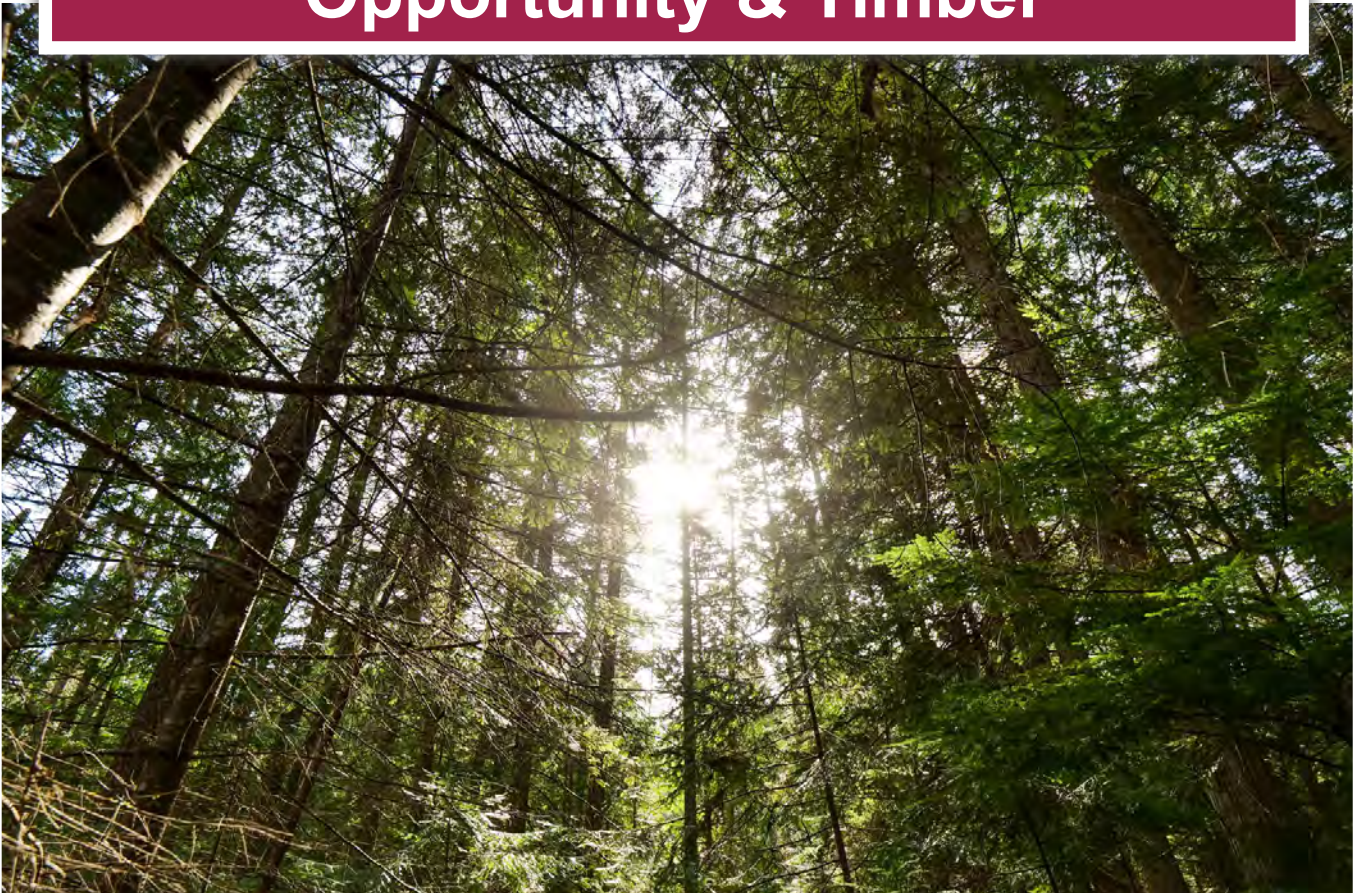




**52 Acres with Development  
Opportunity & Timber**



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# 52 Acres with Development Opportunity & Merchantable Timber - Nelson, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24069
<b>Price:</b>	\$1,050,000
<b>Taxes (2024):</b>	\$2,361
<b>Size:</b>	52.27 acres

## DESCRIPTION

This unique 52-acre package includes two titles all within a private rural setting, however, is only 6 km from the bustling City of Nelson. Additionally, 3,000 m<sup>3</sup> of merchantable timber, primarily fir and cedar, enhances the allure of this opportunity. A recent timber cruise completed in 2022 is available. With spectacular views of the Purcell and Selkirk Mountain Ranges, additional views up and down Kootenay Lake are a reality. The western property line adjoins thousands of acres of Crown land—a gateway to BC's interior.

The current zoning is R2 and R3 Country/Rural Residential with the Official Community Plan foreseeing a mix of 1- and 2-hectare residential lots. Positioned within Electoral Area F of the Regional District of Central Kootenay, it falls under the protective wings of the North Shore Fire District. Two designated access points, one from Annable Road (currently used) and the other from Taylor Drive contribute to the flexibility of access/subdivision/servicing scenarios. Several properties in the neighbourhood are under one acre.

At Six Mile, nearby McDonald's Landing Regional Park sports a wharf with an official Waterfront

Access designation for boating and fishing access. The sizeable recently renovated wharf has with an 8 m gangway float, a 20 m mooring float, and a 52 m dock approach.

Power is available along Annable Road, and two licensed community water systems are potentially available. Shannon Creek crosses the western parcel on the southern boundary. A power line right of way crosses southwest to northeast near the property boundaries between the two titles.

## LOCATION

Lot 7 Annable Road - Four Mile, BC

## DIRECTIONS

On the north side of the Big Orange Bridge (BOB) head northeast on Highway 3A. In 6.1 km turn left onto Annable Road. The entrance to the property is 100 m on the left. The access is narrow, be careful of the ditch on each side.

