

## 290 Beaverdell Station Road Kootenay Boundary, BC

### Opportunity

Former Silver Mountain Estates residential subdivision development comprising 11 separate land parcels with a total of 149.11 acres. Seller will consider selling individual subdivided parcels ranging from 2.47 acres to 114.95 acres. Bare land strata subdivision comprises 9 strata lots. Valley and river views from higher lot elevations. Properties being sold “as is, where is”.

# 290 Beaverdell Station Road

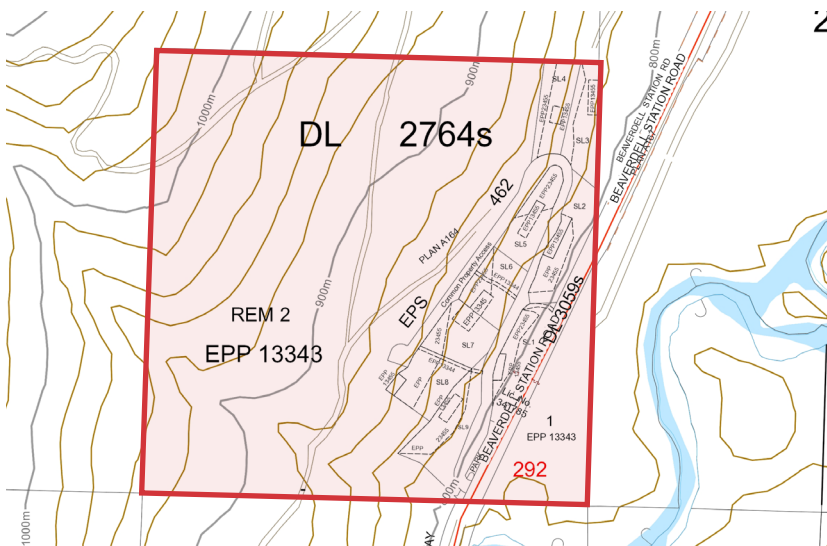
## Kootenay Boundary, BC

### Location

The subject property is located east of the unincorporated hamlet of Beaverdell within the Regional District of Kootenay Boundary approximately 90 kilometers south and east of the City of Kelowna. The Regional District of Kootenay Boundary is comprised of the Cities of Trail, Rossland, Grand Forks and Greenwood; the Villages of Fruitvale, Warfield, Montrose and Midway and the unincorporated areas. Approximately 50 km to the north, on the way to Kelowna, is the turn-off to the Big White Ski Resort. Highway 33 extends from Beaverdell another 48 kilometers south to Rock Creek at the junction of Highway 3, otherwise known as the Crowsnest Highway which runs across the south of the province. Although Beaverdell maintains socio-economic ties with Kelowna, the largest centre within the British Columbia interior, jurisdictionally, Beaverdell is situated within Electoral Area E of the Regional District of Kootenay Boundary (RDKB). Zoning and development are regulated by the Regional District of Kootenay Boundary at Trail.

### Population

Statistics relating to the population of Beaverdell indicate a 2016 census population of 151 which is 30 higher than 2011 or an increase of 25%. This is 29% below the 2006 census population of 213. According to Census Canada, the Regional District of Kootenay Boundary extends from the Village of Fruitvale, east of the Columbia River, west to the Big White Ski Resort near Kelowna. The 2016 census population of Regional District Kootenay Boundary of 31,447 increased 1.0% over 2011. According to BC Stats, which tracks population on a year-to-year basis (utilizing slightly different criteria), the 2014 population of the RDKB decreased -0.8%. The unincorporated areas of which Carmi is included decreased by -3.0%.



2

### Legend

|                        |                                      |
|------------------------|--------------------------------------|
| Admin                  |                                      |
| <b>Cadastral Lines</b> | <b>Miscellaneous Cadastral Lines</b> |
| — CAD_DISTRICT_LOT     | — CADM_AIRSTRIP                      |
| — CAD_GAS              | — CADM_ARROW                         |
| — CAD_HIGHWAY          | — CADM_BRIDGE                        |
| — CAD_HYDRO            | — CADM_DEWDNEY_TRAIL                 |
| — CAD_INTER_BDY        | — CADM_EASEMENT                      |
| — CAD_LOTLINE          | — CADM_HOOK                          |
| — CAD_LOTLINE_LICENSE  | — CADM_LEASE_LICENSE                 |
| — CAD_LOTLINE_WATER    |                                      |
| — CAD_RAILWAY          |                                      |
| — CAD_RAILWAY_ABAN     |                                      |
| — CAD_ROAD             |                                      |
| — CAD_TELEPHONE        |                                      |
| — CAD_TOWNSHIP         |                                      |



### Property Details

**Total Land Area**  
149.11 acres

**Legal Description**  
Lot 2 Plan EPP13343 District Lot 2764S  
Land District 54 Except Plan EPS462  
PHASE 1.

Strata Lot 4 Plan EPS462 District Lot 2764S Land District 54 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.

**PID**  
029-725-739 & 029-726-431

**Price**  
\$750,000