



**Rural Acreage with Subdivision
Approval - Kitchener, BC**



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Rural Acreage with 4 Lot Subdivision Approval - Kitchener, BC

PROPERTY DETAILS

Listing Number:	24275
Price:	\$869,000
Taxes (2024):	\$1,981.30
Size:	40.09 acres
Zoning:	R4

DESCRIPTION

Located approximately 17 km east from Creston, BC sits the community of Kitchener, a stunningly beautiful part of BC where the Goat River and the Purcell Mountains create a breathtaking backdrop for outdoor recreation of all kinds. Conveniently located less than 1 km off Highway 3, this property is within easy striking distance of the modern conveniences offered by Creston and the rugged wilderness of the adjacent Crown land which borders the property on 3 sides. There is an enormous swath of Crown land on the south side of the property which stretches from the property boundary all the way to the US border. This area of Crown land is full of deer, elk, moose and has some of the best backcountry hunting and exploration in British Columbia.

The 40 acres parcel is the remainder of a rural homestead, which has Preliminary Layout Approval to subdivide the property into four parcels. The subdivision plan can be viewed in the maps and plans section of this listing. The property was recently logged in the fall of 2024, with the merchantable timber being removed.

This property is quite private located at the end of a dead-end road. Serviced with power to the lot line and a drilled well. The current zoning allows for residential dwellings (two per parcel), farming, cannabis production, home-based businesses, and accessory tourist accommodation.

Call the listing agent today for more information or to book a time to go by for a look.

LOCATION

DL 7094 Clement Road - Kitchener, BC

DIRECTIONS

Please refer to the mapping section of this listing.

AREA DATA

Creston is a town in the Kootenay region of southeastern British Columbia. A harmonious cluster of small communities each with their own distinct character, it is a perfect location for lifestyle-oriented entrepreneurs. The wide-open valley, fabulous climate, mountains, rivers, lakes, friendly and down-to-earth people, and relaxed pace contribute to our unparalleled quality of life.

The Creston Valley begins at the US border (Rykerts, BC), 11 km south of the town of Creston and parallels the East Shore of Kootenay Lake to Riondel. The area encompasses the Lake communities of Sirdar, Kuskonook, Sanca, Boswell, Gray Creek, Crawford Bay, Kootenay Bay and Riondel. The Valley stretches to include the town of Creston and all of its neighboring communities—Erickson,



Canyon, Lister, West Creston, Arrow Creek, Kitchener, Wynndel and Yahk.

The Creston Valley has a temperate climate which plays a vital role in its economic well-being. The agriculture industry is a major player, with more than 20,000 acres of reclaimed land—some of the most fertile land in British Columbia. Other major industries include: forestry, manufacturing, mining and tourism. The Creston Area makes up the southern third of the Kootenay Lake Timber Supply Area, as well as a great deal of private forest land.

Creston offers a quiet, rural setting within reasonable distance of larger, urban centres in British Columbia, Alberta and the US. Nestled between the Purcell and Selkirk Mountains, the Town of Creston comprises 911 hectares and includes about 6,002 residents.

Creston routinely experiences ideal weather and is usually spared the sudden high and low extremes of many other regions. With such ideal weather and increasing economic development, Creston has long been favoured by retirees as “A Great

Place to Retire”. Whether visiting or seeking to relocate, Creston has a complete range of services and facilities which provide for a comfortable and satisfying lifestyle.

VEGETATION

Kitchener features a diverse range of vegetation shaped by its location in the Kootenay region, which combines both forested and agricultural landscapes.

RECREATION

Creston offers a wide range of recreational opportunities. Included are: a professional 18-hole golf course, a par 3 golf course, a 5-pin bowling alley with 8 lanes and automatic scoring, 2 fitness centres, several tennis courts, baseball diamonds, soccer fields, a four hundred seat auditorium, a modern, air-conditioned recreational complex equipped with an ice rink which doubles as a rollerblading rink (spring/summer), a 6-sheet curling rink, and a 25-metre outdoor swimming pool and a wading pool. The complex is situated on 17 acres in the heart of Creston and offers many

active-living programs as well as a Spring Trade Show and Fall Fair. Creston is also the home of the (junior 'A) Thunder hockey team.

