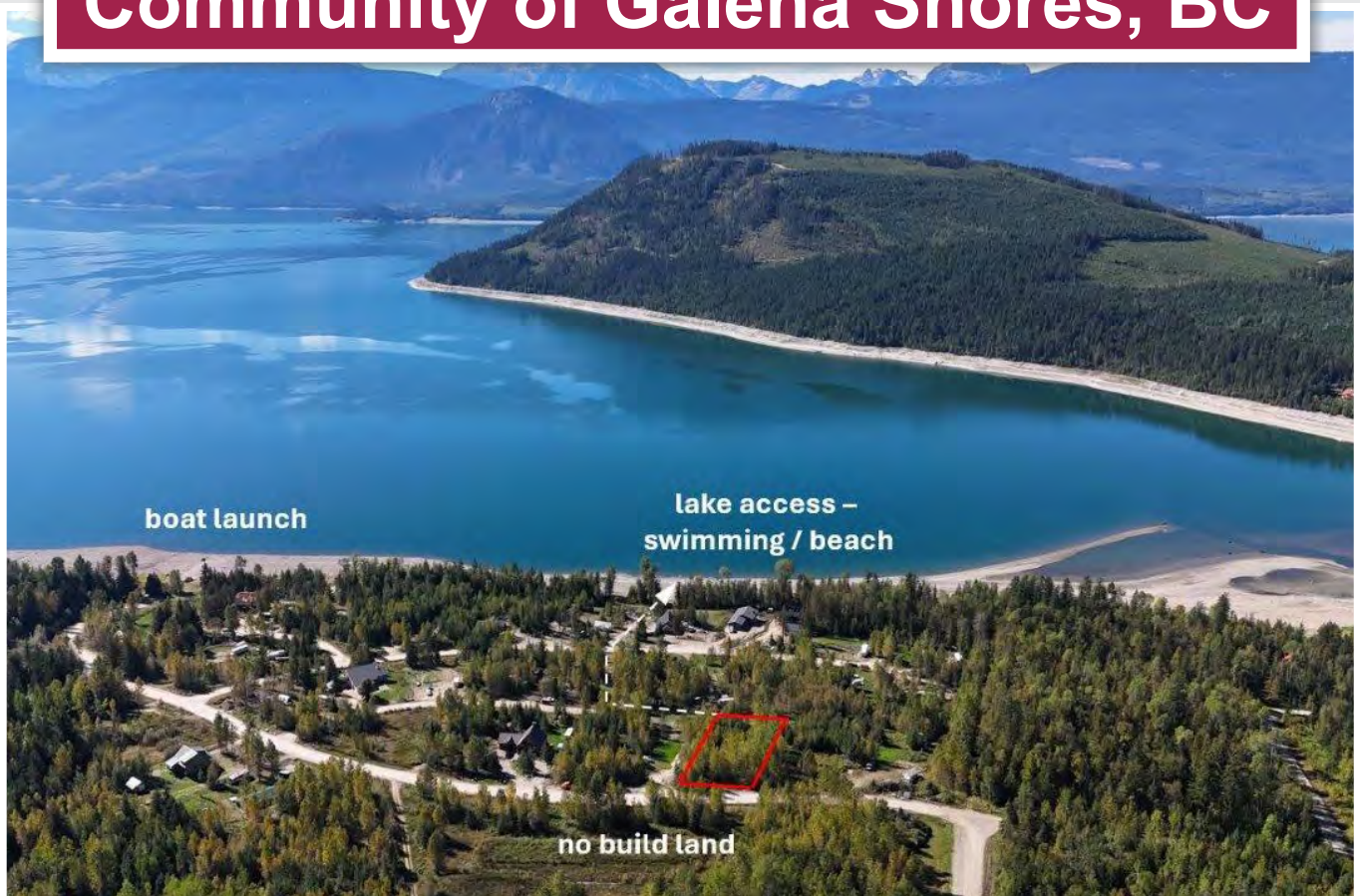




**Serviced Lot in the Lakeside
Community of Galena Shores, BC**



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Serviced Lot in the Lakeside Community of Galena Shores, BC

PROPERTY DETAILS

Listing Number:	24224
Price:	\$159,900
Size:	0.65 of an acre

DESCRIPTION

Scenic lot in the lakeside community of Galena Shores with all services at the lot line—sewer, water, and underground power lines. The land is 117 ft wide and 237 ft deep and approximately 0.65 acres. A driveway has been established off a private road and through a nice stand of hardwood trees and leads into the center of the lot where there is a nice open grassy clearing/building site.

