



**Attractive Lakefront Cottage Over
Garage - Galena Shores, BC**



www.landquest.com

Matt Cameron
matt@landquest.com
(250) 200-1199



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Attractive Lakefront Cottage Over Garage

Galena Shores, BC

PROPERTY DETAILS

Listing Number:	24212
Price:	\$699,900
Taxes (2024):	\$3,399
Strata Fees:	\$1,506 paid annually
Size:	0.71 of an acre

LOCATION

475 Galena Shores Drive - Galena Shores, BC

Property is attractively located at the end of a quiet private, there is only one neighbor, green space across the road and to the south a strip of Crown-owned land—this is the best location in the community.

The charming lakeside community of Galena Shores is situated 65 kilometres to the south of Revelstoke and 56 kilometres north of Nakusp. It is reached via a 30-minute drive south from Revelstoke, followed by a scenic 20-minute ferry voyage, and then a 10-minute drive to the property. The free ferry operates hourly and year-round, spanning from the early hours of the morning until midnight.

DESCRIPTION

An amazing opportunity for your family cottage or perhaps year-round living . . . a well-built custom designed 3-bedroom cabin sitting over top a large double garage/shop.

The garage is the ideal place to store your recreational toys. It has a half bath with stacking washer/dryer, and of course a full size drink fridge and sofa to kick back on to enjoy the shade after a hot day out on the quads or lake. Or maybe to warm up on after snowmobiling on a crisp winter day. There is lots of room to leave your outdoor gear or muddy/wet clothes before heading upstairs. Overall, this is a very convenient setup to help you enjoy the outdoors without trampling through the cabin.

Upstairs, before you enter the cabin, there is a partially covered deck with BBQ looking down over the land and out to the lake. Inside you will find the floor plan is quite open between the living dining and kitchen. There is a bright white 3-piece bathroom with glass/tile shower and beautiful wood floors, clear fir trim, A/C unit, and electric wall heaters. The back side of the cabin has 3 bedrooms (1) with a queen bed; (2) with 2 bunk beds; and (3) a king bed.

The exterior of the cabin is visually appealing with modern cottage flare and all fire-resistant materials—metal, Hardie board, and stone.

The land is broad at the driveway and then narrows towards the lake. The total size is 0.71 acres plus a large foreshore area that is nicely setup with a sandy area with picnic table and lots of room for your Adirondack chairs. The trees have been thinned to provide some shade, yet they are open enough to offer views out to the lake. There is a floating dock along the water (included in the sale); a great place to pull up your boat, jet-skis or swim from.



One of the more appealing features of this lot is that it is located at the end of the development. It is a quiet place for sure all over Galena Shores, but the end is even more private and quiet with no cars driving by and only one neighbor as the across the road is open green space and to the south a strip of Crown land.

The strata bylaws allow a primary home to be built (plans available), but it is not required to build. The current structure is deemed a garage with a suite and not the primary home.

Make sure you watch the video tour and then touch base to set up a personal showing today.

Galena Shores Community

A bare land strata development consisting of 62 mountain and lakeside lots. The community has a common boat launch for all owners with a washhouse that has hot showers, laundry facilities, picnic table and storage. The properties are all serviced with underground power, water, sewer, phone service and maintained year-round roads. RV use is only allowed in conjunction with

residential use; this is not an RV park. Annual Strata fees are \$1,506 (approx. \$100 a month) and this includes septic, road clearing, snow plowing, gate maintenance, landscaping of common property, and maintenance of the washhouse/boat launch facility and contributions into reserves for strata and septic expansion. All lots have underground services so no power lines to look upon. The Galena Shores Water System is a residential water system within the Columbia Shuswap Regional District (CSR D).

AREA DATA

Galena Shores is located on the shores of beautiful Galena Bay on Upper Arrow Lake, approx. halfway between Nakusp and Revelstoke. The calm waters of Galena Bay are surrounded by mountain wilderness, looking westward to the Glaciated peaks of the Monashee Mountains and backing onto the wild and rugged Selkirk Mountains. Climate wise, the region is famous for high hot and dry summers and lots of snow in winter with 4 distinct seasons. There are numerous natural attractions such as backcountry lakes, pristine creeks and

rivers and hot springs—some as close as 10-15 minutes away. Here you can find everything from a full-service hot spring resorts to more natural backcountry pools accessible by a short hike. The nearby communities of Beaton (15 minutes) and Trout Lake (20 minutes) have small populations of less than 60 year-round residents combined. Revelstoke and Nakusp are the closest towns. Nakusp is 35 minutes away, Revelstoke a little further and about an hour including the ferry.

