



**Lakeside Condo with  
Short Term Rentals Allowed**



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# Lakeside Condo with Short Term Rentals Allowed

## Halcyon Hot Springs Resort, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	24192
<b>Price:</b>	\$345,000
<b>Size:</b>	530 ft <sup>2</sup> plus 105 ft <sup>2</sup> patio
<b>Zoning:</b>	No zoning

### DESCRIPTION

This spectacular resort is perched on the shores of Arrow Lake offering stunning views with a world class spa, restaurant, and endless outdoor recreation at your doorstep. Halcyon is one of the top spa destinations in British Columbia. Open year-round, Halcyon is home to some of the most restorative hot spring waters you will find in North America.

This studio/one-bedroom condo is very well equipped and setup for 4 people plus it has a pullout sofa—ideal for the kids. The unit is approximately 530 sq. ft. + 105 sq. ft. covered lower BBQ area. Sleeping arrangements feature 2 queen-sized beds in a hotel style room and then a pullout sofa in an adjacent room where you have a small kitchenette, closet, and sitting area. There is also a full bathroom with tub/shower. The private, ground-level patio with barbecue faces the lake—easy access down to the lake, or a short walk to the hot spring pools. All furnishings included.

This unit is the closest to the amenities/hot spring pools and is the only building on the lake side of the road in the entire resort. There are 2 units in this structure—this offering is for the lower-level walk out unit accessed from the lakeside of the building.

It is a freehold condo strata = exterior/structural/servicing maintenance included in strata fee (\$665/month).

Property is currently in a rental pool which is optional. Excellent returns and 100% hands off management/investment with personal use perks or it could be lived in year-round or for 6 months then travel all the while it earns hands-off income.

Free hot spring pool access for owners/guests, stand-up paddle boards, kayaks, etc. on site for guest use.

Financing at Credit Union available with 35% down.

Most recent sales at Halcyon were for \$420,000 and \$375,000—both units had very similar financials to this one. Motivated seller!! This is the ideal investment opportunity, one that offers recreational perks and use with long terms real estate value growth. With 35% down and the stable income in place the unit covers itself, the strata, taxes, utility costs, etc., and allows for personal use at a high-end resort. Add to this the hands-off maintenance and management removing any surprise costs, no new roof costs, no siding repairs or paint, utility bills to worry about etc . . . it is all included in the strata fees.

### DIRECTIONS

10 minutes south of the Galena Bay Ferry Terminal on Highway 23 South, please see maps.

### LOCATION

Unit 11 B Halcyon Hot Springs Resort on Upper Arrow Lake, BC





### Notable Travel Times

- 25 minutes to Nakusp, BC
- 10 minutes to Galena Bay Ferry Terminal
- Approx. an hour with ferry crossing to Revelstoke

### AREA DATA

#### Halcyon Resort

Information about the resort can be found on their website, [halcyon-hot springs.com](http://halcyon-hot springs.com).

#### Nakusp (20 minutes away)

Slightly more accessible than Revelstoke is the community of Nakusp, only 40 km away and not requiring a ferry for access. Nakusp has a population of 1,600 and offers all your basic amenities. The town has a 3,000 ft paved runway, great schools, a hospital, vet clinic, grocery store, golf course, quaint shops and many other 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 (1 hour away)

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 rail. 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 8,000 the town offers all the amenities one requires with two grocery stores, lots of 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.

### RECREATION

In summer the boating on Arrow Lake is fabulous, there are lots of interesting—up the long and fjord-like Beaton Arm which extends more than 12 km off

the main lake body, kayak along the shores of the lake, visit historical sites such as the ghost town of Arrowhead not too far from the resort, or just zip around the lake in a small aluminum boat stopping at various beaches and combing the shoreline for driftwood. The resort has a beach to laze around and small dock and kayaks and paddle boards available for rent. 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, the smaller kokanee salmon.

There are some nice small hikes around the resort lands and along the shoreline of the lake.

The area has great quadding and dirt biking options on Forestry Roads. For those who want to get into the backcountry even further, there are Forrest Service Roads that take you up amazing mountain valleys. Or for those who are looking for a scenic drive, 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 and these are the largest trout in the world—a must see! Other summer activities include wildlife watching, hiking, great mountain bike trails or just kick back and enjoy the stunning mountain and lake scenery.

In winter you have some BC's best snowmobiling nearby, world class heli-skiing and a few backcountry adventure lodges are present in the area. The restaurant on site is very well reviewed. Revelstoke Mountain Resort is approximately 1 hour away and offers amazing powder riding and day cat skiing is available in Trout Lake also an hour away. Some of the best fishing of the year is during the winter months as the lake remains open water year-round. Or what better way to spend a snowy winter day than in a hot spring.

