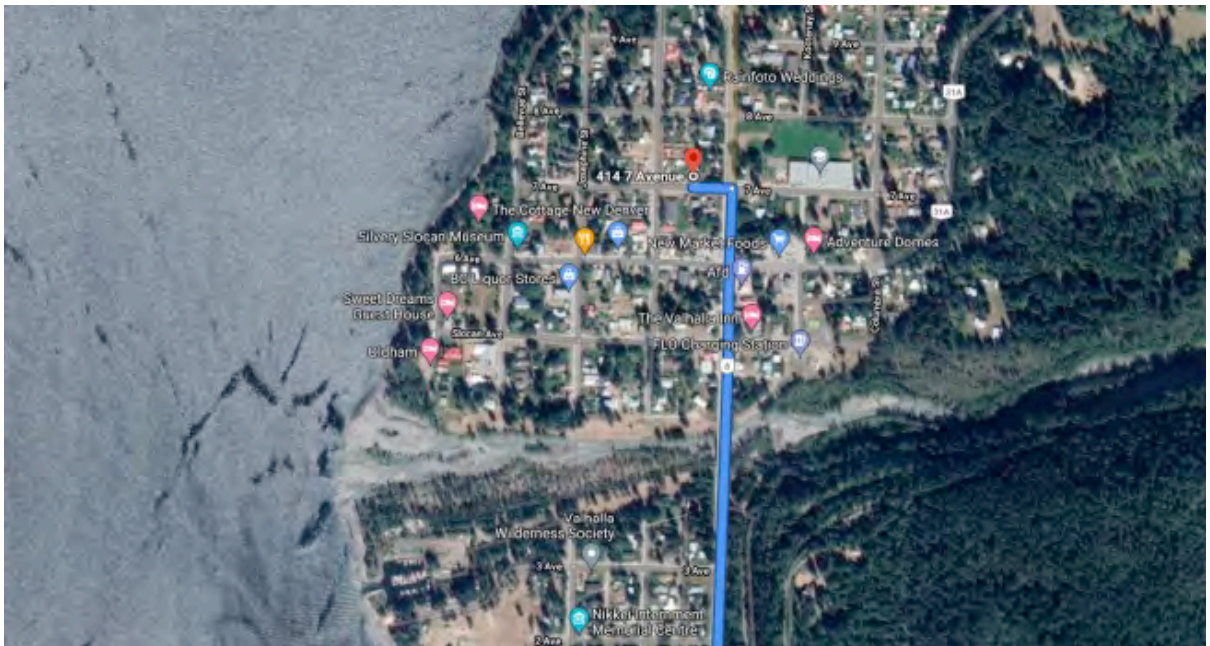
Nelson, BC to 414 7 Ave, New Denver, BC V0G 1S1

Drive 100 km, 1 hr 14 min



Map data ©2021 Google

10 km



ZONING – RESIDENTIAL

R1 - SINGLE AND TWO FAMILY RESIDENTIAL

SECTION 6

6.1 Permitted Uses

The following uses and no other shall be permitted in a R1 zone:

- (a) single family dwelling; including a single family dwelling used for short term rental for tourist accommodation that does not exceed four (4) weeks per year;
- (b) two-family dwelling; including a two-family dwelling used for short term rental for tourist accommodation that does not exceed four (4) weeks per year;
- (d) park;
- (e) playground;
- (f) home occupation;
- (g) public utility;
- (h) secondary suite;
- (i) bed and breakfast;
- (j) accessory residence;
- (k) accessory use.

6.2 Regulations

On a parcel located in an area zoned R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below:

.1 Minimum Parcel Area

The parcel area for the following uses shall not be less than:

- | | |
|----------------------------|---------------------------------------|
| (a) Single-family Dwelling | 510 m ² (5,489.6 sq. ft.); |
| (b) Two-family Dwelling | 765 m ² (8,234.5 sq. ft.); |
| (c) Other permitted Uses | 765 m ² (8,234.5 sq. ft.). |

.2 Minimum Parcel Frontage

The minimum parcel frontage is 15 m (49.2 ft.).

