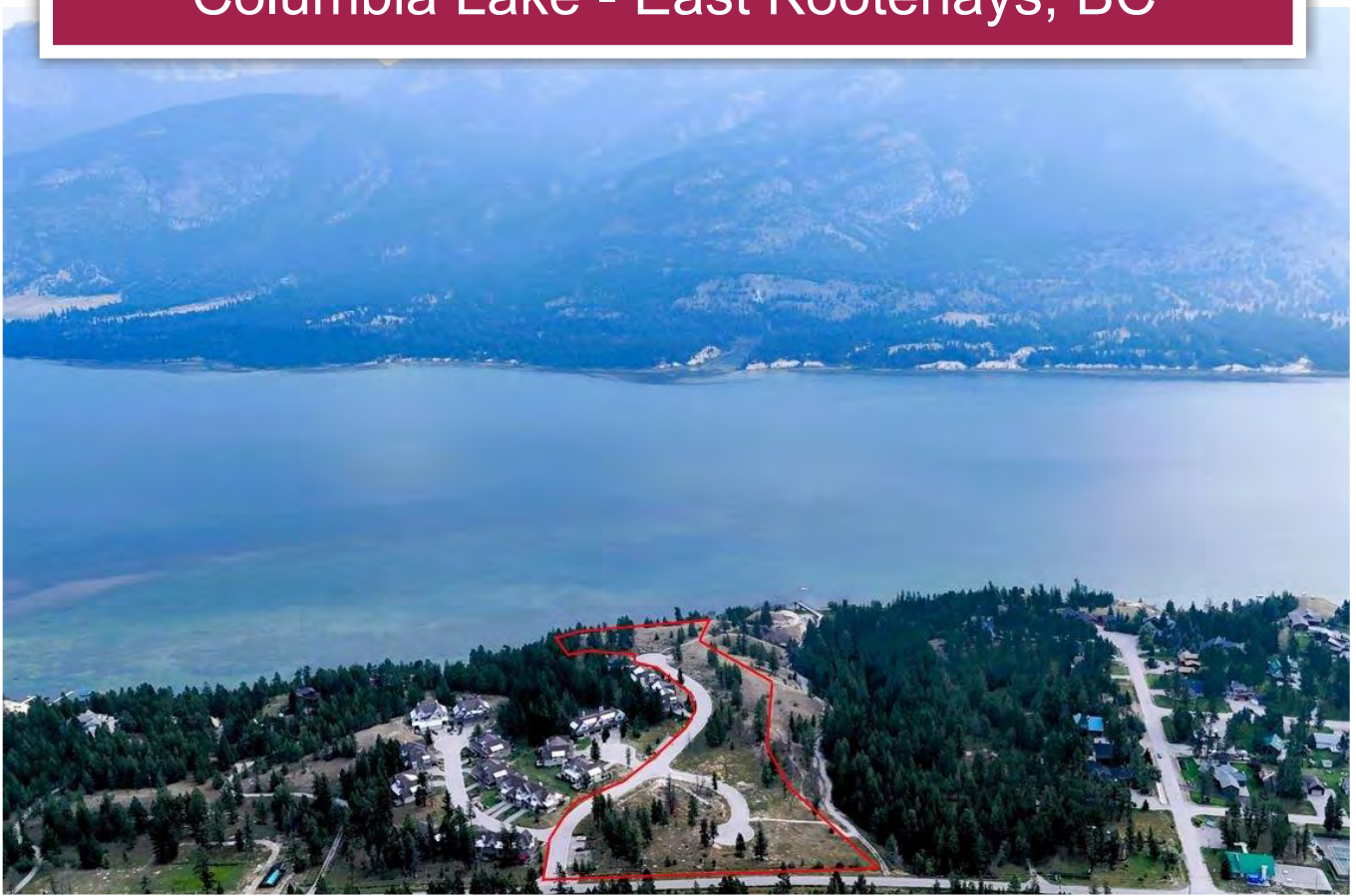




**Prime Development Land**  
Columbia Lake - East Kootenays, BC



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# Prime Development Land

## Columbia Lake - East Kootenays, BC

### PROPERTY DETAILS

|                        |             |
|------------------------|-------------|
| <b>Listing Number:</b> | 24229       |
| <b>Price:</b>          | \$1,595,000 |
| <b>Size:</b>           | 7.96 acres  |

### DESCRIPTION

A prime residential development site overlooking one of BC's most treasured geographic features, the very scenic Columbia Lake.