Nakusp

Slightly more accessible than Revelstoke is the community of Nakusp, only 56 km away and not requiring a ferry for access. Nakusp has a population of 1,700 and offers all your basic amenities, including a community health centre, hospital and vet. The town has a 3,000 ft paved runway, great schools, quaint shops and services and a small but vibrant arts community. Nakusp also fronts on Upper Arrow Lake and has a great marina facility and attractive waterfront.

Revelstoke

Revelstoke is a quaint mountain town located 65 km north of Galena Bay and connected to the same water body as Galena Shores. Coming from Alberta one turns off the Trans-Canada Highway at Revelstoke and then drives south on Highway 23 to the ferry. Revelstoke's economy is based around tourism, forestry and the railroad. The largest growth sector of late is tourism as more and more visitors come for outdoor adventures year-round. Revelstoke Mountain Resort has the highest vertical drop in North America and some of the deepest and most consistent snow conditions on earth. With a population of close to 10,000, the town offers all the amenities one requires with two grocery stores, numerous shops, restaurants and cafes, all your professional services, spas, a great hospital with emergency service, two new schools and a picturesque and vibrant western style town core.

Upper Arrow Lake

The Arrow Lakes are located in the Kootenays region of British Columbia, situated between the Selkirk Mountains to the east and the Monashee Mountains to the west. Arrow Lake is divided into two lakes, Upper Arrow Lake and Lower Arrow Lake, which are widened portions of the Columbia River as it wends its way south to the US border. Originally two separate lakes, the Arrow Lakes became one 230-kilometre-long lake with the construction of the Keenleyside Dam in the 1960s. At low water levels the two lakes become separated, once again, although connected by a section known as the Narrows. The shores of the Arrow Lakes feature rocky headlands and steep cliffs, with mountain sides that are heavily forested and rise sharply to elevations around 2,600 metres.

RECREATION

In summer the boating on Arrow Lake is fabulous, there are lots of interesting excursions—up the long and fjord like Beaton Arm which extends more than 12 km off the main lake body, kayak along the shores of Galena Bay, visit historical sites such as the ghost town of Arrowhead, or just zip around the bay in your boat from the dock (included in the sale).

Fishing is top notch year-round, but best in the fall/winter months with large rainbows 9-15 lbs. a common catch, dollys are also prevalent, as are the smaller and delicious kokanee salmon. Extending immediately out of the private roads of Galena Shores are great quadding and dirt biking roads. For those who want to get into the backcountry even further there are Forest Service Roads that take you up amazing mountain valleys. Or for those who are looking for a scenic route, the drive south to Meadow Creek and Kaslo along Trout Lake and the Lardeau River is one of the best in BC. In late April/May the Gerhard rainbow are spawning at the end of Trout Lake (approx. 1 hour away) and these are the largest trout in

the world—a must see! Other summer activities include wildlife watching, hiking, great mountain bike trails, natural hot springs, or just kick back and enjoy the stunning mountain and lake scenery.

In winter you have some BC's best winter activities nearby, and a few backcountry adventure lodges are present in the area. Revelstoke Mountain Resort is approx. 1 hour away and offers world class skiing, heli-skiing, snowmobiling, Nordic skiing and of course those awesome hot springs are fantastic in the winter months as well. Some of the best fishing of the year is during the winter months as the lake remains open water year-round. And what better way to spend a snowy winter day than in a hot spring only minutes away.

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- 200-amp power
- Septic tank with submersible pump to community sewage treatment system, the tank is not currently connected to electrical, the wire is there ready to be connected, just need an electrician to hook it up. Right now, the owners periodically connect the septic tank to a generator and pump up to the treatment system—works great, but it can be automated with an electrical connection.
- Community Water System overseen by the CSRD
- Internet - Trout Lake Internet Society
- Electric wall units for heat
- A/C unit in window very adequately keeps it nice and cool in summer
- Electric hot water tank
- No cell service

IMPROVEMENTS

Dock



ZONING

RR1 (CSR D)

Please contact listing agent for full Strata Bylaws/ Rules, summary points below.