At present there is a 23 ft RV with small wooden deck in the clearing and it can be included in the price. The home site has beautiful mountain views in all directions. From this home site there is an established trail through some forest land to a common trail that leads down to the lake for swimming and beach use—just a 2 minute walk away (see maps). Down the road a few hundred metres is a private boat launch for community residents to use. Here you will find a common building with laundry, washrooms and shower—very convenient for owners as they wait/plan to build.

The zoning and strata bylaws allow for a single-family cottage dwelling with or without a suite. There is no timeline to build. Minimum house size 1,250 sq. ft. including a covered deck. It is also possible to have a detached garage with a secondary suite, several owners in the community have built the garage/suite first.

Annual Strata fees including payments into the reserves are \$1,506 (approximately \$125 a month) and those cover road maintenance and snow removal, sewer, landscaping, common building facilities and the boat launch and payments into reserve funds for the strata and septic expansion. No GST.

Galena Shores Community

The Galena Shores Community is 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 \$1,204 month and this includes septic, road clearing, snow plowing, gate maintenance, landscaping of common property, and maintenance of the washhouse/boat launch facility. 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).

LOCATION

387 Galena Shores Drive - Galena Shores, BC

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. Free ferry.

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-km 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, dollies 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.

MAP REFERENCE

50°39'54.34"N and 117°50'30.14"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Community sewer system at lot line, not hooked up
- Community Water System overseen by the CSRD, at lot line not hooked up
- No cell service

IMPROVEMENTS

Bare land.

TAXES

\$1,101 (2024)

STRATE FEES

\$1,506 (paid annually so approx. \$125 a month)

ZONING

RR1 (CSRD)

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

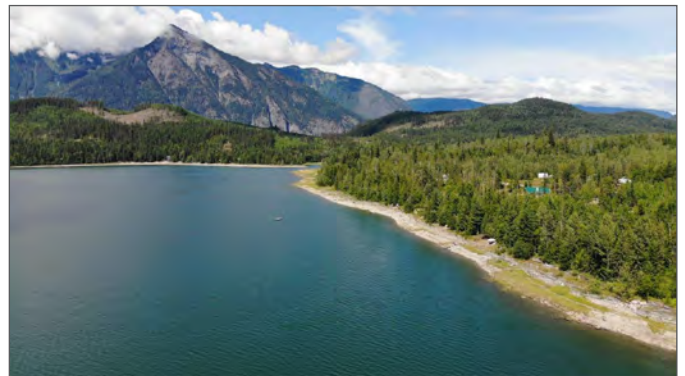
- Minimum house size of 1,250 sq. ft. and this can include a covered deck
- Minimum footprint of 1,000 sq. ft.
- Virtually no limit on size of home
- No timeline to build the main house