This parcel of land is ideally situated for a lifestyle-oriented project attracting end users with its . . .

- Gorgeous setting and views
- Favorable climate with over 300 days of sunshine
- Numerous world class golf courses as close as 10 minutes away and 10 different top-rated courses 1 hour or less away
- Winter recreation with Fairmont Ski Resort (night skiing) just 10 minutes away, and Kimberley Alpine Resort just 87 km away
- Lakeside recreation with amazing boating on Columbia Lake
- Fishing on various nearby backcountry lakes
- Hot spring pools 10 minutes away
- And much more!

The overall size of the land according to the plans is 7.96 acres. The actual dimensions for the site are quiet irregular—please see maps. Lot layouts would be spread out in cluster form with open green space lots of room for a recreational clubhouse

and strong end sale value. The land is serviced with underground power, sewer, water and storm sewer services. The sewer and water provider is Corix Utilities. Roads are paved. The site is ready to be taken to the next step.

Past development applications had the approval for 33 units and plans ranged from single family lots to a townhome/duplex project—all applications have now expired and various drawings/disclosure statements are available for qualified buyers to review. In terms of servicing, it has been established that at present there are 29 service connections in place. To have any more connections/higher density would require further in groundwork and confirmation with Corix Utilities on capacity.

The current asking price assuming 29 units is \$55,000/door.

It is our opinion that the current listing inventory and market trends for buyers is moving away from large single-family homes. In discussions with buyers they are now more favorable to townhome projects that allow short term rentals or perhaps a residential project of smaller homes (1,250 to 1,750 sq. ft.) maybe with a secondary suite for short-term rentals or detached shops/garages, and there is lots of demand for homes with large covered outdoor space/decks allowing for a more seamless connection with the outdoors. The existing inventory of homes has focused more on past trends with larger interior space the focus. This project could perhaps have a central recreational clubhouse with in-ground/infinity pool overlooking the lake, a sport court, etc. to add to the recreational appeal.

## LOCATION

Lot 1 Columbia Lake Road

### Notable Distances

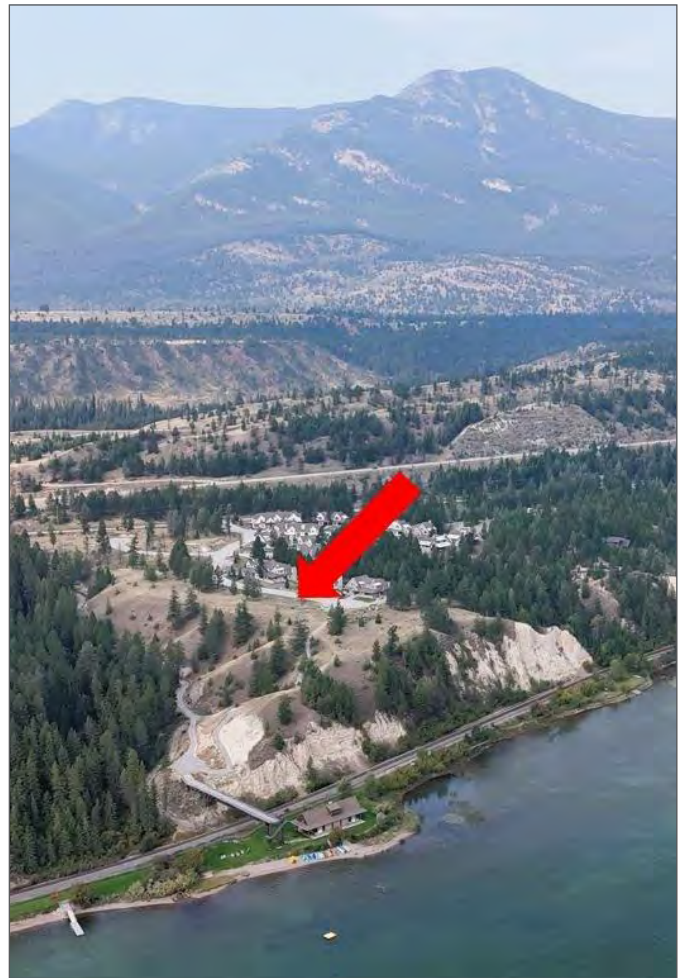
- Fairmont Hot Springs Resort: 12 km
- Fairmont Ski Resort: 15 km
- Canal Flats: 15 km
- Invermere: 35 km
- Kimberley Alpine Resort: 87 km
- Cranbrook: 97 km