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## INVESTMENT FEATURES

Please contact the listing REALTOR® to see a copy of the financials for the unit. This is a well-managed and 100% hands-off investment.

## SERVICES

Fully serviced.

## TAXES

\$1,368 (2024)

**Strata Fees:** \$665.44 per month

- Includes exterior maintenance - siding, paint, windows, roof, doors
- Includes structural maintenance - foundation, framing, roof
- Includes servicing maintenance - well and water line connections, septic/sewer connections and treatment
- Includes landscaping and access to established walking trails and lake access and beach area with dock
- Includes snow removal on roads and into driveway
- Includes professional management as well as onsite caretaker and maintenance crew

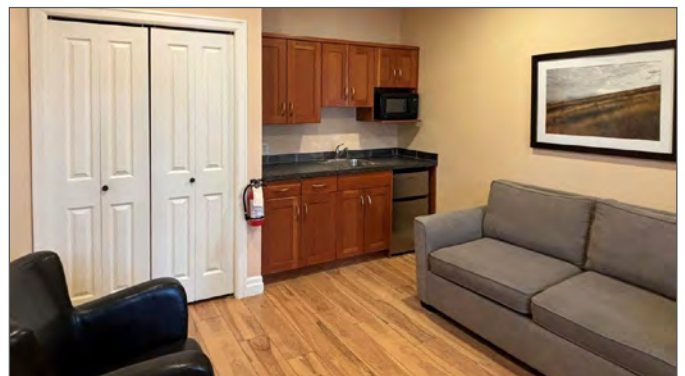
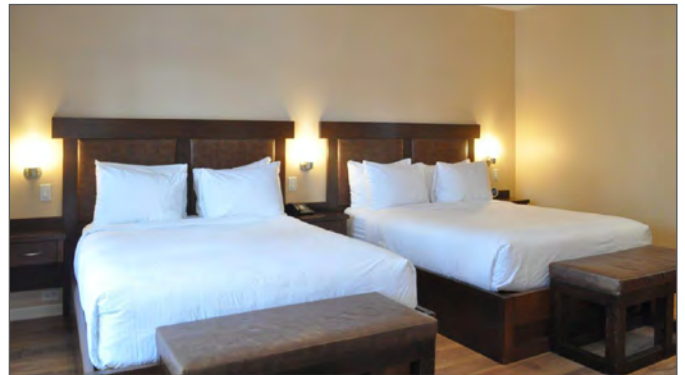
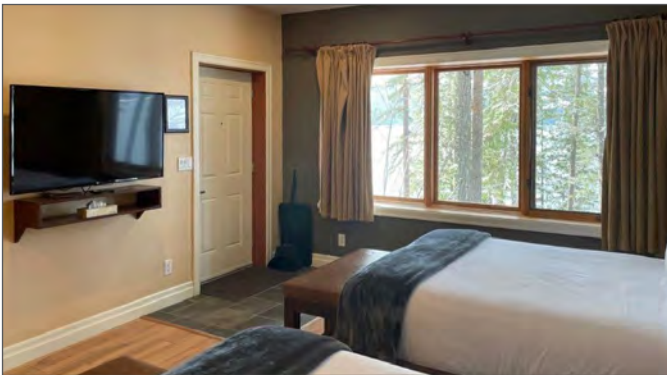
## LEGAL

Narrative: Strata Lot 16, Plan NES3292, District Lot 2451, Kootenay Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V & AN UNDIVIDED 1/664 SHARE IN LOT 9 PL NEP84154 (SEE PLAS TO LIMITED ACCESS) PID 027-221-741