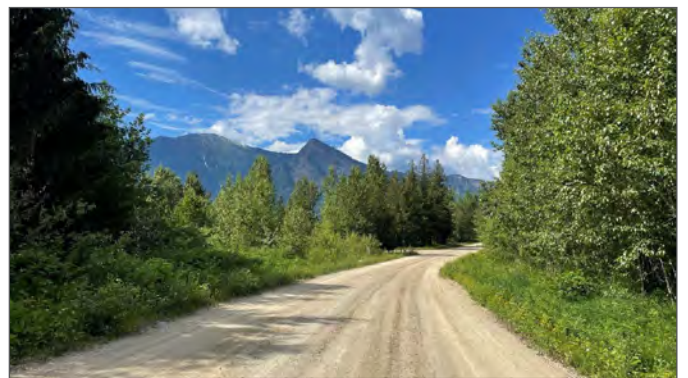
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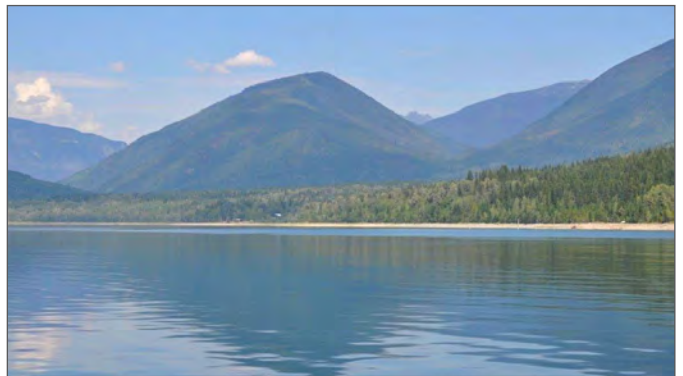