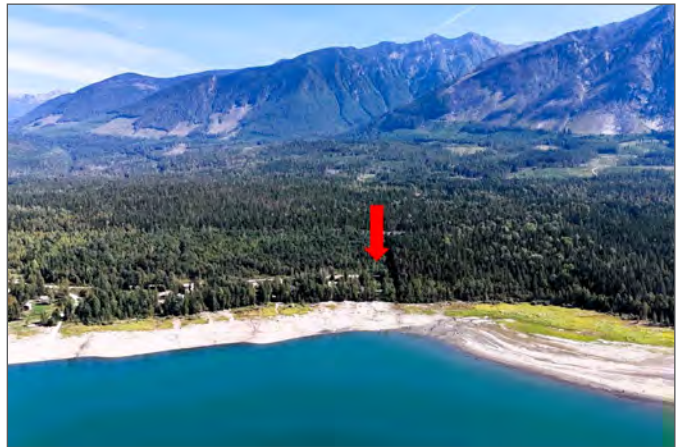
- Min. house size of 1,250 sq. ft. and this can include a covered deck
- Min. footprint of 1,000 sq. ft.
- Virtually no limit on size of home
- No timeline to build the main house

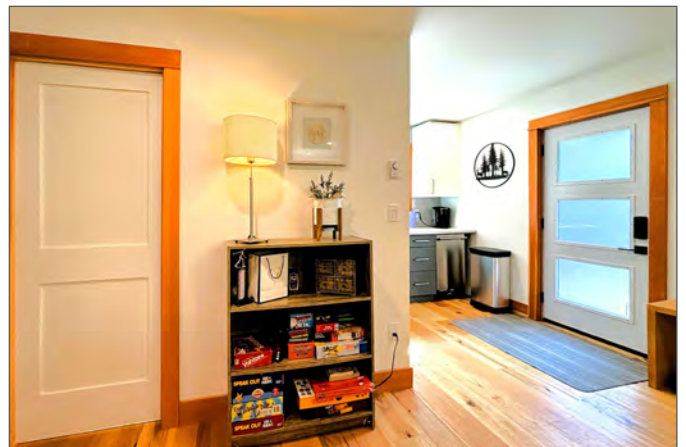
The current structure is deemed a garage with suite and not the primary home so one can later (if desired) build a house closer to the lake. One of the big appeals of this lot for building is you can build closer to the lake than the neighbors (see mapping) and it borders on a 66 ft strip of provincial owned land for added privacy. The site is prepped and a water line in place. It is not required to build this house. We have plans for the house for a new owner.

LEGAL

Lot: 54; PI: EPS517; DL: 8682; LD: Kootenay (26); Narrative: TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