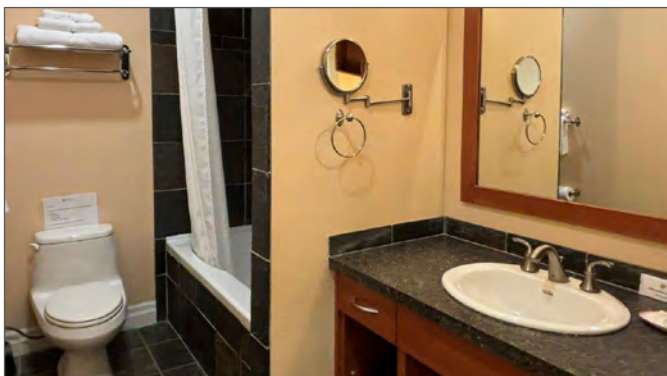
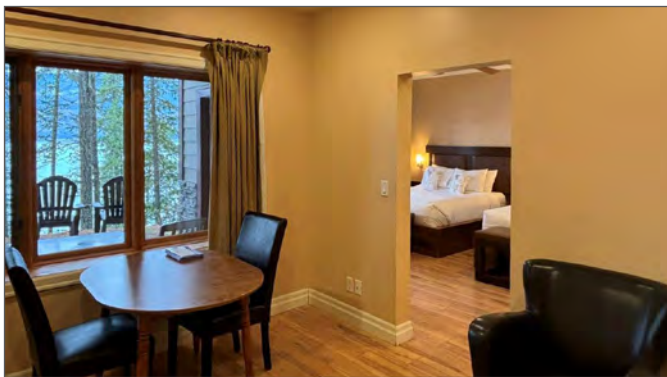