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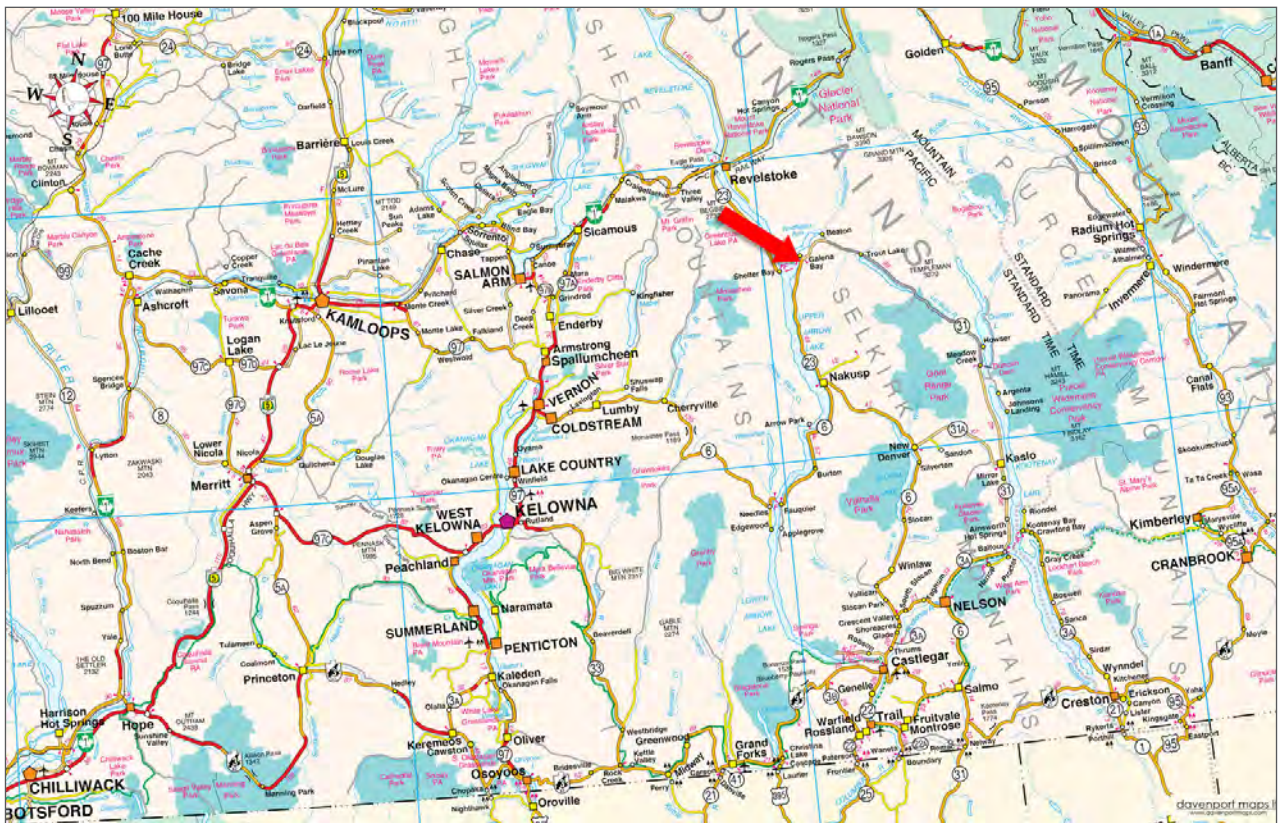
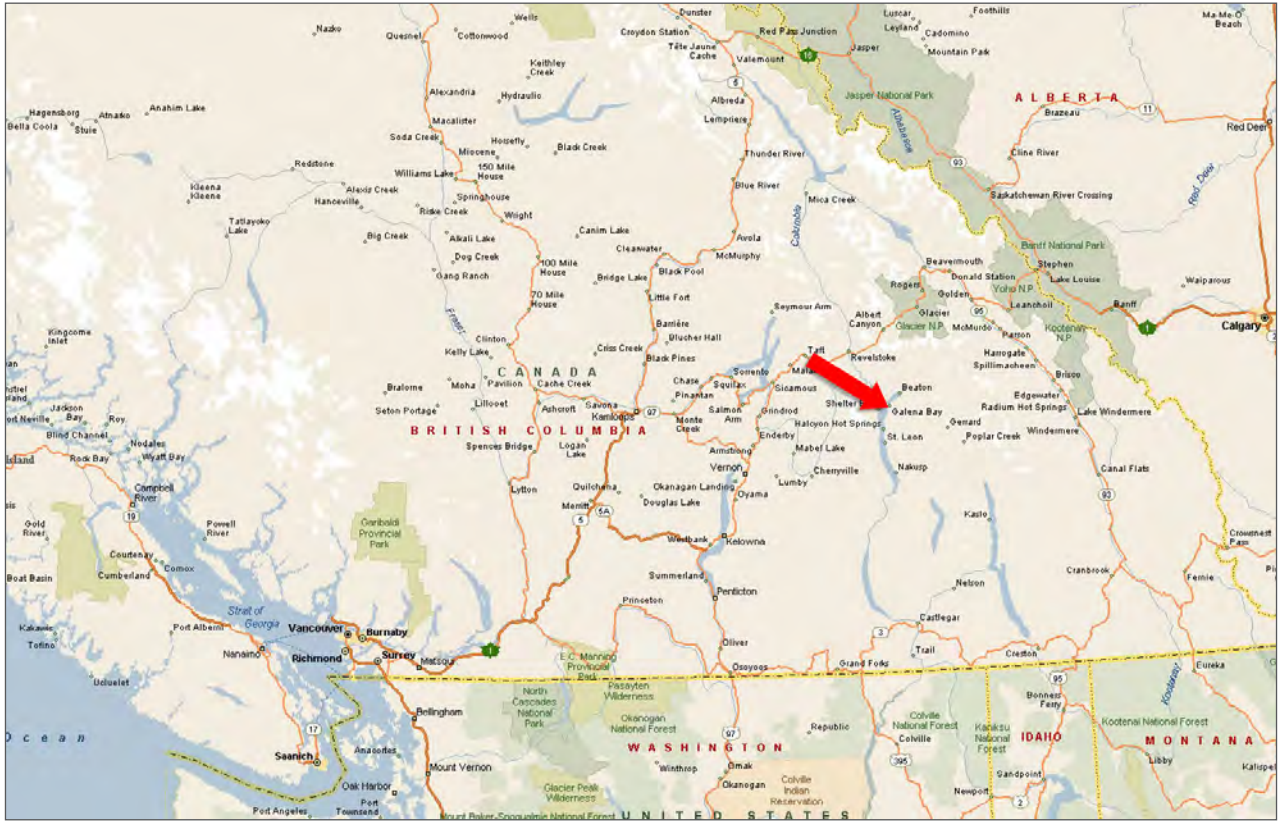