This location provides easy access to various locations around the province and into the United States. The two major border crossings near Cranbrook are open 24 hours a day.

Air transportation is provided by Canadian Rockies International Airport located 100 kilometres to the south. The airport is owned by the City of Cranbrook and it is the largest airport between Kelowna and Calgary. The airport is serviced by Air Canada and Pacific Coastal Airlines, both which provide several daily flights to Vancouver and Calgary. A multi-government partnership completed an expansion of the airport that enabled access to larger aircraft. The addition of other routes including direct flights from Europe and the USA should increase passengers to the Region. The International Airport at Calgary is the next largest airport located about 300 km east of Canal Flats.

## DIRECTIONS

The subject property has access from Columbia Lake Road which comes off Highway 93/95 approximately 11 km south of Fairmont Hot Springs, or 15 km north of Canal Flats. Enter the land at the sign for Spirits Ridge, the land is on the right side of the road and extends down towards lake—please see mapping.



## AREA DATA

Fairmont Hot Springs is a 10-minute drive north of the property renowned for its natural hot springs, outdoor recreation, and beautiful mountain scenery. Here is an overview of what Fairmont Hot Springs has to offer, including skiing, hot springs, golf courses, and business opportunities.

Fairmont Hot Springs Resort is one of the largest natural hot spring resorts in Canada. The hot springs are the main attraction, drawing visitors for their therapeutic mineral waters. The pools are open year-round, including during the winter, offering a unique way to relax in the cold weather.

Fairmont also offers Skiing and Snowboarding. The resort has 13 runs serviced by three lifts, including a double chairlift, a handle tow, and a magic carpet. The ski area covers about 75 acres and offers a vertical drop of 300 metres (985 feet), making it ideal for families, new skiers, and those looking for a relaxed skiing experience. In addition to skiing and snowboarding, the resort offers snowshoeing, cross-country skiing, and winter hiking trails.

Fairmont Hot Springs Resort is also a major golf destination, boasting three golf courses that cater to different skill levels:

- Riverside Golf Course: this 18-hole, par-71 course is designed along the banks of the Columbia River. It is known for its challenging layout, beautiful mountain views, and water features that come into play on several holes.
- Mountainside Golf Course: an 18-hole, par-72 course that winds its way through the natural landscape of the Columbia Valley. The course is famous for its elevated tees, challenging greens, and stunning views of the Purcell Mountains.
- Creekside Golf Course: a 9-hole, par-3 course ideal for beginners, families, and those looking for a shorter, more relaxed golfing experience. It features a more intimate layout and offers a great opportunity to practice short game skills.

In addition to the resort, the area has various local amenities such as shops, restaurants, and wellness services. Visitors and residents enjoy activities like horseback riding, zip-lining, river rafting, fishing, and ATV tours, all within close proximity to the property. Not far away via Forest Service Roads one can explore the Purcell Mountain backcountry with great little fishing lakes, hunting and wilderness exploration.

The area is a recreation seekers paradise!