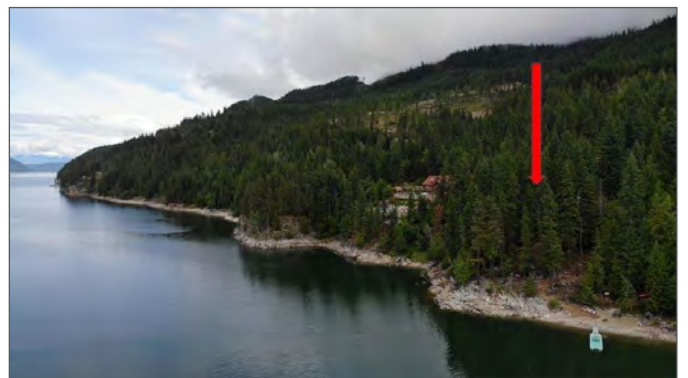




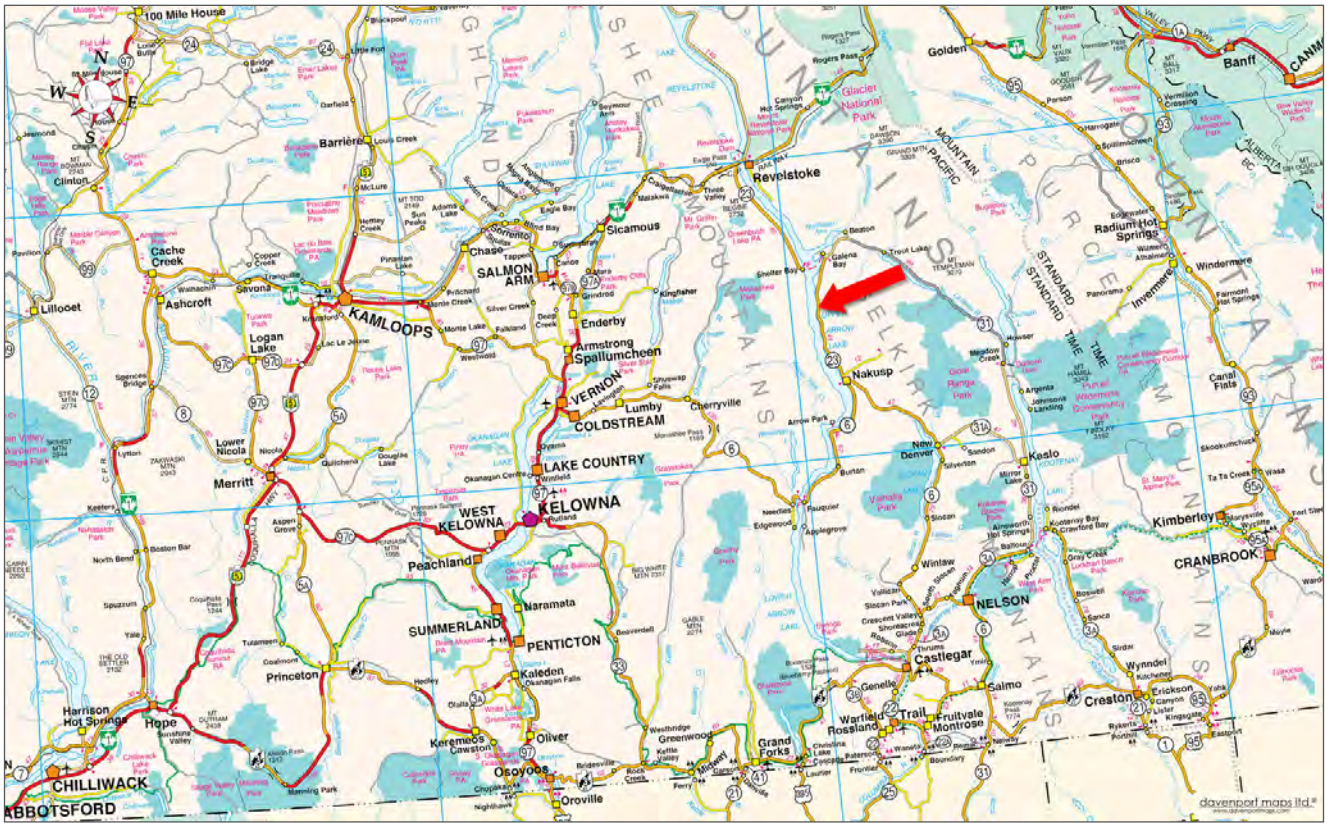