.3 Exemptions from Minimum Parcel Area and Minimum Parcel Frontage

ZONING – RESIDENTIAL

The minimum parcel area and parcel frontage requirements do not apply where the land is used solely for parks, playgrounds or public utility uses.

.4 **Principal Buildings Per Parcel**

A parcel in a R1 zone is limited to a maximum of one principal building per parcel.

.5 **Accessory Residences Per Parcel**

A parcel in a R1 zone is limited to a maximum of one accessory residence per parcel.

.6 **Minimum Setbacks from Parcel Lines**

The minimum setbacks from parcel lines are as follows:

- (a) 4.5 m (14.8 ft.) from the front parcel line;
- (b) 1.5 m (4.9 ft.) from a rear parcel line;
- (c) 3.0 m (9.8 ft.) from an exterior side parcel line;
- (d) 1.5 m (4.9 ft.) from an interior side parcel line.

.7 **Maximum Height**

- (a) The maximum height of principal buildings is 8.5 m (27.9 ft.) or two storeys, whichever is the lesser.
- (b) The maximum height for accessory buildings and structures is 5.0 m (16.4 ft.).

.8 **Minimum Building Width**

The minimum building width is 5.5 m (18 ft.)

.9 **Maximum Surface Parcel Coverage**

The maximum surface parcel coverage is 45% of the parcel area.

.10 **Boarders and Lodgers**

Not more than two paying guests, boarders or lodgers are permitted in each separated dwelling unit.

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 & Secon

<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>



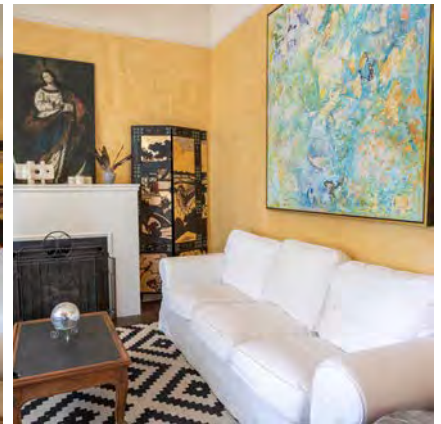
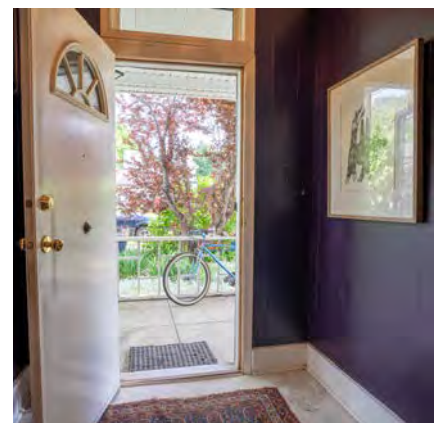
PICTURES