## MAP REFERENCE

50°14'47.87"N and 115°52'24.27"W

## BOUNDARIES

Please see the mapping section, all boundaries are approximate.

## INVESTMENT FEATURES

Current asking price assuming 29 units is \$55,000/door.

## SERVICES

The property is fully serviced to the lot line with services run along the paved roads. 29 connects have been approved by service provider.

- Underground power
- Water - provided by Corix Utilities
- Sewer - provided by Corix Utilities
- Cell service

## IMPROVEMENTS

Paved roads. Underground services including power, sewer, water, storm sewer.

## ZONING

R-4A (Multiple Family Residential (Cluster) - Medium Density)

Density - 4.8 units/acre

## LEGAL

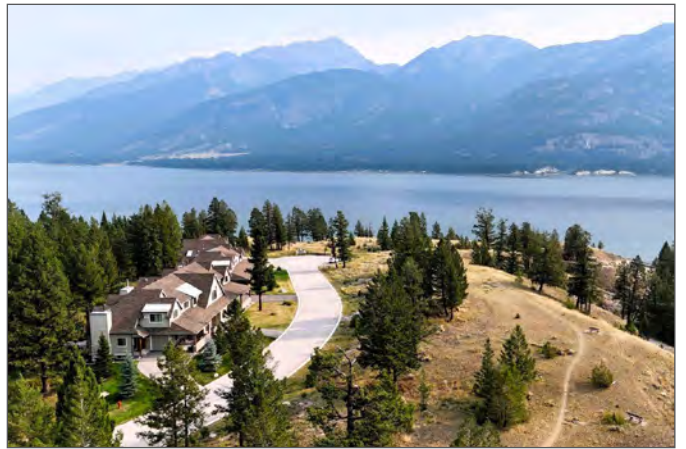
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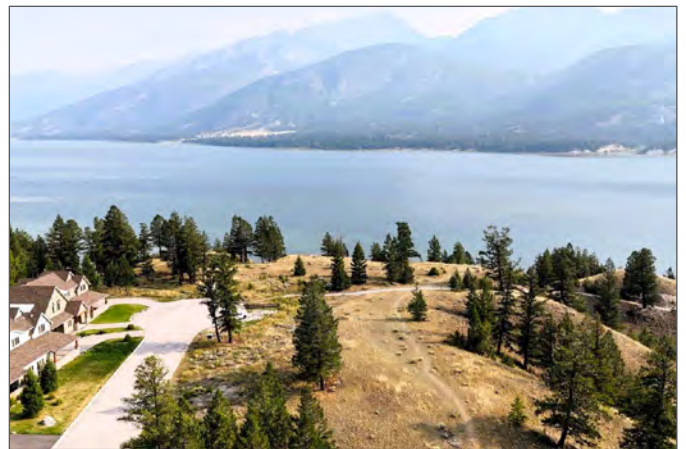
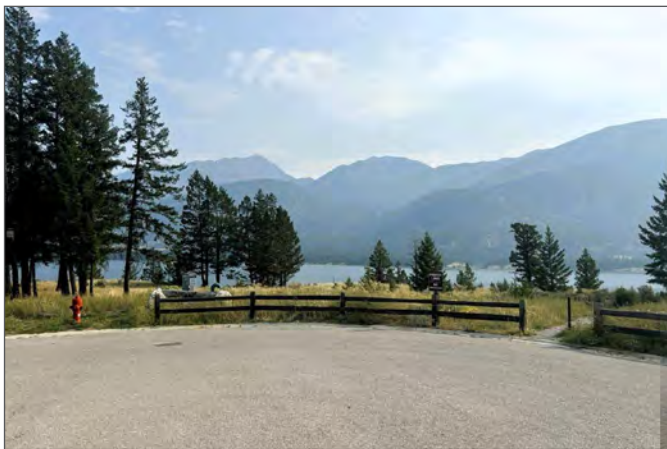