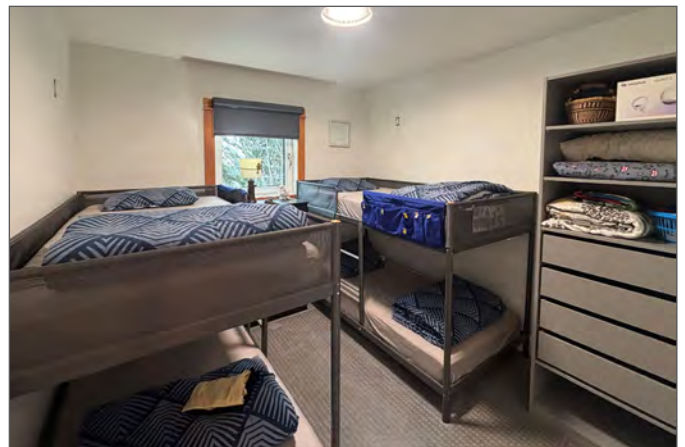
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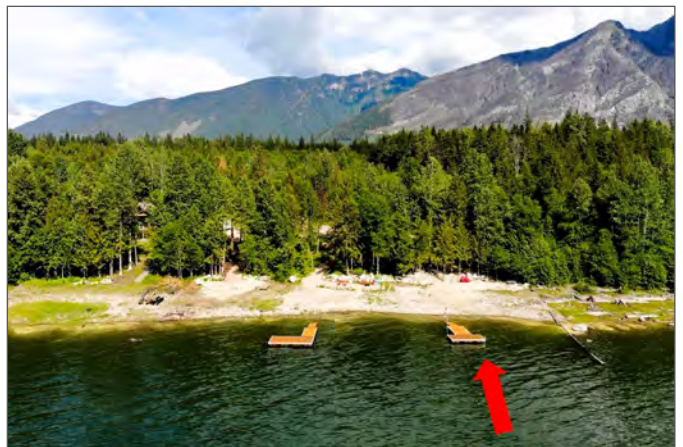
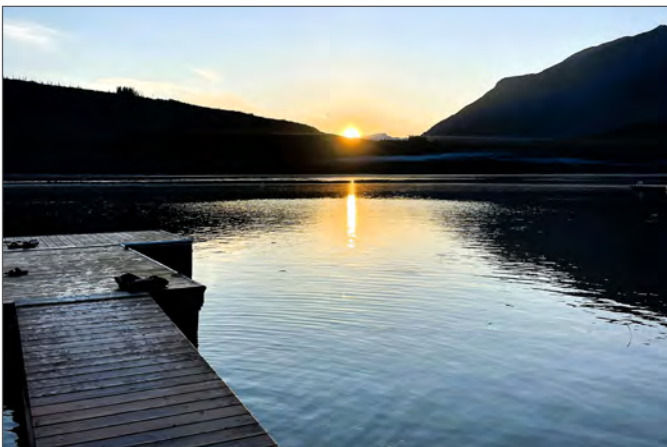