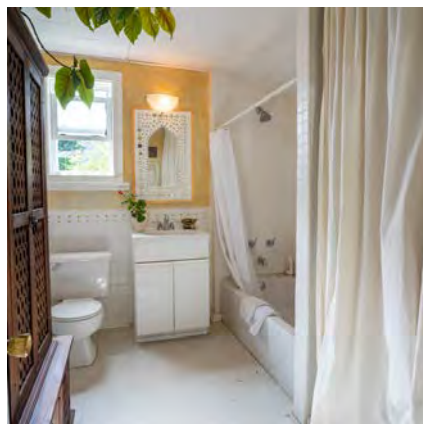
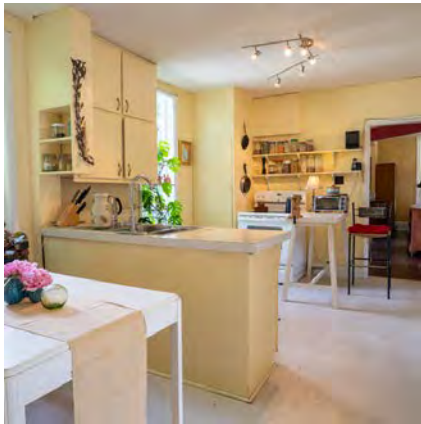
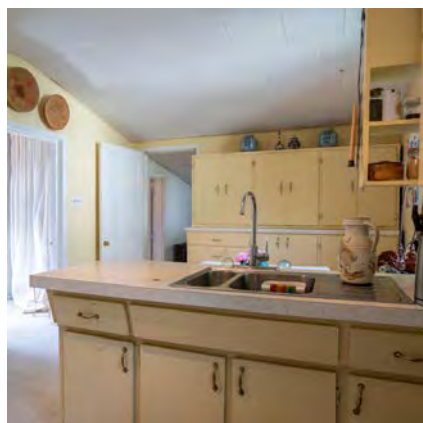
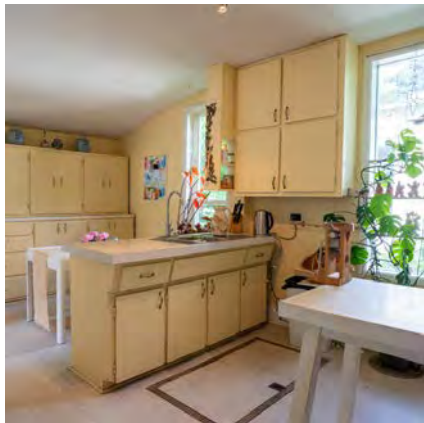
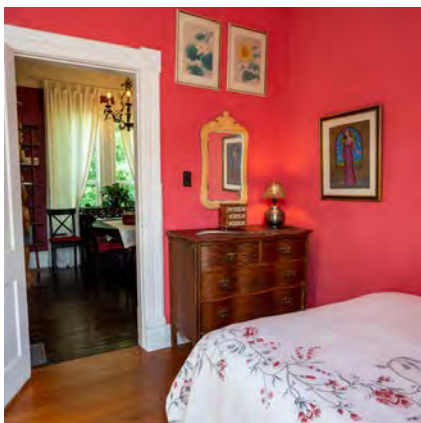
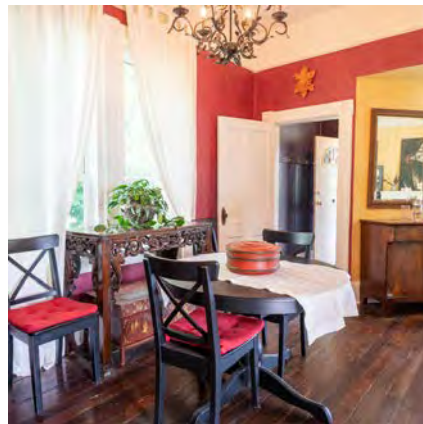
PICTURES



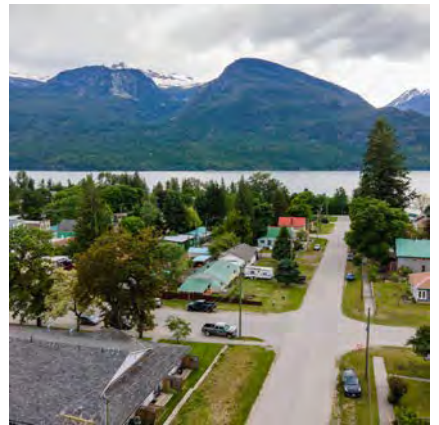
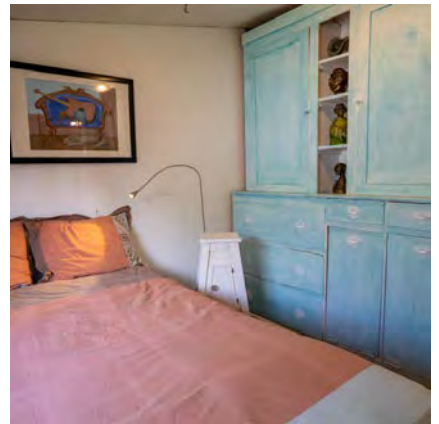
PICTURES



PICTURES



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>