## AREA DATA

Flanked by the steep jagged peaks of the Purcell and Selkirk Mountains, the city of Nelson spreads along the shores of Kootenay Lake's West Arm. Nelson, with a growing population of 10,600, and Greater Nelson encompassing 18,000, this city sports a trading area of nearly 70,000. Centrally located between Vancouver, BC and Calgary, AB, Nelson is a mere 30 minutes from the West Kootenay Regional Airport in Castlegar.

As the service center for the West Kootenays, Nelson lays claim to a unique mix of abundant big-city cosmopolitan amenities. Diverse



infrastructure and development continue to expand with the largest areas of growth in education and small to medium-sized businesses. Selkirk College's vocational, tourism, and technical divisions, also home to Kootenay School of the Arts, provide excellent educational facilities, along with other private institutions.

In contrast, Nelson's storybook setting creates a tangible small-town charm. Home to over 350 restored heritage buildings, a stroll down historic Baker Street brings the funky vibe, authenticity, and entrepreneurial spirit to life. Over 50 restaurants and cafes, along with craft breweries, and plentiful unique retail stores provide vibrant shopping opportunities. The Kootenay Lake region hosts numerous events and festivals throughout the year, celebrating arts, music, and culture.

Kootenay Lake is up to 150 metres deep and 4 kilometres at its widest point. The lake comprises four sections, the North End, West Arm, Main Lake, and South End. Today, Kootenay Lake is part of a watershed that flows across the international US border, and is the largest natural lake in southern British Columbia.

The rivers and streams that flow into Kootenay Lake are teeming with life. Over 20 species of fish live in Kootenay Lake, including the largest freshwater fish in North America—the ancient white sturgeon. Kokanee's only predator, the largest rainbow trout in the world, the Gerrard trout also calls this lake home.

With a temperate climate, the weather changes notably with the four seasons. Summers are hot and dry, while winters are snowy with mild temperatures. Precipitation is crucial to the environment within this inland temperate rainforest, providing moisture for various flora and deep snow.

## RECREATION

The sky's the limit for enthusiasts seeking year-round outdoor activities in and around Nelson.

Whether kayaking on the lake, cycling a pine-topped ridge, or hiking lush forests, this area is a natural gateway to an active lifestyle. 'BOB,' the Big Orange Bridge, connecting Nelson to the North Shore is a favorite for cyclists, walkers, and joggers, with wide sidewalks and incredible views up and down Kootenay Lake.

## Boating and Watersports

Kootenay Lake is one of the largest lakes in BC and is ideal for sailing, kayaking, windsurfing, paddle boarding, canoeing, and leisurely boat rides. Marinas around the lake offer boat rentals, fuel, boat repair, and moorage. Paddling affords experiences with spectacular views of wildlife, hidden coves, sandy beaches, and vast open spaces.

## Fishing

Kootenay Lake does not freeze over in winter—translating to year-round fishing. Gerrard and bull trout are monsters of the Arrow and Kootenay Lakes. Both species feed on kokanee to attain their massive size. The lake also supports record-sized rainbow trout and claims to have the largest recorded kokanee of almost 10 pounds. Land-locked salmon spawn in large numbers in Kokanee Creek in the late summer. A recommended time to fish is in the fall and winter, with larger fish coming up from the cold depths of 500 feet.

## White Water Rafting

South of Nelson, Salmo River is the starting point for waters with Class 2 to 4 rafting. The journey begins on sparkling blue water heading to a remote canyon setting. Following the first warm-up sections, the river builds to a class 4 canyon run with boulder drops and rock gardens. Those not wanting the spine-tingling thrills have several chances to take out before the canyon.

## Golfing

Established in 1919, Granite Pointe Golf Course has grown to 18 holes offering spectacular views of Nelson, Kootenay Lake, and the famous Kokanee

Glacier. Courses range through mountainous terrain, generous fairways, and park-like settings. Through snow and rain, their golf simulator provides another way to get those strokes in!

### **Hot Springs**

Therapeutic Ainsworth Hot Springs features a natural 150-foot horseshoe limestone cave, a large lounging pool, and a stream-fed cold plunge. The mineral springs are an easy and inviting means to rejuvenate body and soul, as others have done for hundreds of years.

### **Indoor**

The city and surrounding rural communities offer numerous spas, hot spring resorts, a new community recreation complex with pools, a sauna, steam room, a fitness center, and numerous massage therapy, yoga, acupuncture, and alternative health sciences practitioners.

### **Winter Sports**

Nelson and the area are world-renowned for exceptional skiing and boarding. The deep, pure powder snow is legendary. Whitewater Ski Resort typically receives over 40 feet of light, dry powder every season. With over 2,044 feet of steeps, deeps, chutes, bowls, and glades, the resort is famous for hosting fantastic festivals and events on and off the mountain.

This region is also a backcountry paradise. The deep powder and terrain are home to several worldwide recognized cat ski operators. Together, they have earned the designation of the Cat Ski Capital of the World.

With over 25 km of developed and maintained trails, the Nelson Nordic Ski Club also provides twinkling-lit trails for night skiing. Along the beginner to expert trails, two warming huts provide cozy places to relax and 'fuel up.'

## **HISTORY**

In August 1886 a group led by brothers Osner and Winslow Hall left Colville, Washington to search for gold. They ended up on Toad Mountain southwest of Nelson, with no luck and dampened spirits. While the young men of the party were fetching the horses for the trip home they found a copper-silver deposit, which began the rush to Toad Mountain and the establishment of Nelson, Queen City of the Kootenays.

The City of Nelson was incorporated on March 4, 1897, population 3,000. It had many fine homes and stores, hotels and churches, a school, a hospital, jail, fire hall, courthouse, water company, and the first hydroelectric generating plant in BC.