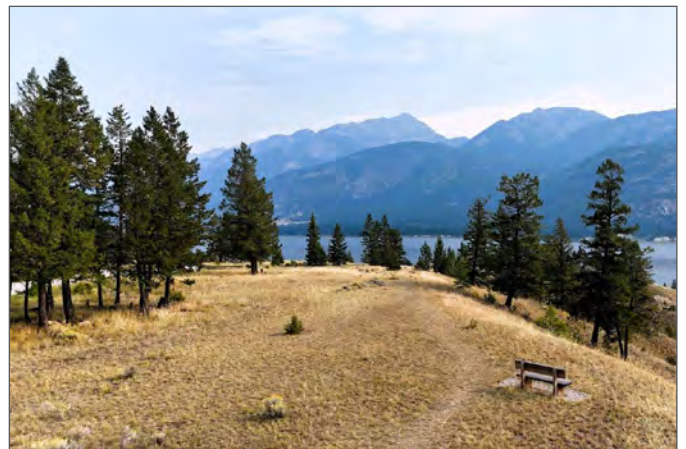


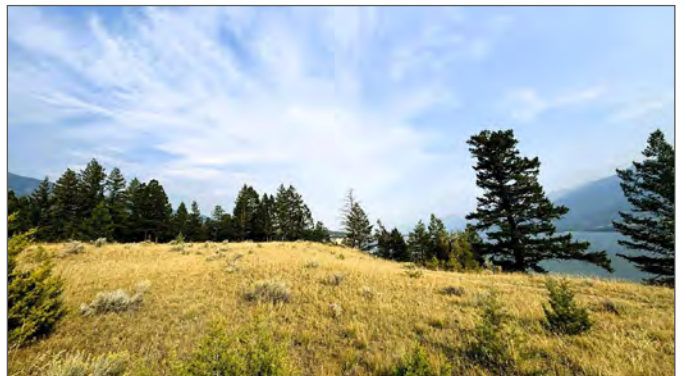
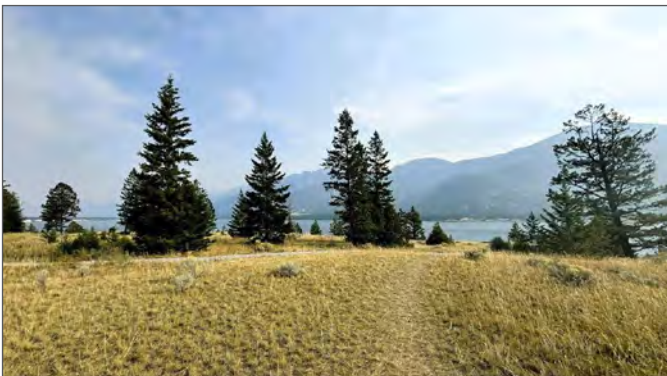
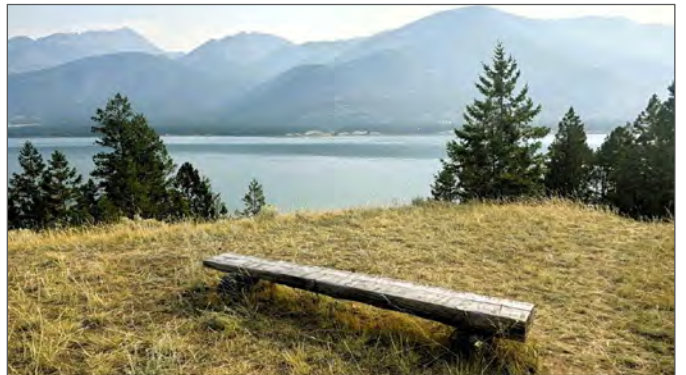