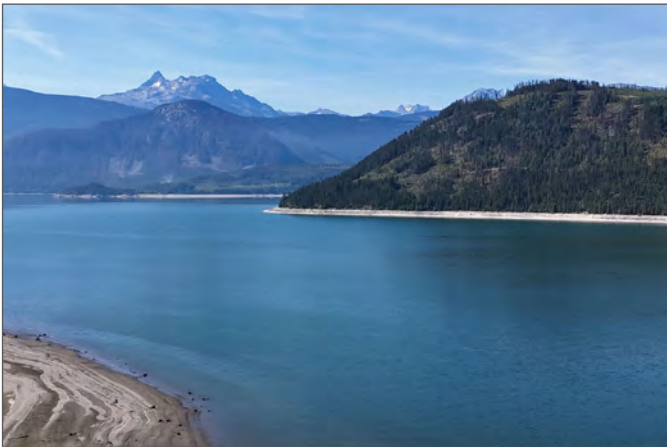


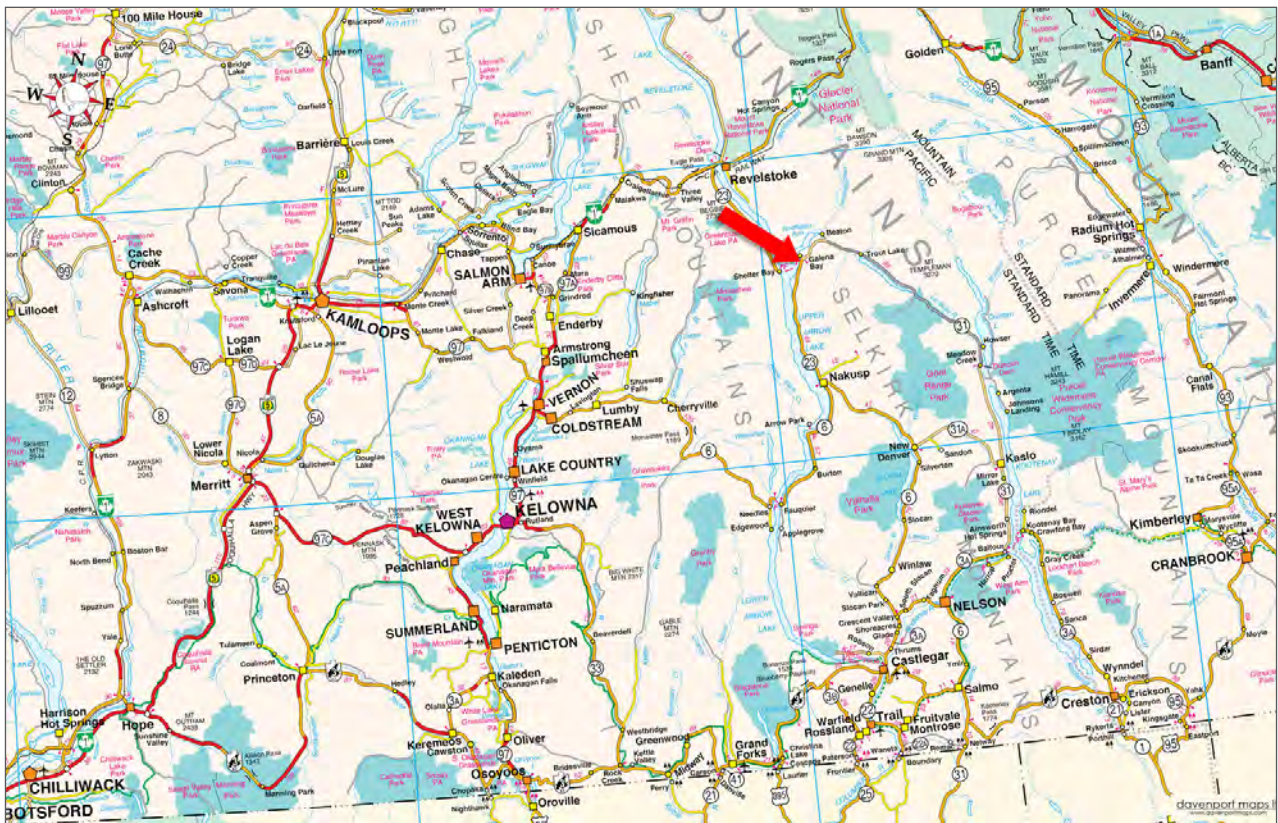