Outdoor enthusiasts will enjoy Creston's scenic hiking, biking and naturalist trails or paths. Near Summit Creek Campground and Recreation Area, hikers can explore part of the original Dewdney Trail.

Directly from Creston, excellent fishing and boating adventures await you on Duck Lake, or within 1.5-hour drive on Kootenay Lake. You can also "jump" at the chance for some exhilarating hang gliding from nearby Goat Mountain. Several municipal parks in Creston provide for perfect picnic fun and playgrounds for families with children.

During the winter, popular sports include cross-country skiing, snowshoeing and snowmobiling. In the Valley, you can enjoy plenty of "offtrack" winter adventure. The Summit Creek Park and the Wildlife Management Centre Area offer flat and gentle slopes suitable to beginner and intermediate abilities. Other challenges are available at any one of the choice spots within a 2-hour radius of Creston.

HISTORY

Creston's history began with the Ktunaxa Kinbasket Nation, who relied on the local marshes for fishing and hunting. The area gained attention in 1808 when explorer David Thompson became the first non-Indigenous person to view Kootenay Lake. The construction of the Dewdney Trail in the 1860s opened the region to miners and prospectors, while the arrival of the Canadian Pacific Railway in 1898 brought farmers and businesspeople to the area. Early industries included logging and lumbering, which continue to be significant today, alongside fruit farming initiated in 1893 by Ella Rykert, who planted the valley's first apple trees.



In the 1880s, William Adolf Baillie-Grohman proposed an ambitious land reclamation project to drain the Creston Flats for agriculture. His plan included lowering Kootenay Lake and constructing dykes, but the initial efforts were unsuccessful. Despite this, the creation of dykes ultimately led to the protection and reclamation of over 10,000 hectares of farmland. Baillie-Grohman's vision, though flawed, laid the groundwork for the fertile agricultural landscape that Creston enjoys today.

MAP REFERENCE

49° 9'12.53"N and 116°20'31.78"W

BOUNDARIES

Please refer to the mapping section of this listing, all boundaries are approximate.