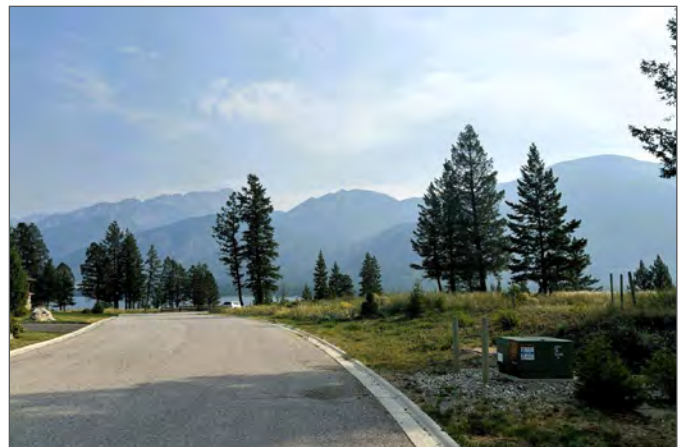
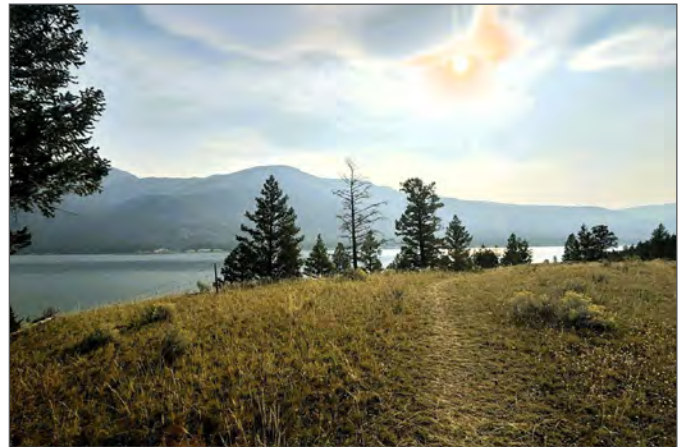


