



**Sub-dividable West Kootenay
Acreage - Pass Creek, BC**



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Sub-dividable West Kootenay Acreage

Pass Creek, BC

PROPERTY DETAILS

Listing Number:	24119
Price:	\$695,000
Taxes (2024):	\$1,955.43
Size:	70.48 acres
Zoning:	R2I (Country Residential I)

DESCRIPTION

This scenic and mostly forested rural acreage in Pass Creek offers excellent subdivision potential.

- Zoning: Permits lot sizes down to 1 hectare (2.5 acres)
- Not in ALR

Spanning over 70 acres, this property features two forested knolls divided by Kinney Creek. The southern section of the creek connects to a small-lush pasture with rich soils. The forest is approximately 120 years old. Pass Creek Road forms the northern boundary, while McDaniel Road marks the southern boundary, providing ample road frontage and reducing the need for additional road construction should a subdivision be pursued. Power lines run along the road, further lowering service costs.

The area predominantly consists of parcels ranging from 2.5 to 10 acres. A cluster development with a mix of lot sizes from 2.5 to 10+ acres would be ideal. Potential buyers would be drawn to view lots with cabins or homes nestled in the woods, as

well as hobby farm properties on the arable land around Kinney Creek.

A 10-minute drive south takes you to Castlegar, providing access to all urban amenities.

This property is a prime opportunity for subdivision, offering a blend of forested lots, scenic views, some arable land, and creek frontage perfectly suited for a variety of development possibilities.

Northwest Knoll

Approximately 40 forested acres with a seasonal creek that flows to Pass Creek Road, creating a pond and a running stream in spring and early summer. A small trail from Pass Creek Road offers easy access to this lush forest, which slopes up to provide stunning views of the surrounding mountains and farmland. The southern section of this knoll includes a driveway leading to a sloped land with scenic rocky outcrops and outstanding views.

Southeast Knoll

Fronting McDaniel Road, this area comprises about 20 acres and offers excellent view sites with southern exposure.

LOCATION

Lot 34 Pass Creek Road - Pass Creek, BC

Notable Distances

- Castlegar: 11 km
- Nelson: 38 km
- Cranbrook: 289 km
- Kelowna: 318 km
- Spokane, WA: 241 km



DIRECTIONS

From Castlegar take Pass Creek Road north for 10 km, the property sits near the junction with McDaniels Road. Please see maps as the land fronts on both McDaniels and Pass Creek Road.

From Crescent Valley cross over the Slocan River and then turn left on Pass Creek Road and carry on for about 14 km to the land. Please see maps as the land fronts on both McDaniels and Pass Creek Road.

AREA DATA

The Pass Creek Valley is rural community located in the Selkirk Mountains 10 km north of Castlegar, which is the second-largest community in the West Kootenay region of BC. The largest West Kootenay community is Nelson which is 38 km away, so full scale amenities within easy striking distance.

The West Kootenays in general have a distinct cultural flavor and warmth of humanity that will bring a quick smile to your face. Lifestyle is not urban rush, but a relaxed mix of outdoor rugged and urban cool. Business is important, but the lifestyle dog still wags the business tail.

VEGETATION

Mostly mature forest approx. 120+ years old
Approx 3 acres of brush land along a central creek corridor
Approx 3-4 acres of open pasture

MAP REFERENCE

49°23'59.64"N and 117°39'38.06"W

BOUNDARIES

Please see the mapping section, all boundaries are approximate.

INVESTMENT FEATURES

Excellent subdivision potential

- Zoning allows 1 hectare/2.5 acre lots
- Not in ALR
- Frontage on both McDaniel and Pass Creek Road (no road building required)
- Power along the road

Property also has timber value/mature forest

SERVICES

Power at lot line.

IMPROVEMENTS

Bare land.

TAXES

\$1,955.43 (2024)

ZONING

Excellent subdivision potential!

R2I (Country Residential I)

Permitted Uses

Single Family Dwelling, Two Family Dwelling, Horticulture

Accessory Uses

Accessory Buildings and Structures, Home Based Business, Portable Saw Mills, Accessory Tourist Accommodation, Keeping of Farm Animals, Sale of Site Grown Farm Products