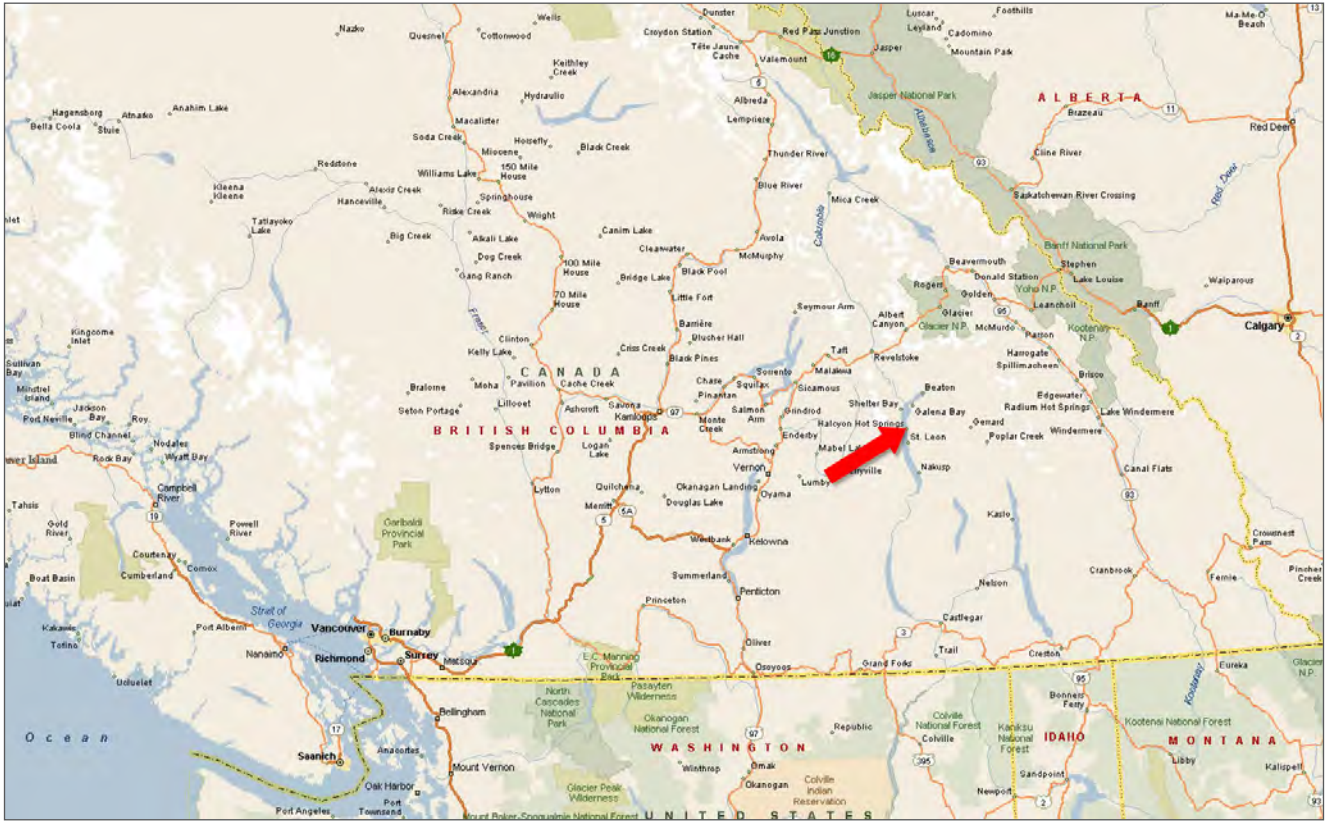