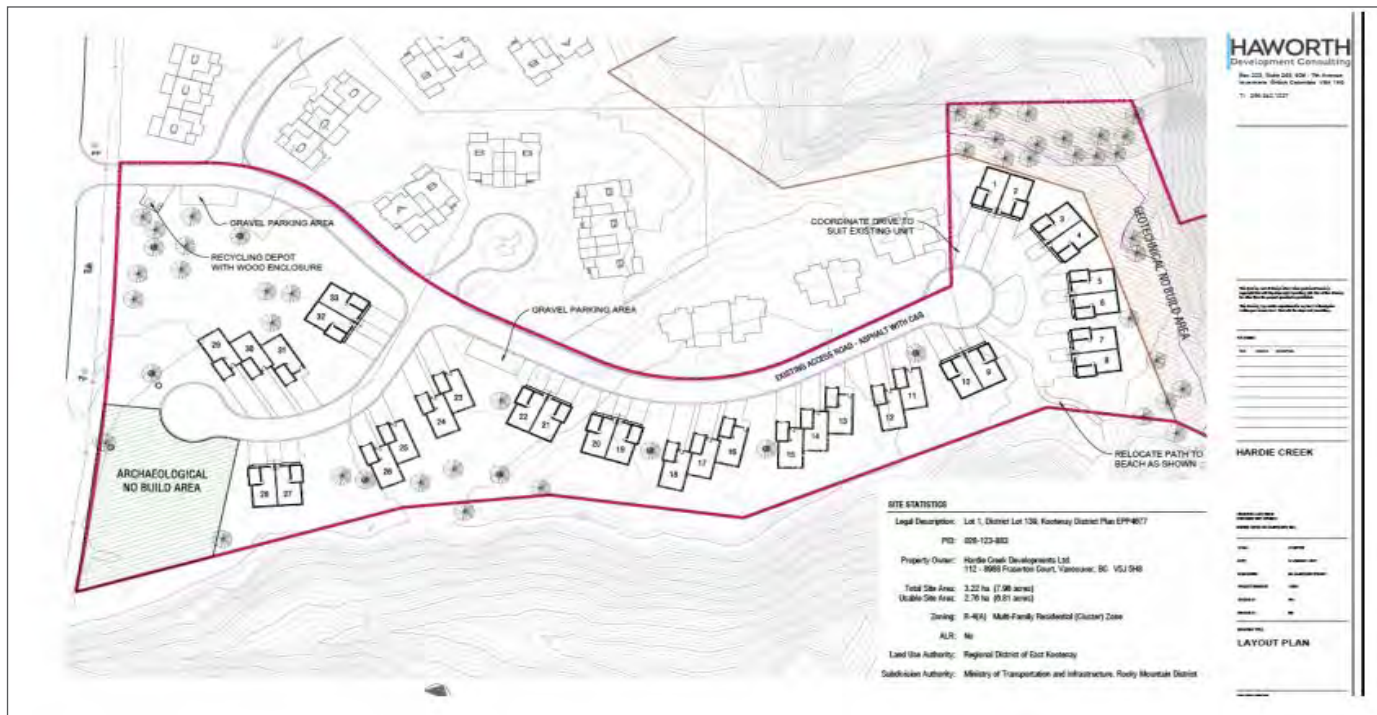


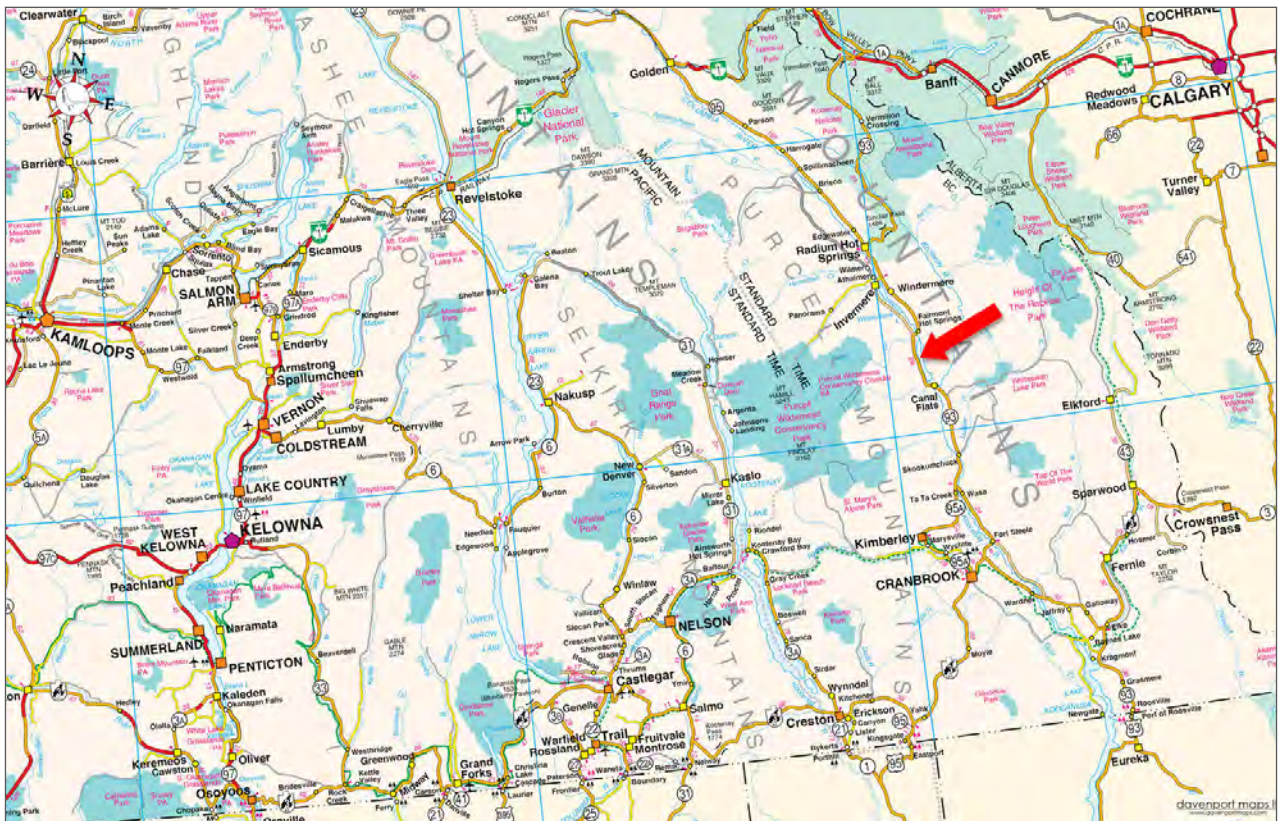