By 1899 Nelson owned its electrical utility and was making plans to move its electrical generation from Cottonwood Creek to a dam site on the Kootenay River at Bonnington Falls. This project was accomplished in 1907. A streetcar system began by the Nelson Electrical Tramway Company in 1899 and a gasworks started in 1900 were also later taken over and operated by the city until the second half of the century when they were supplanted by bus transit and natural gas.

Many Nelson men and women distinguished themselves in the First World War, among them the Nelson-based 54<sup>th</sup> Kootenay Battalion and Nelson's first Victoria Cross winner, Lieutenant Commander Rowland Bourke, R.N. The Depression years saw many work projects improve Nelson's facilities and beauty, including the impressive Nelson Civic Centre: a rink/badminton hall/theatre complex that was described as a "miracle." The Civic Centre spawned the Nelson Midsummer curling bonspiel, bringing visitors to the community for over 50 years. The Second World War produced another Nelson hero, and Victoria Cross winner, Lieutenant Robert Hampton Gray, R.C.V.V.R.



Education became a new focus for Nelson when Roman Catholic bishop Martin M. Johnson began Notre Dame College in 1950, and the BC Vocational School (with Kootenay School of the Arts) was established in 1960. Now the Notre Dame buildings house the Selkirk College School of Digital Media and Music and the School of Hospitality and Tourism. The former vocational school is now the Silver King campus of Selkirk College, and the Kootenay School of the Arts has been re-established in downtown Nelson.

Nelson's heritage potential was realized in 1977 with its centennial of incorporation and the heritage designation of over 350 buildings. Today Nelson serves as the busy center of West Kootenay government, arts, tourism, commerce, small manufacturing, and home-based business.

### MAP REFERENCE

49°33'29.87"N and 117°15'26.00"W

### INVESTMENT FEATURES

Subdivision, development potential and timber value.

### SERVICES

- Shannon Creek or Crystal Springs Water Users potentially available
- Power to property line
- Cell service

### ZONING

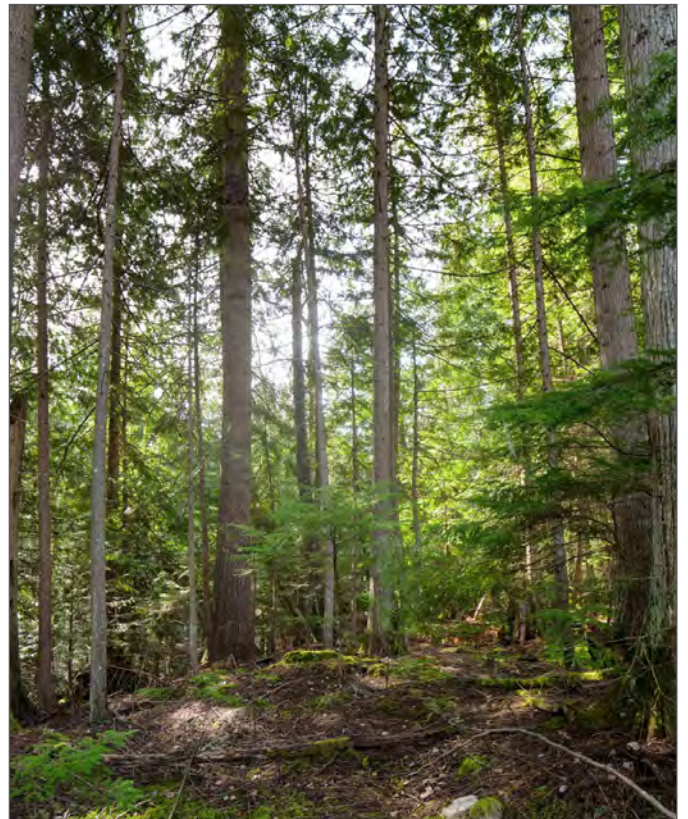
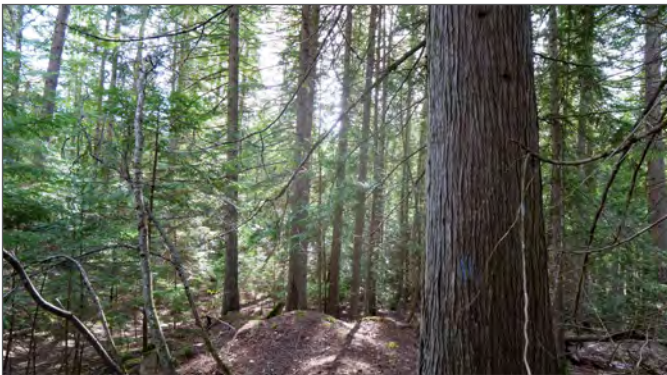
R2 & R3  
Country Rural Residential - Low Density

### LEGAL

Lot 7 DL 4780 Kootenay district Plan 729 except (1) Parcel A (reference Plan 661331) and (2) Parcel B (reference Plan 661331) - PID 016-069-684