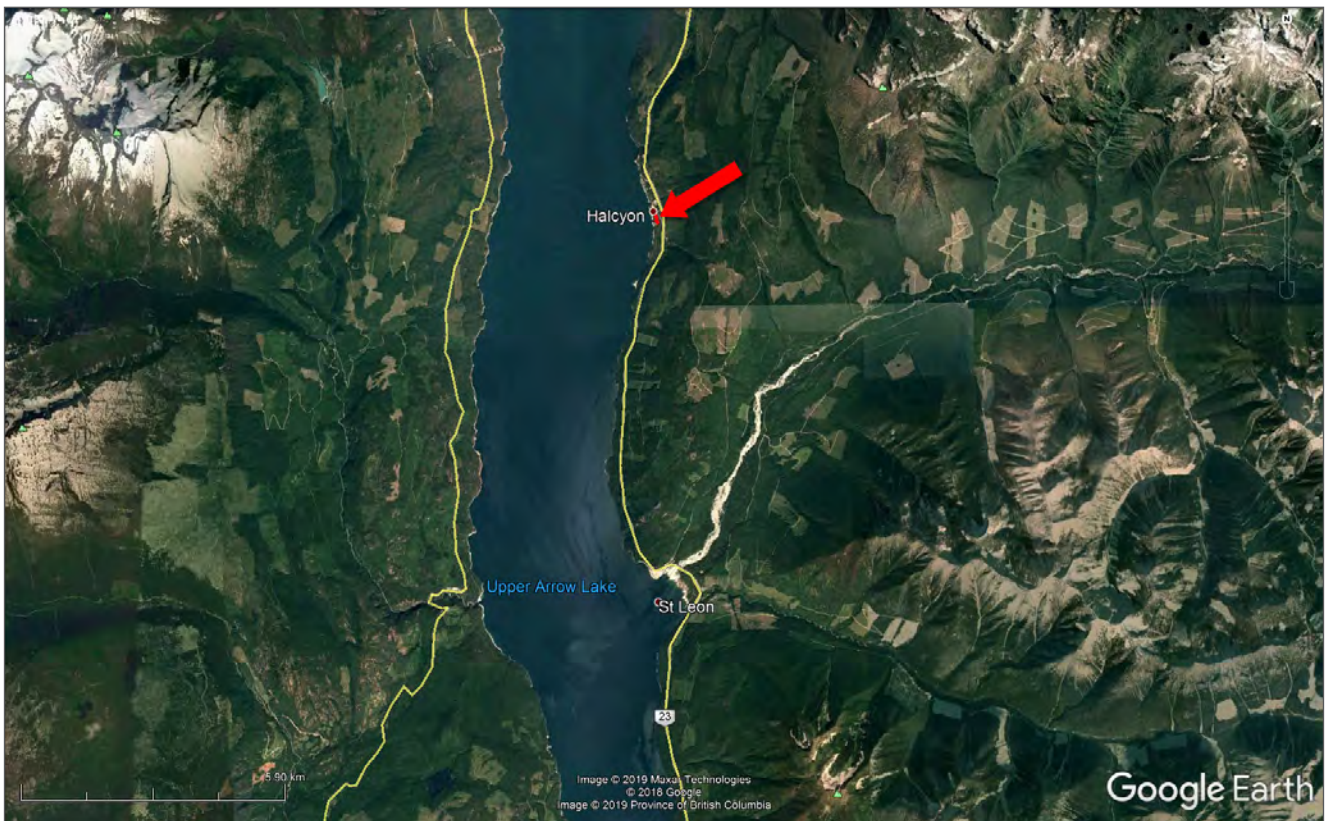
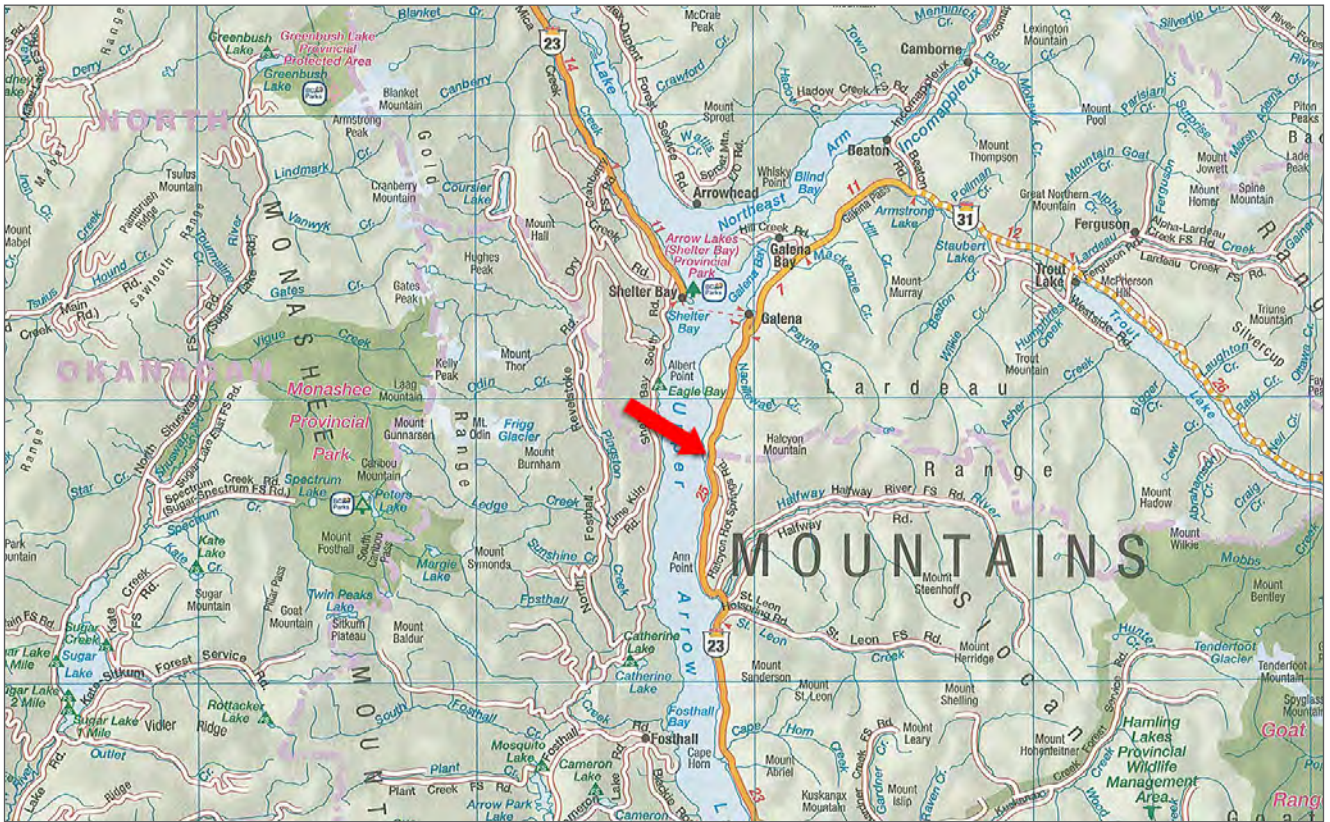