SERVICES

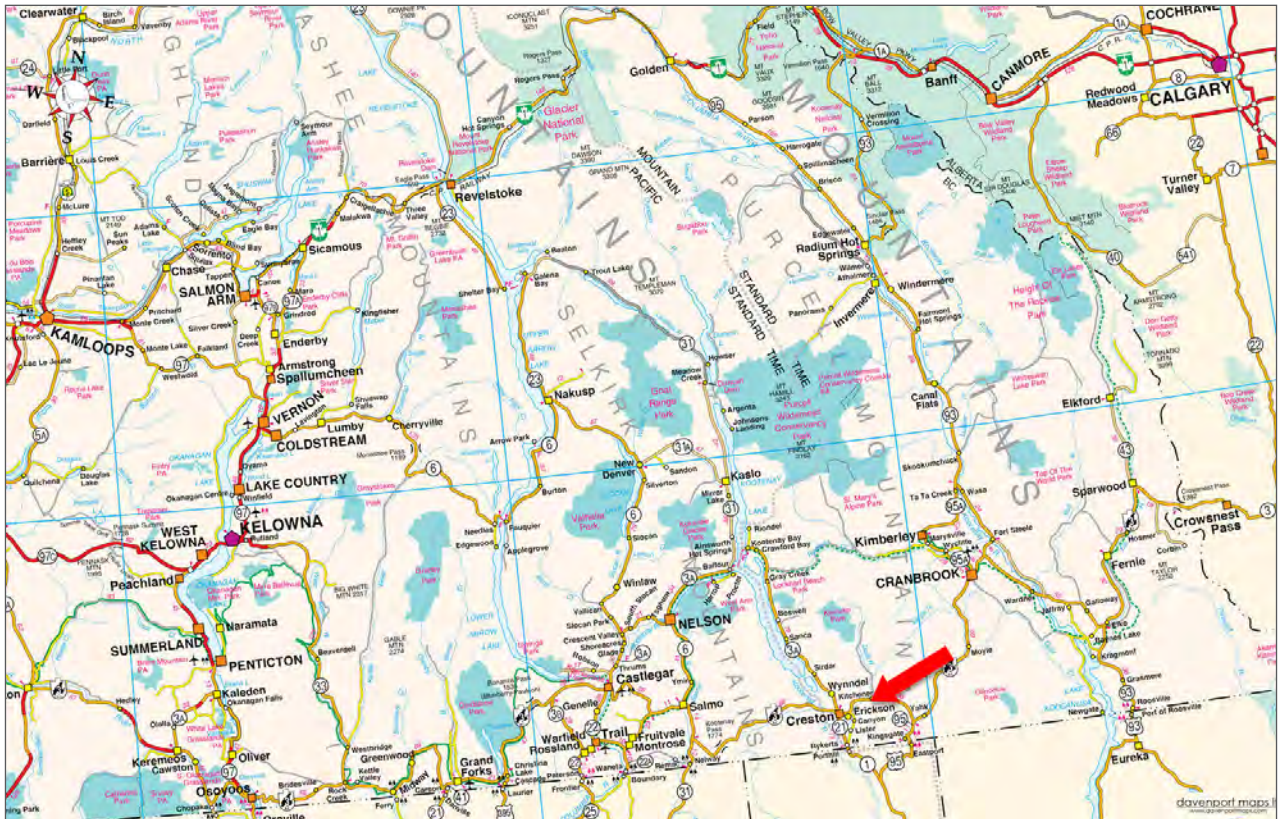
- Power
- Drilled well