DL 7530 Kootenay District - PID 016-444-990

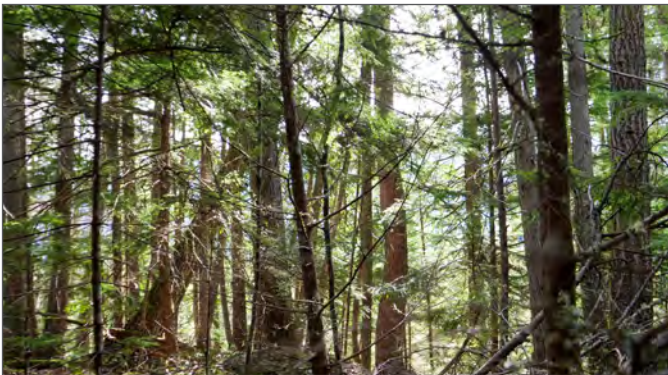




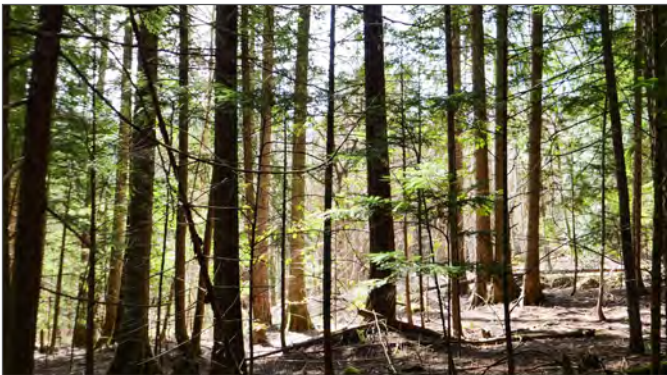




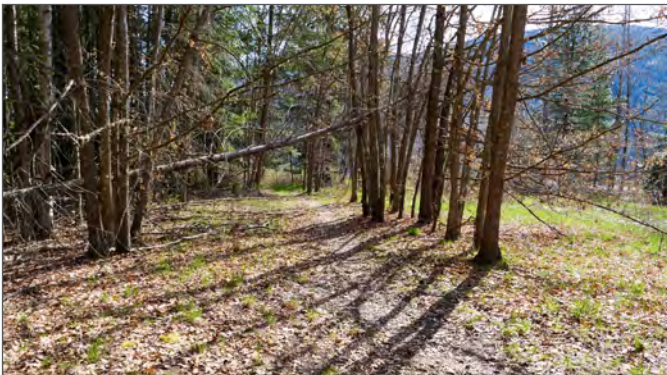




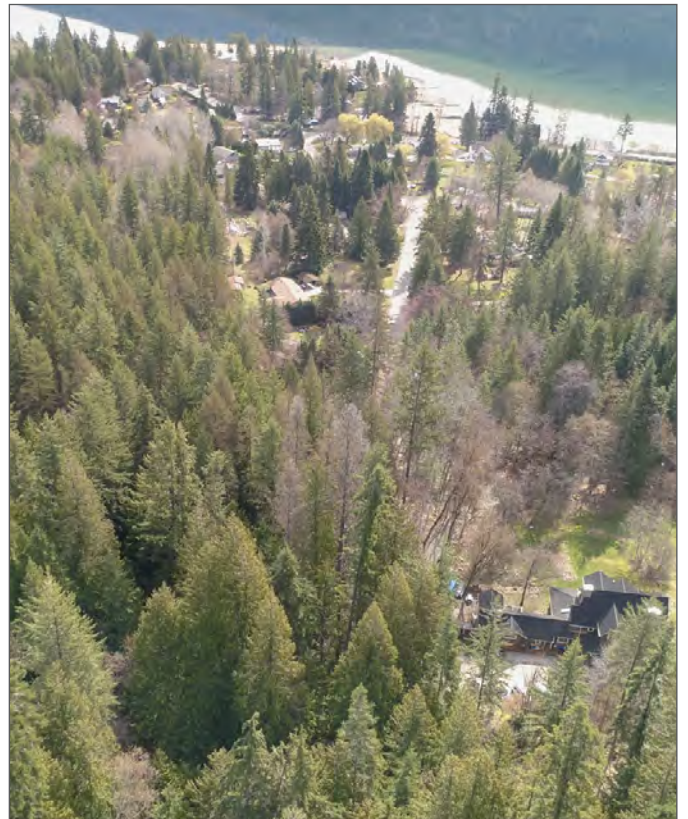
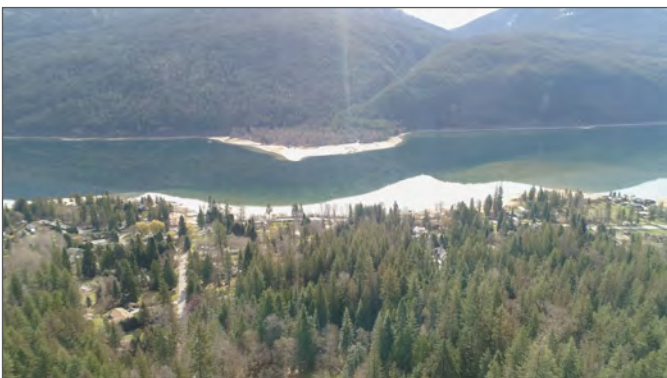