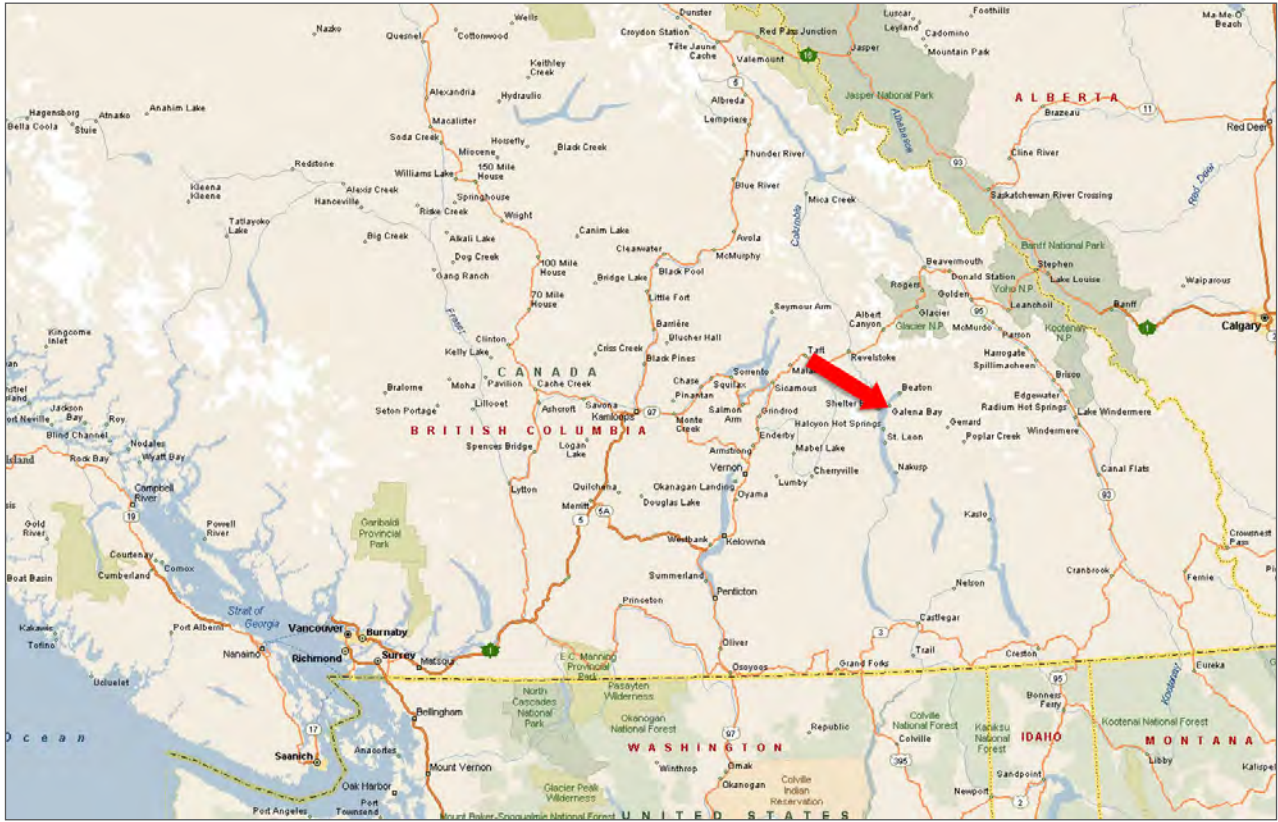