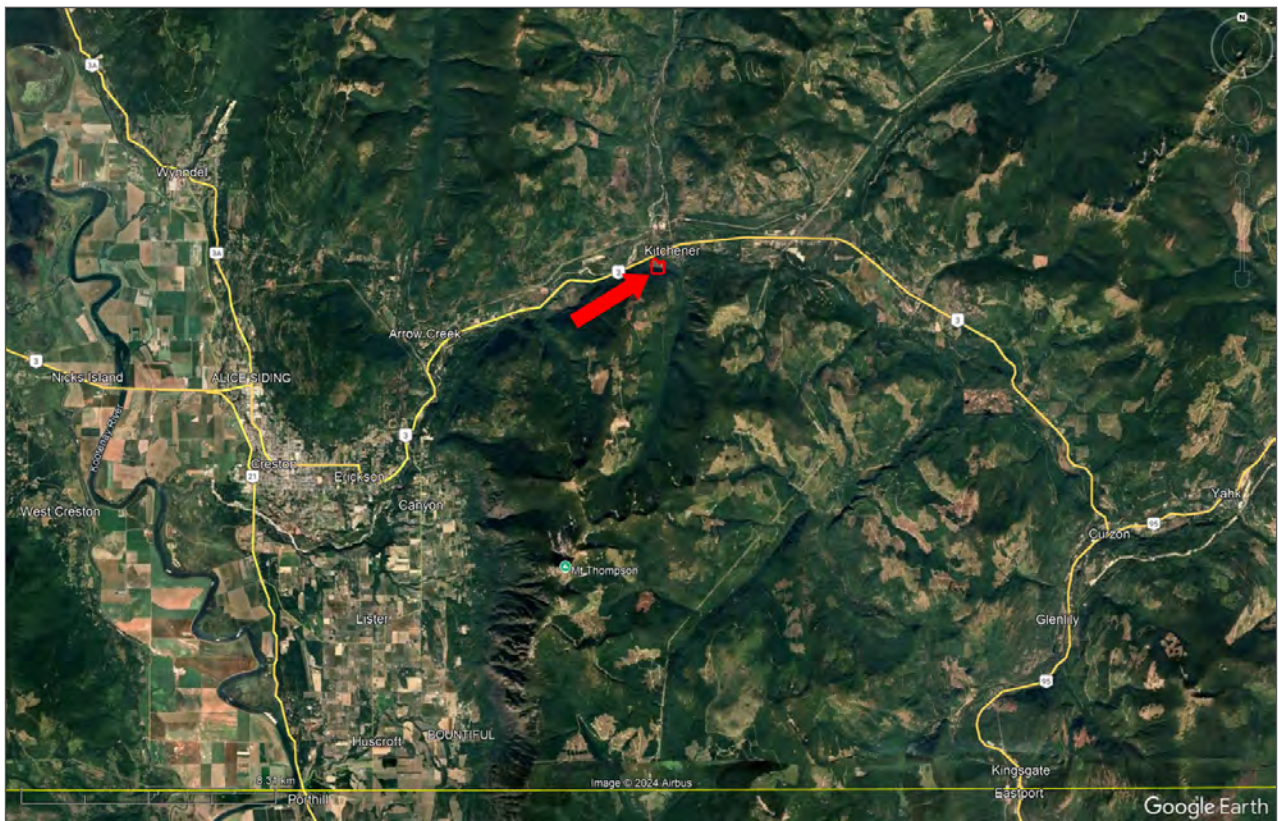
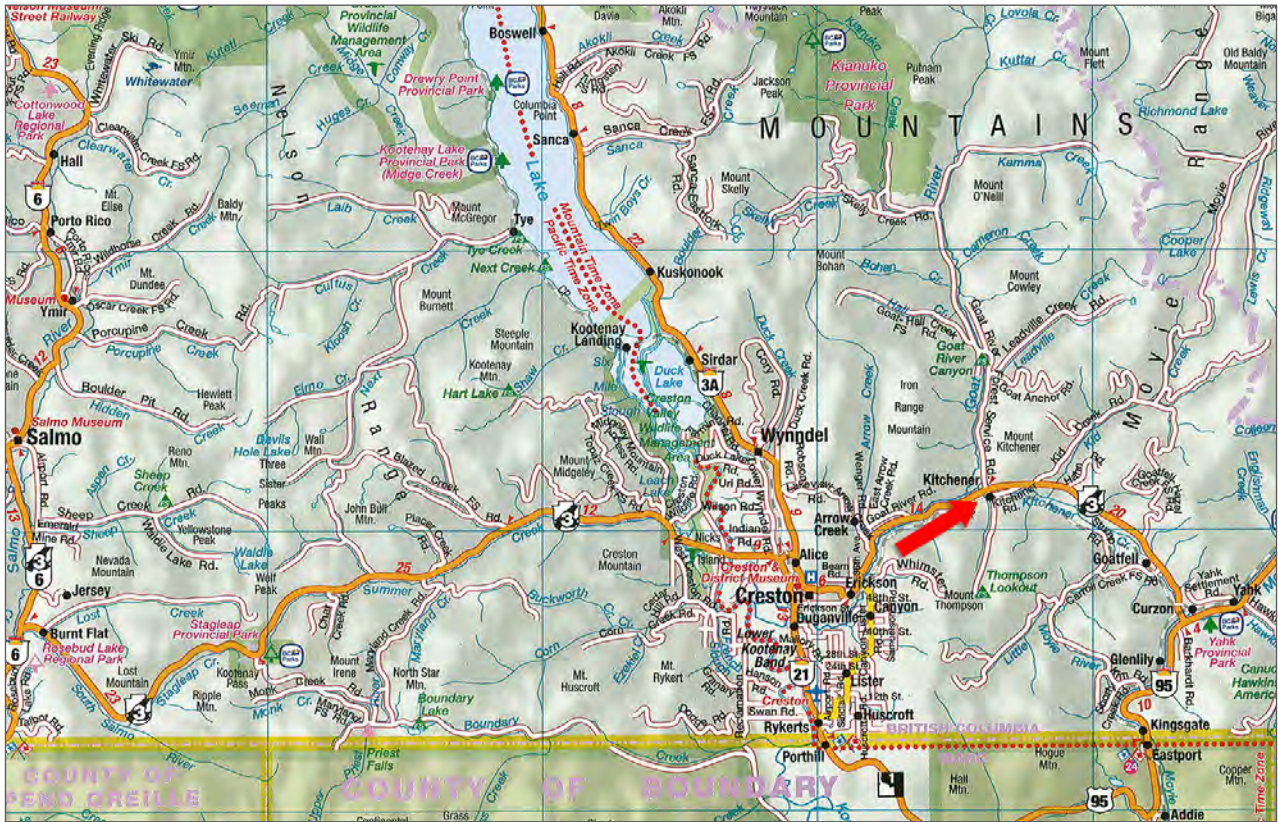
LEGAL