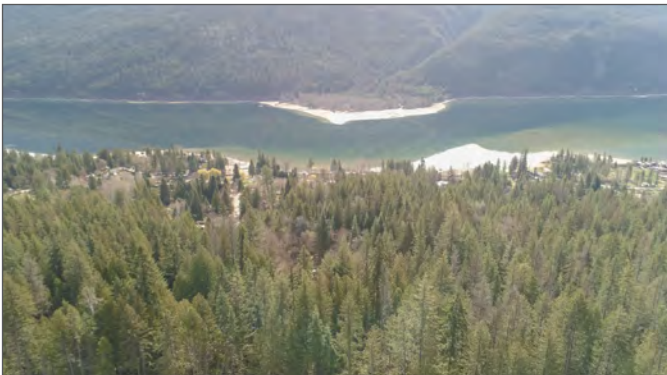








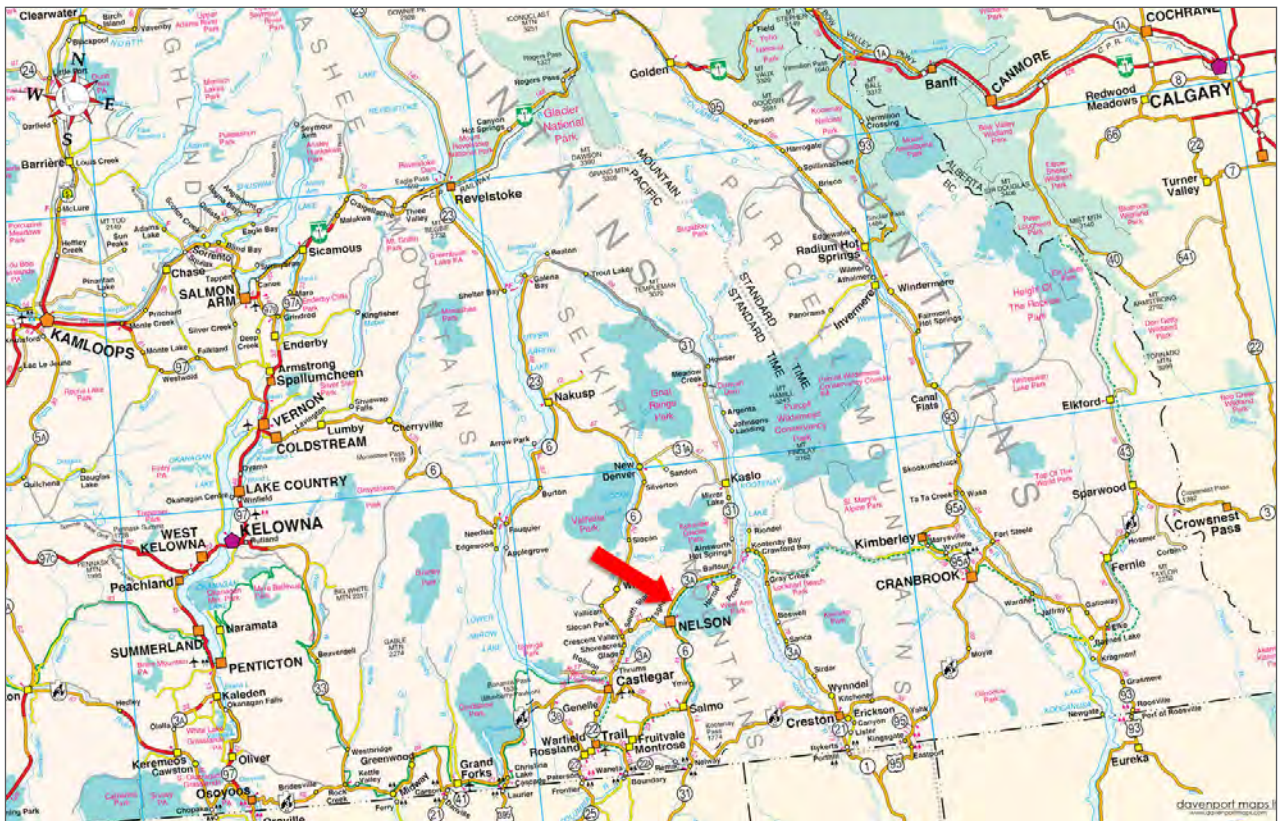
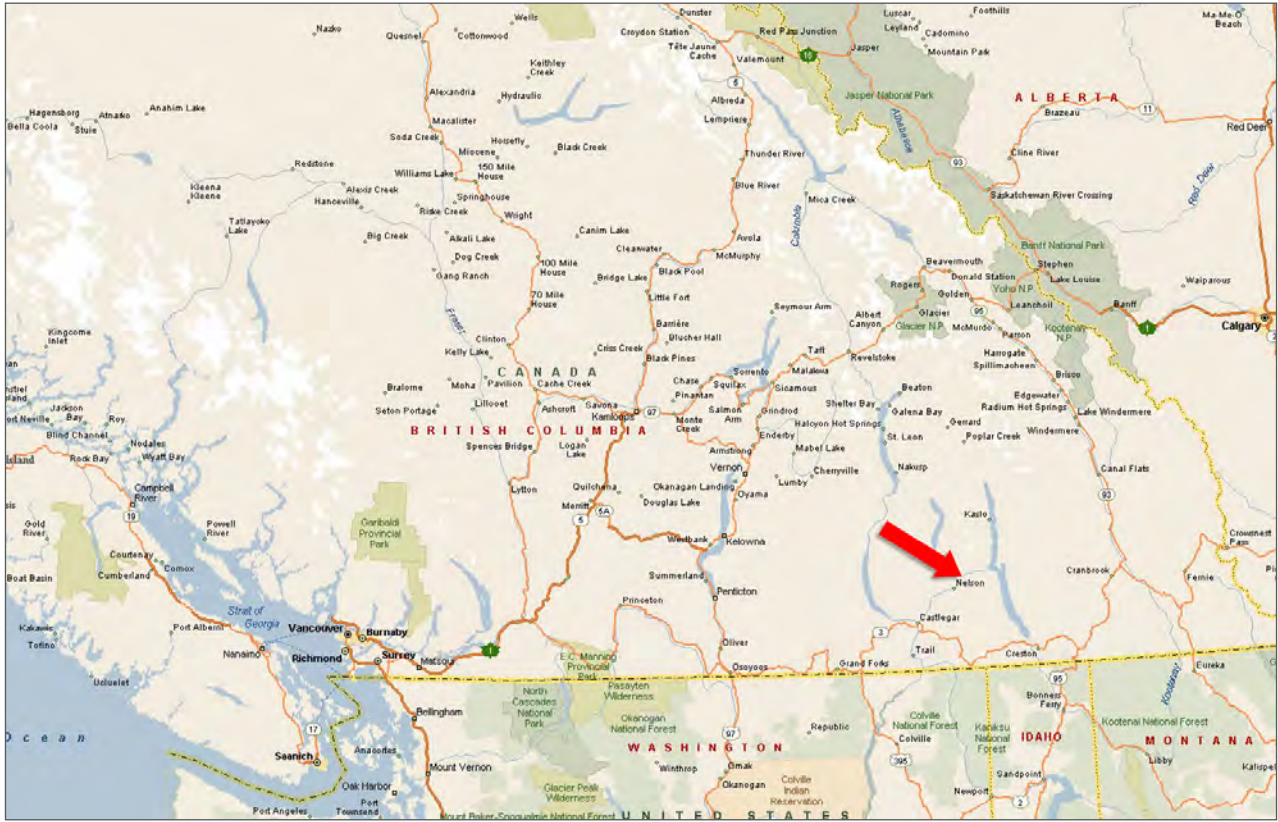