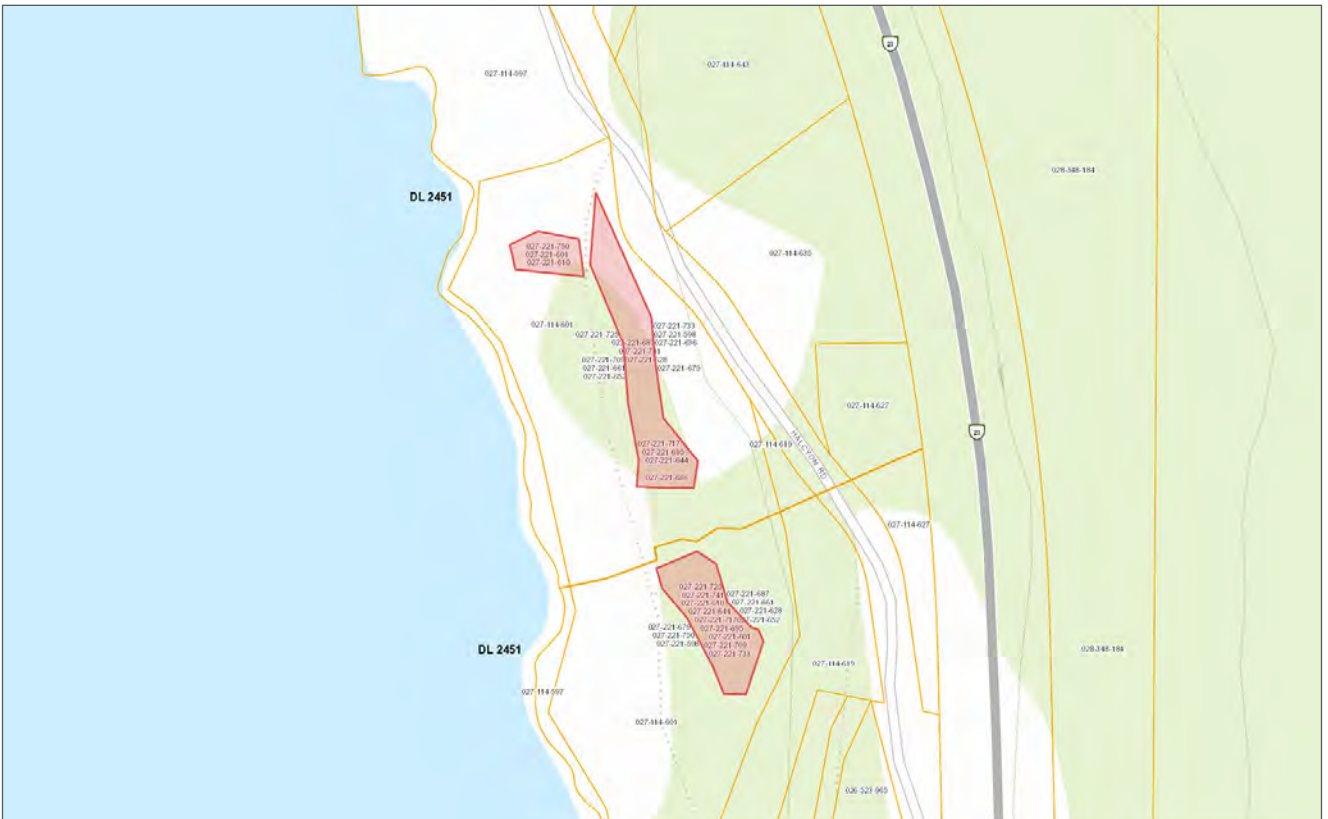




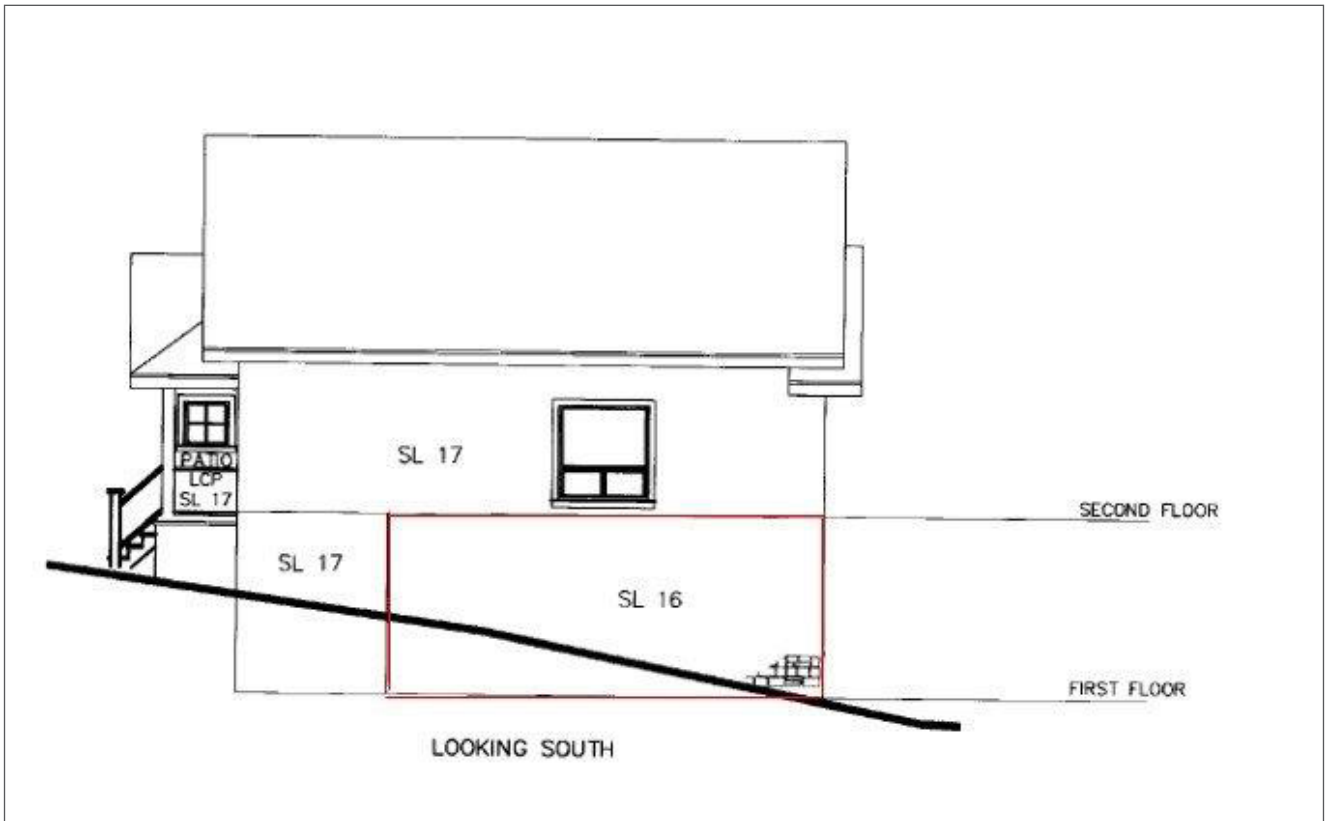