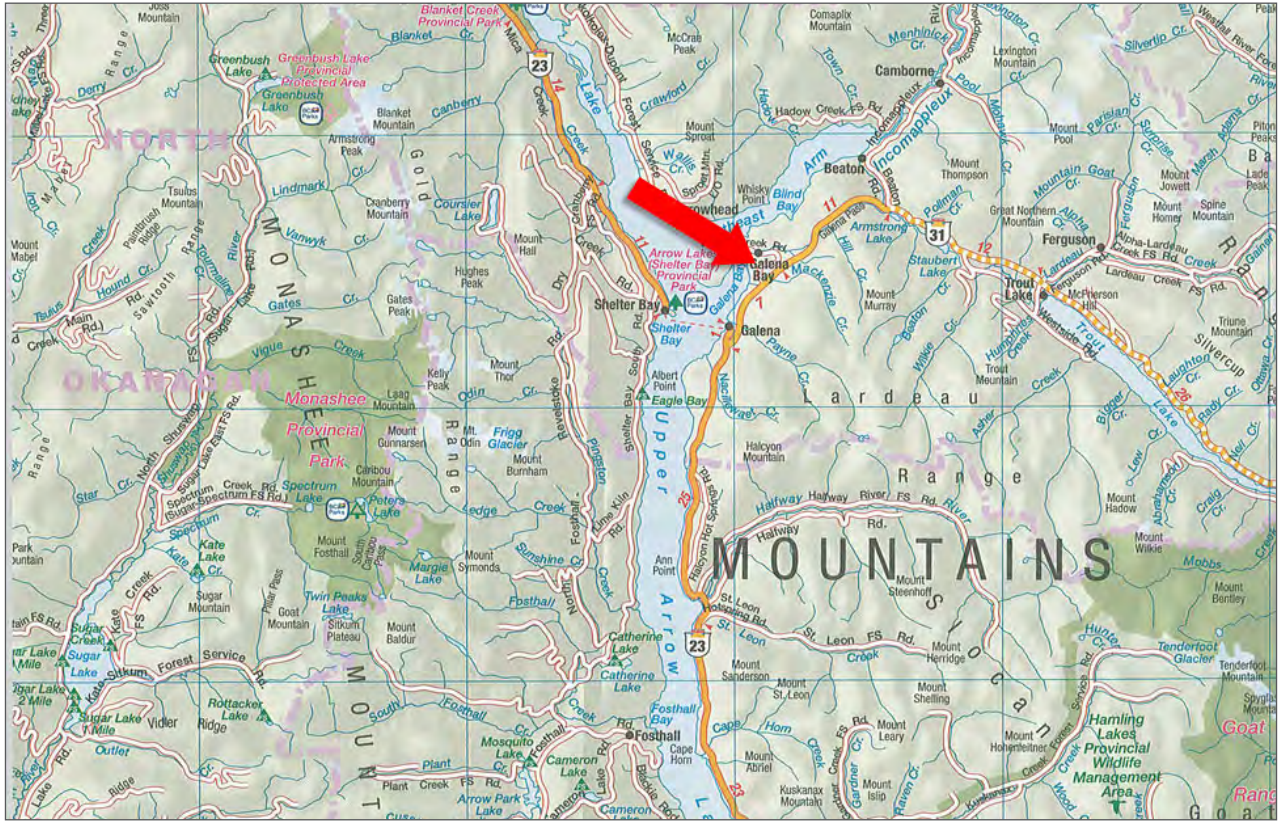


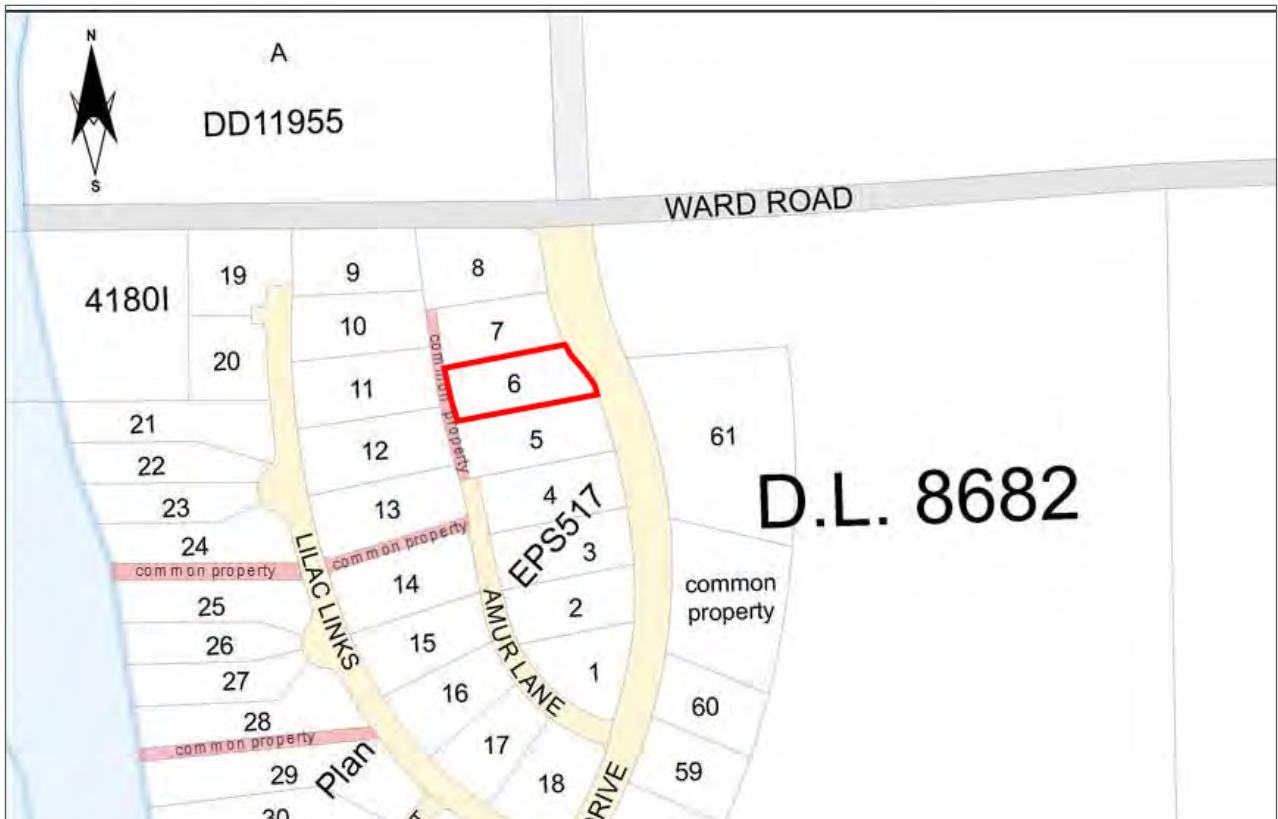