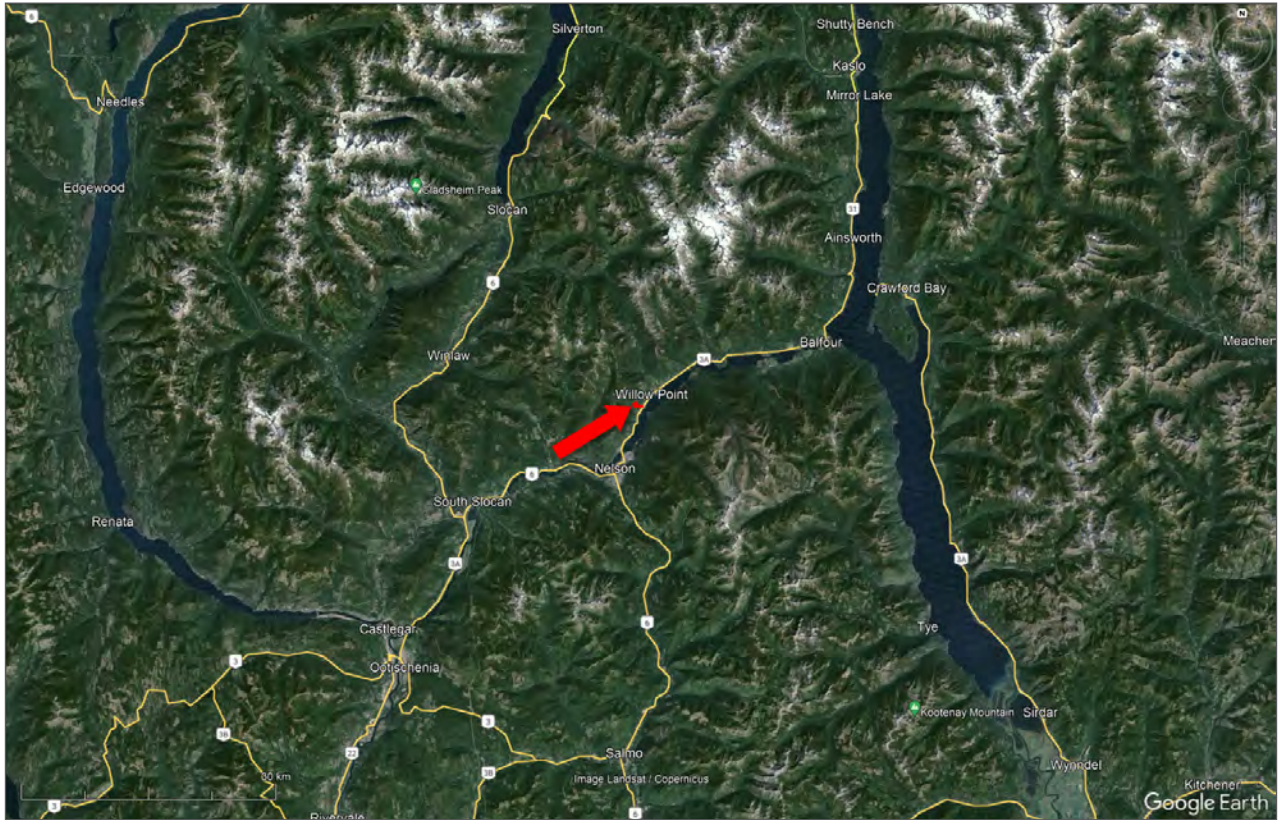




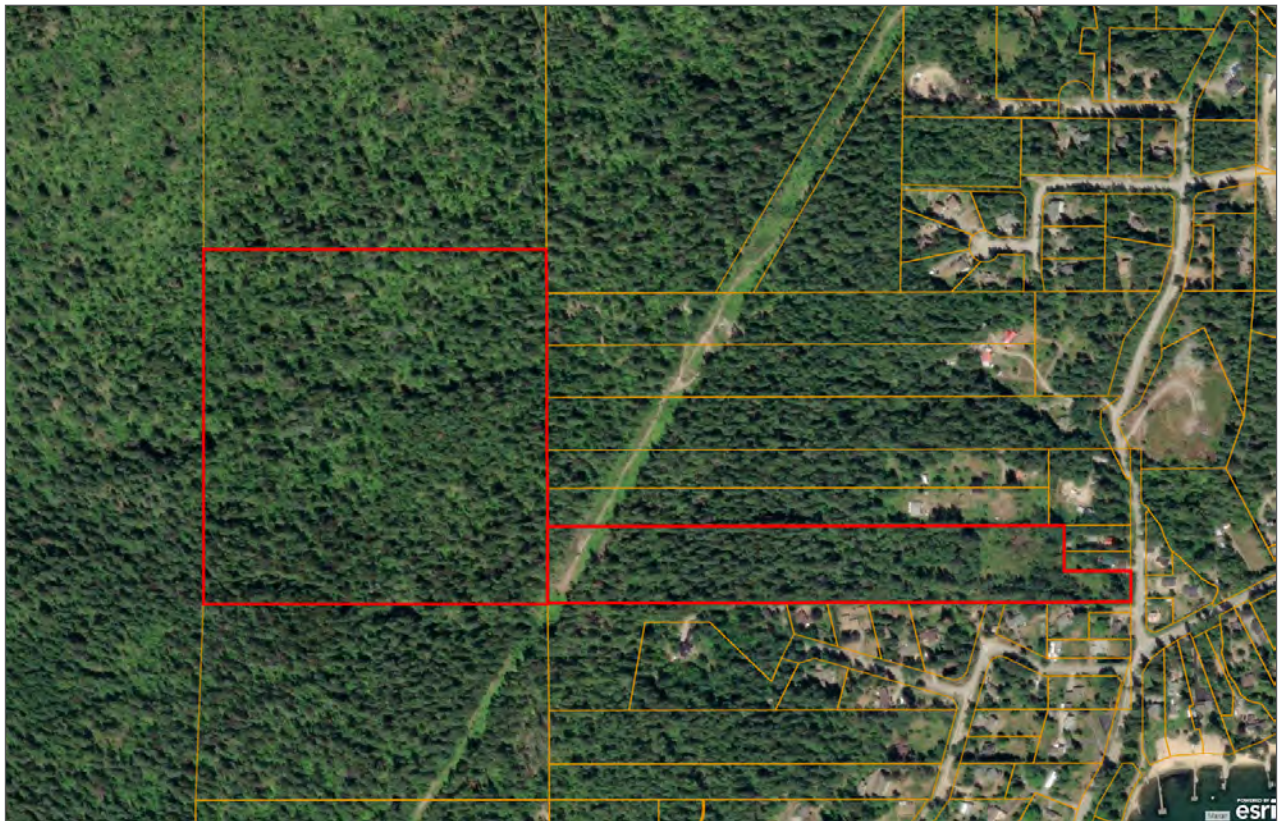