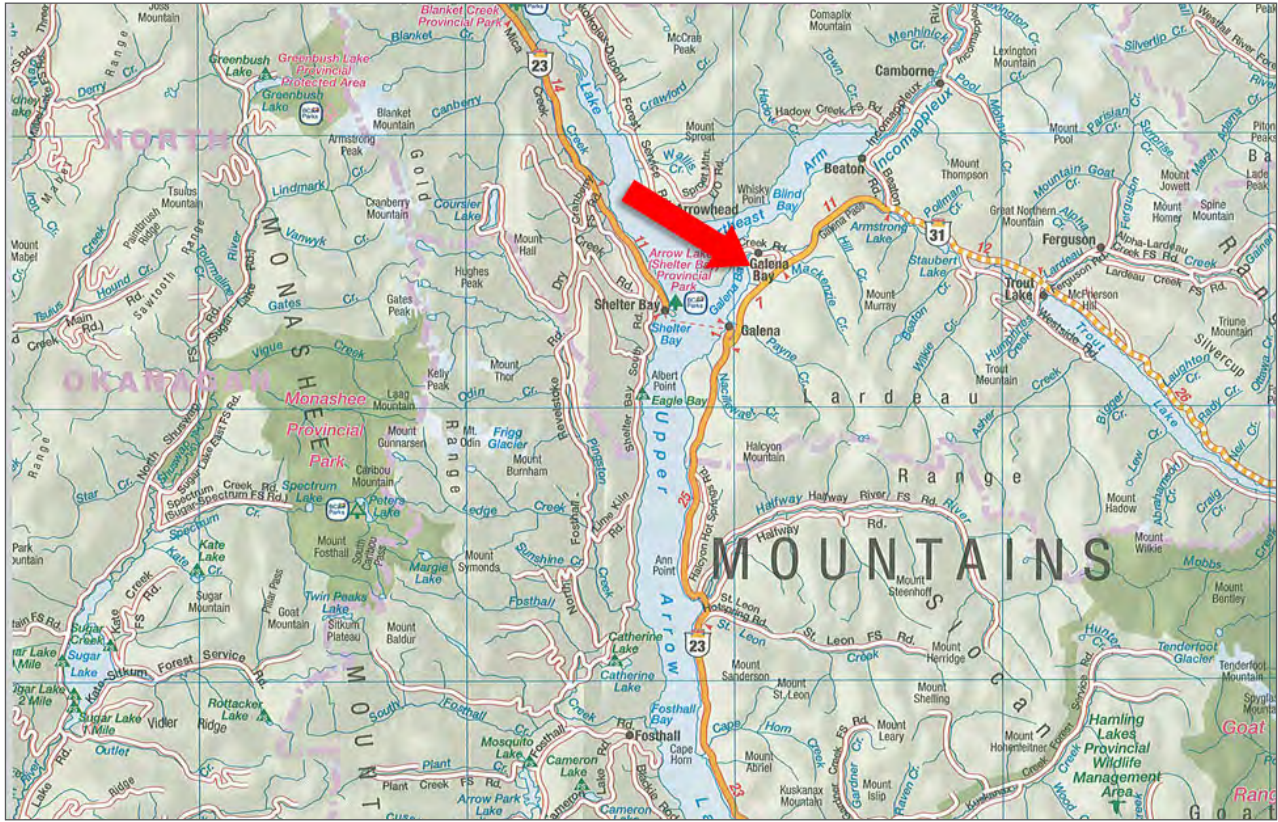


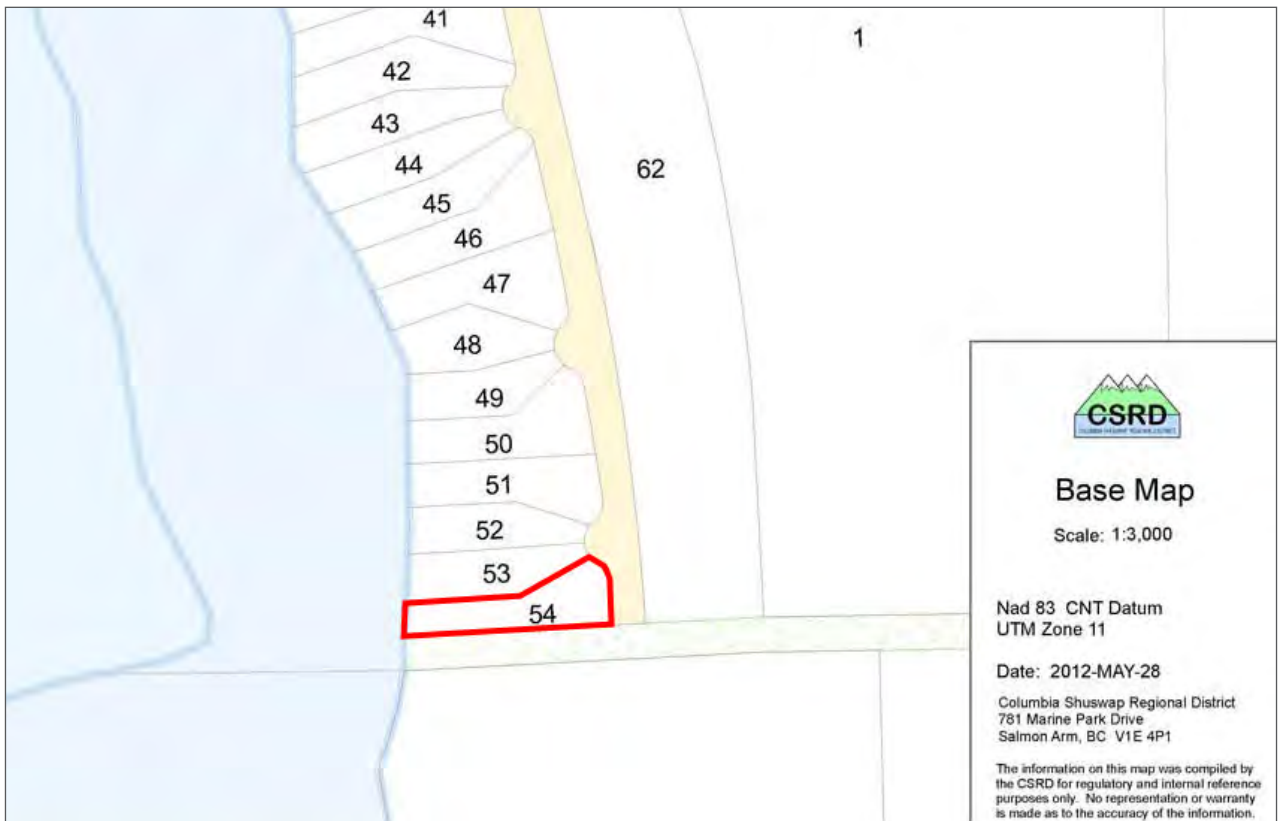














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www.landquest.com



Matt Cameron

Representative
matt@landquest.com
(250) 200-1199

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)