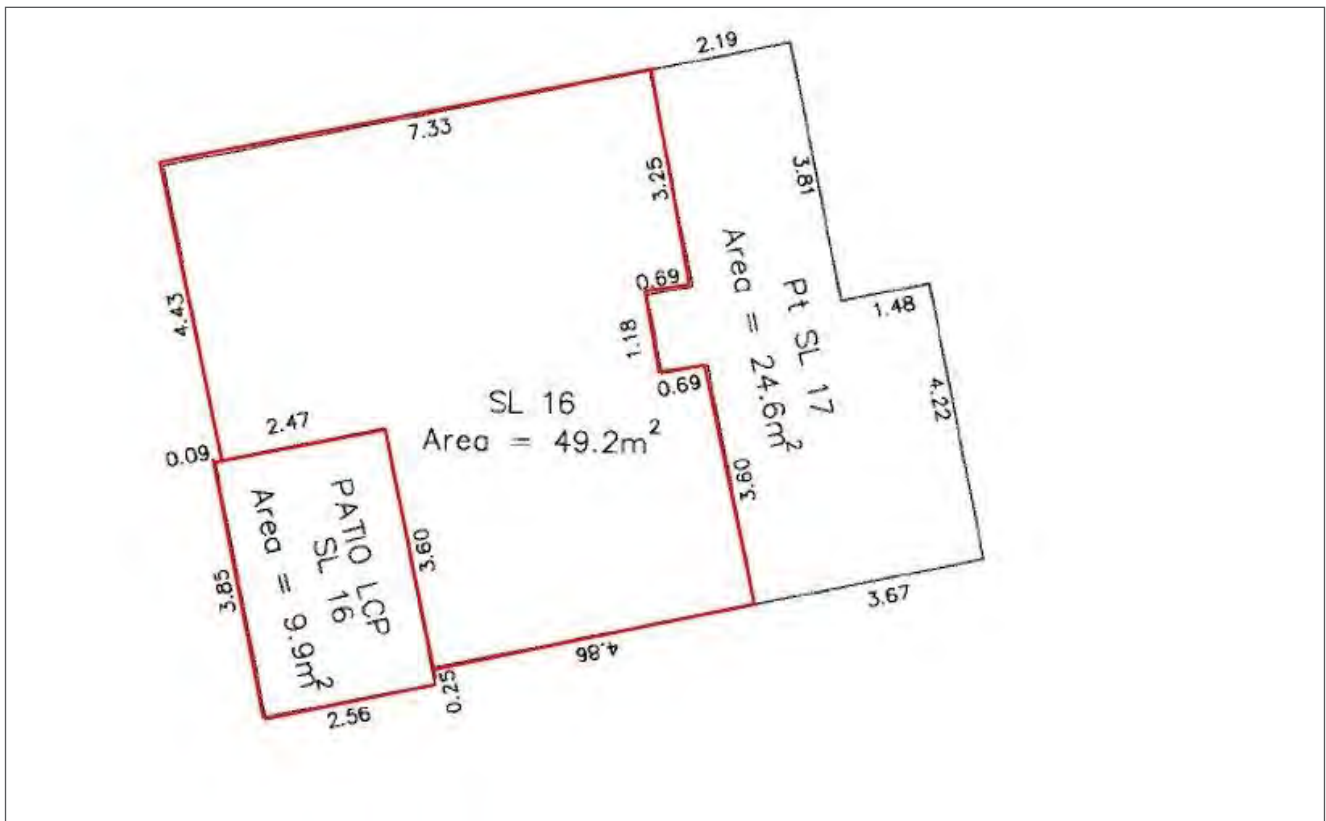


















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