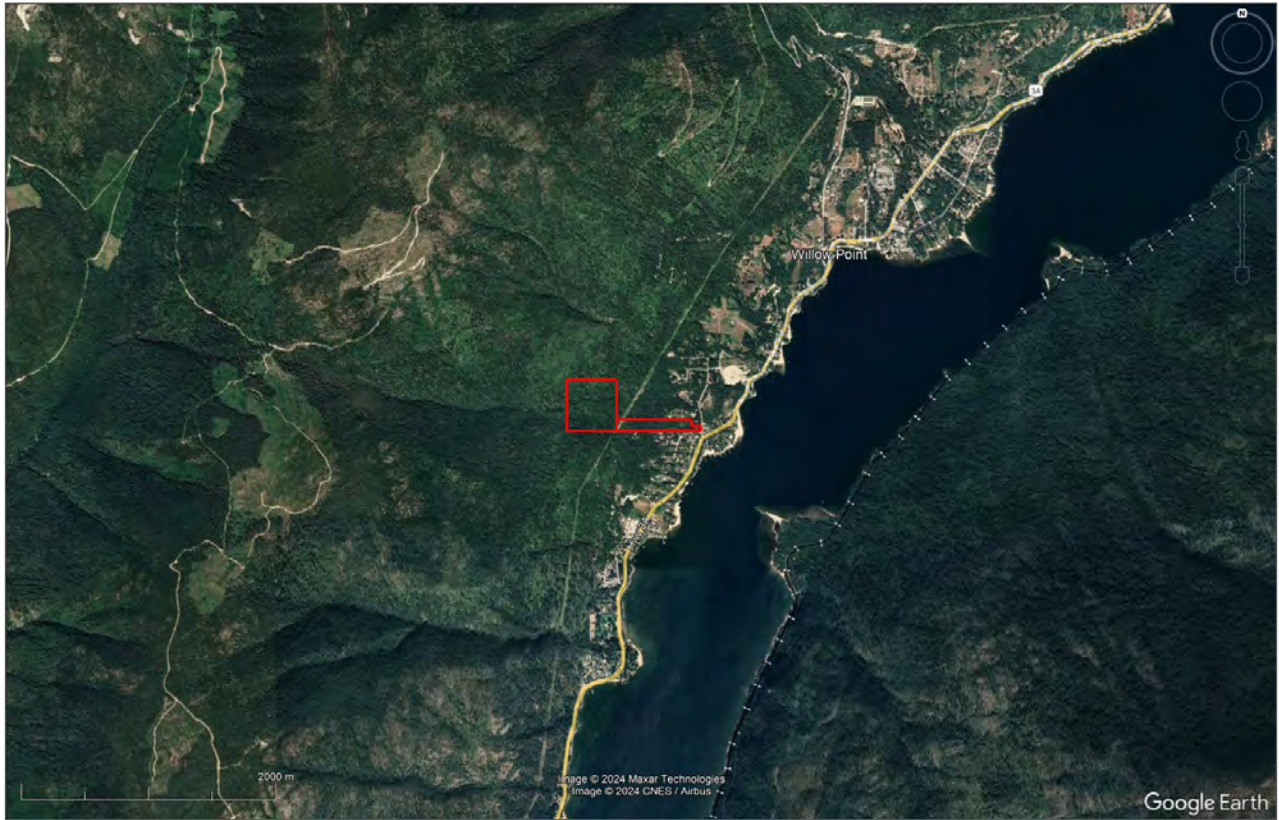