DISTRICT LOT 7094, KOOTENAY LAND DISTRICT, EXCEPT PLAN 1966

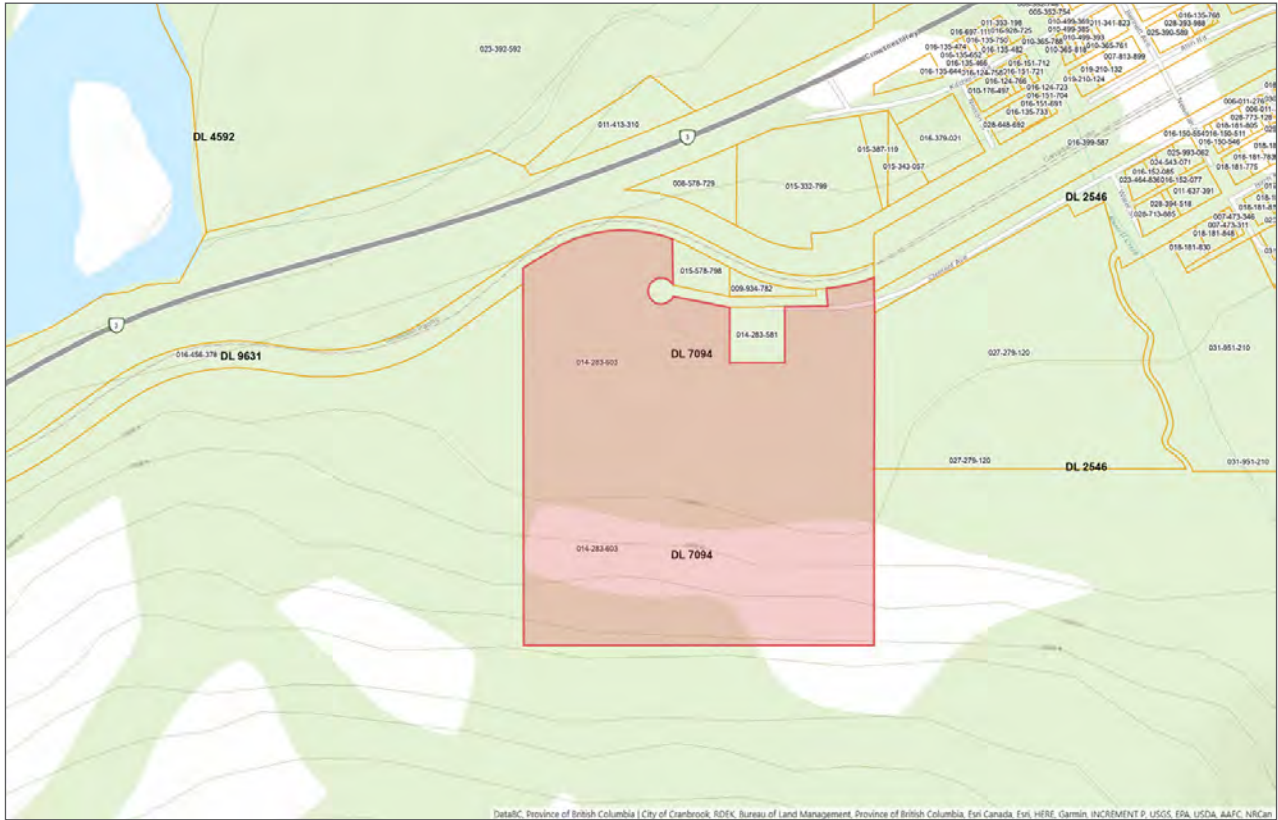