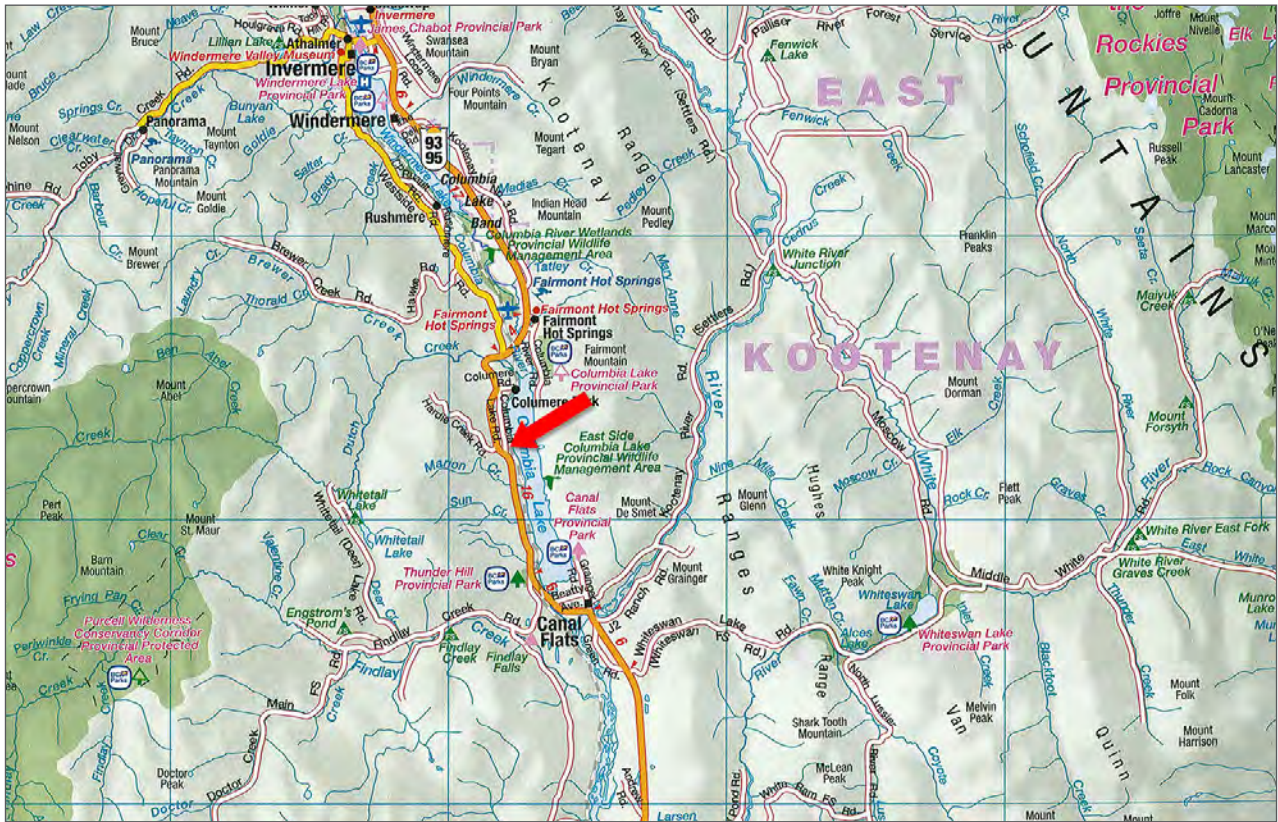


















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