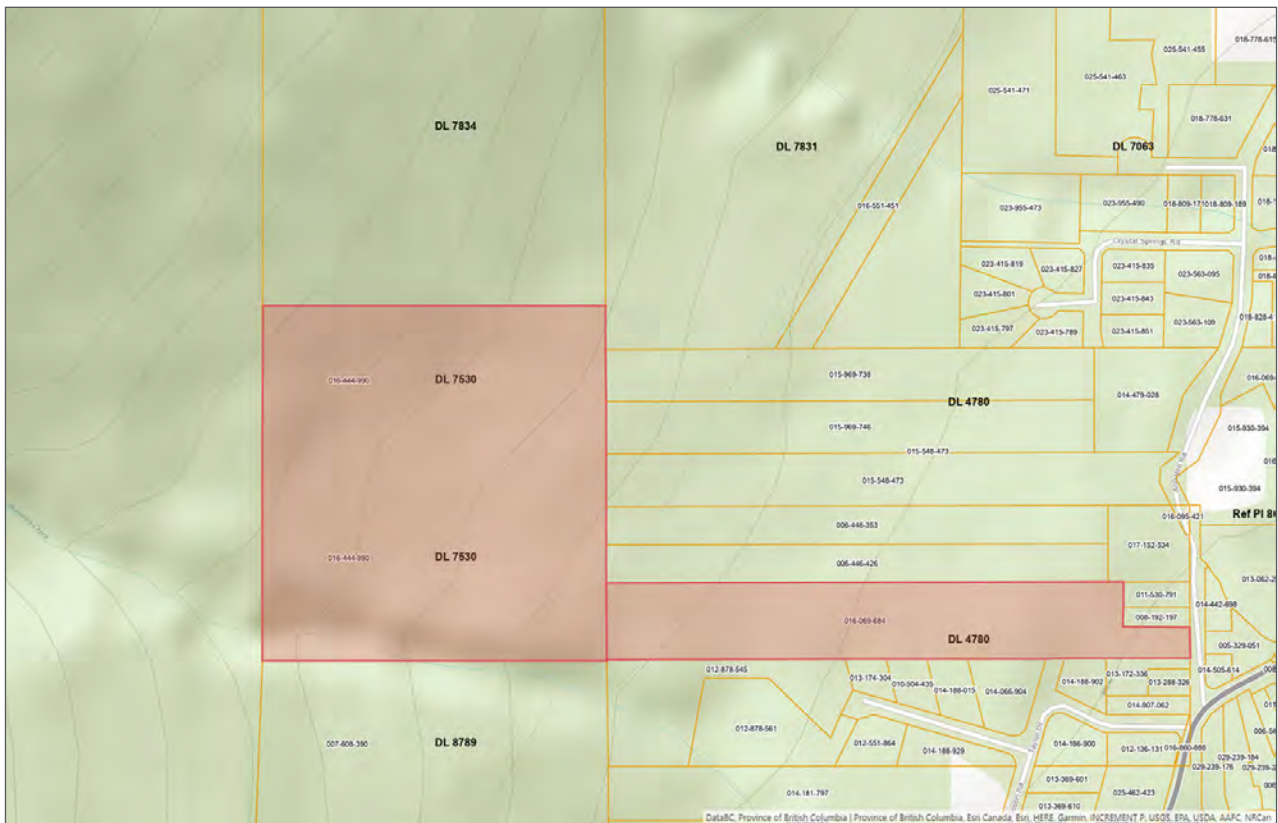
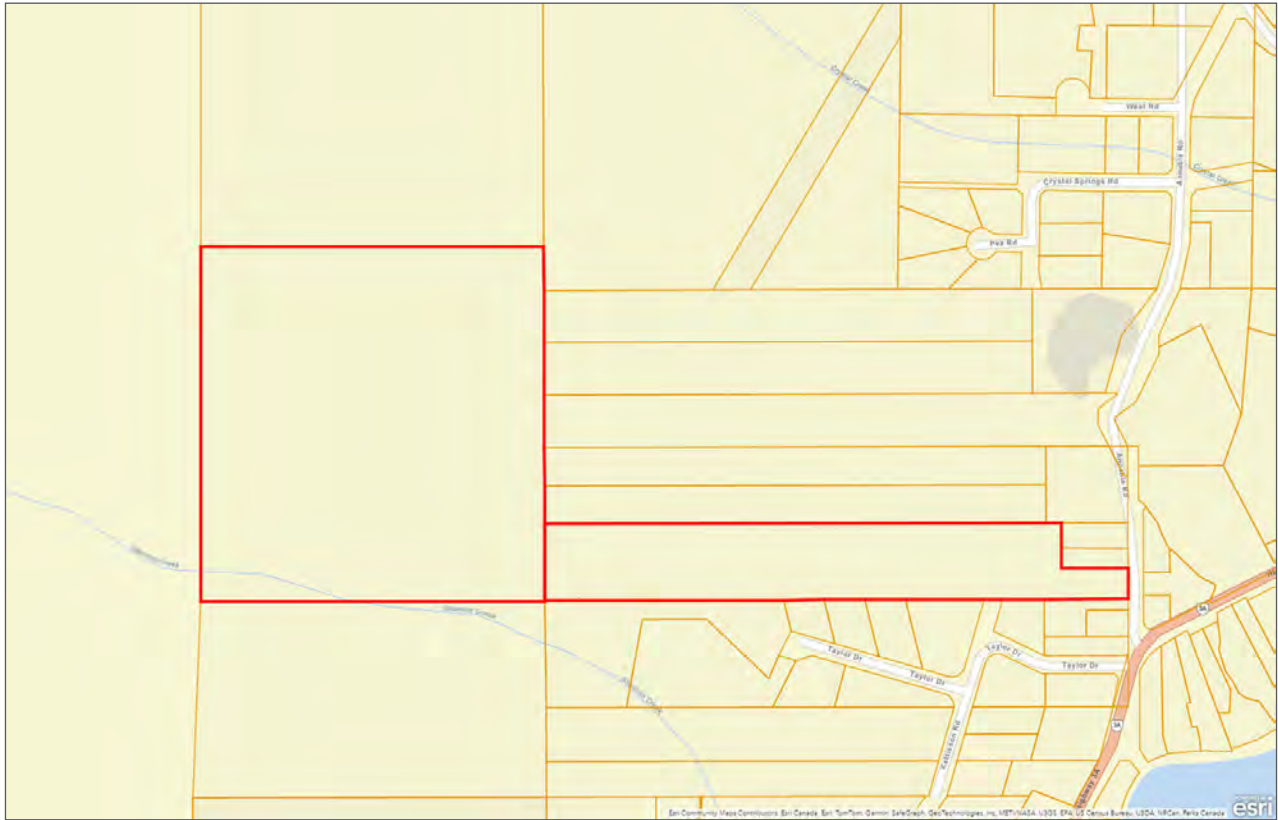




















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