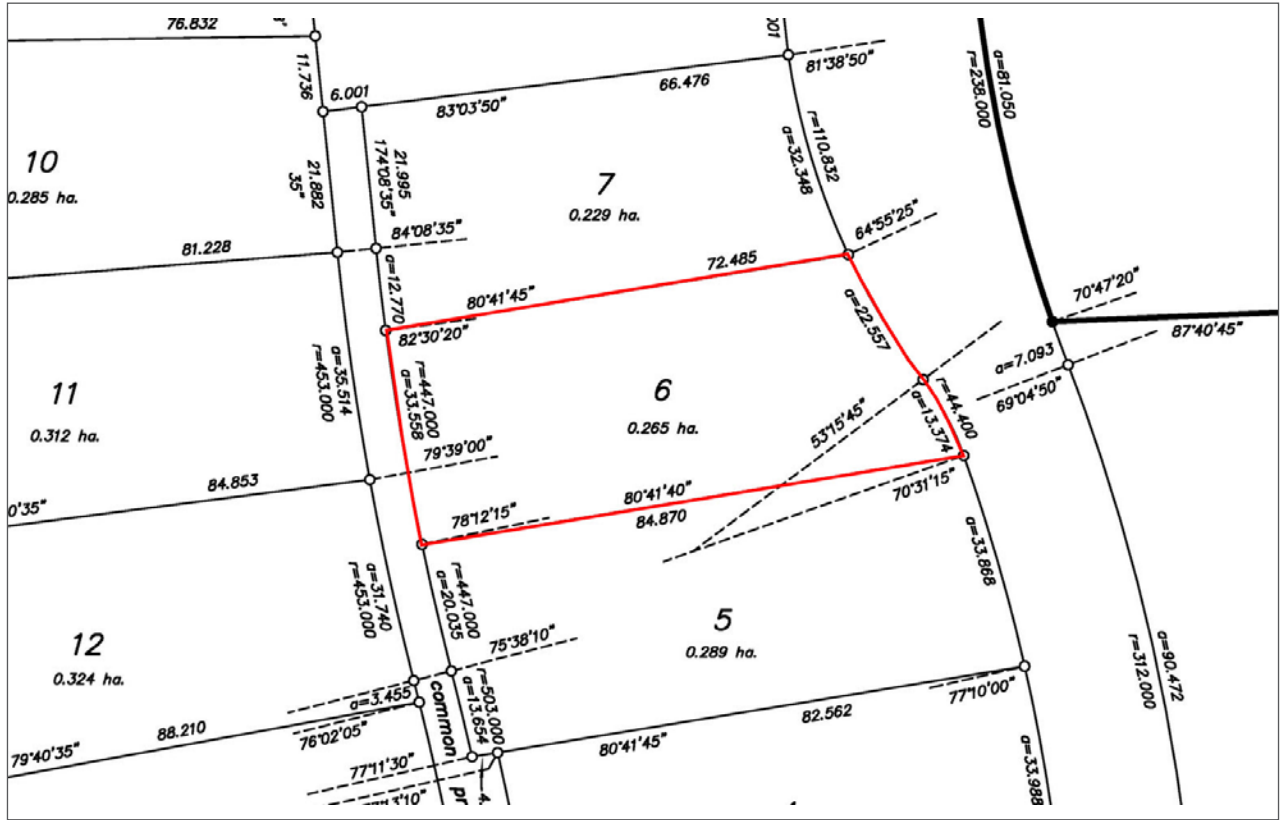














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