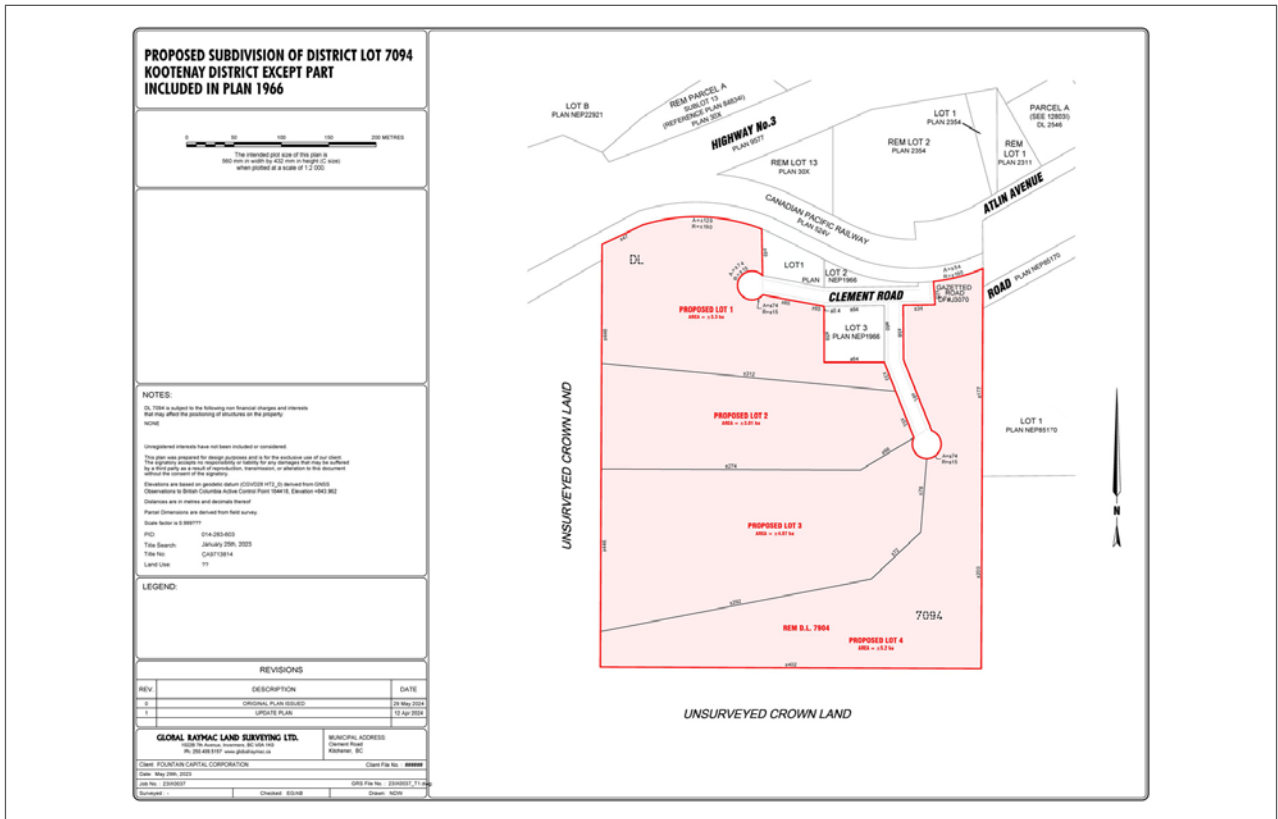








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