Min Lot Size

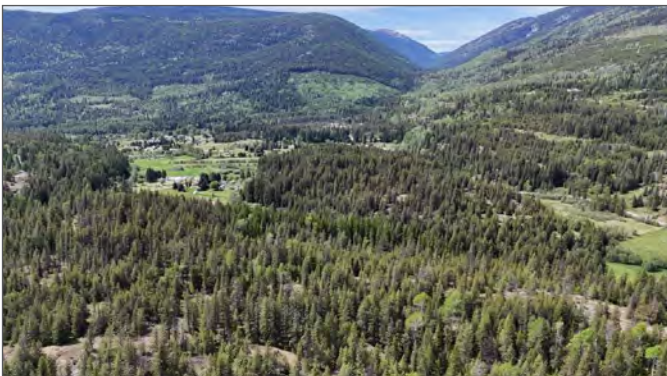
1 hectare

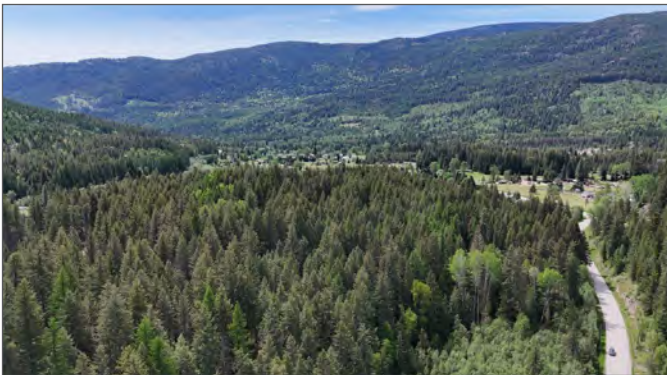
Property is NOT in the ALR

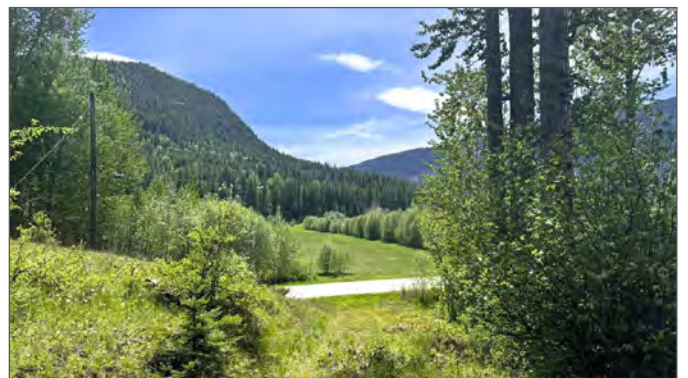
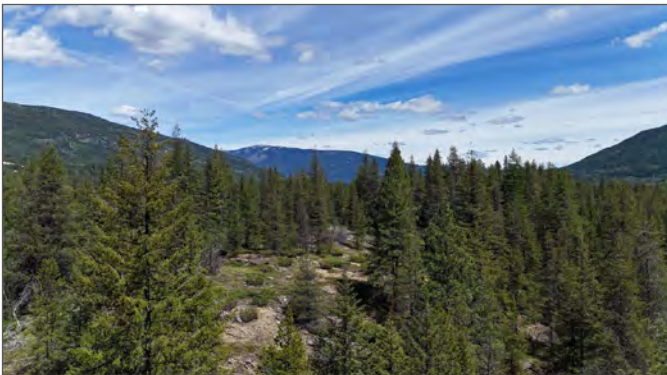
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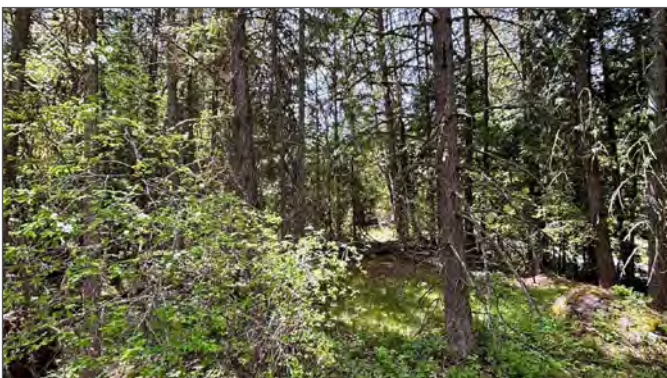
LOT 34 DISTRICT LOT 8640 KOOTENAY DISTRICT PLAN 4923 - PID 014-607-042

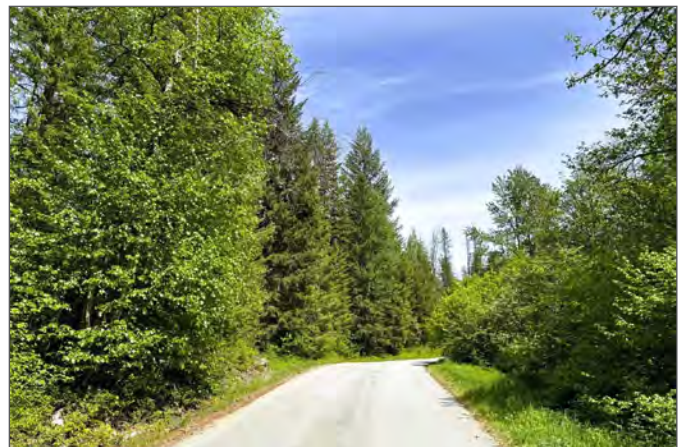


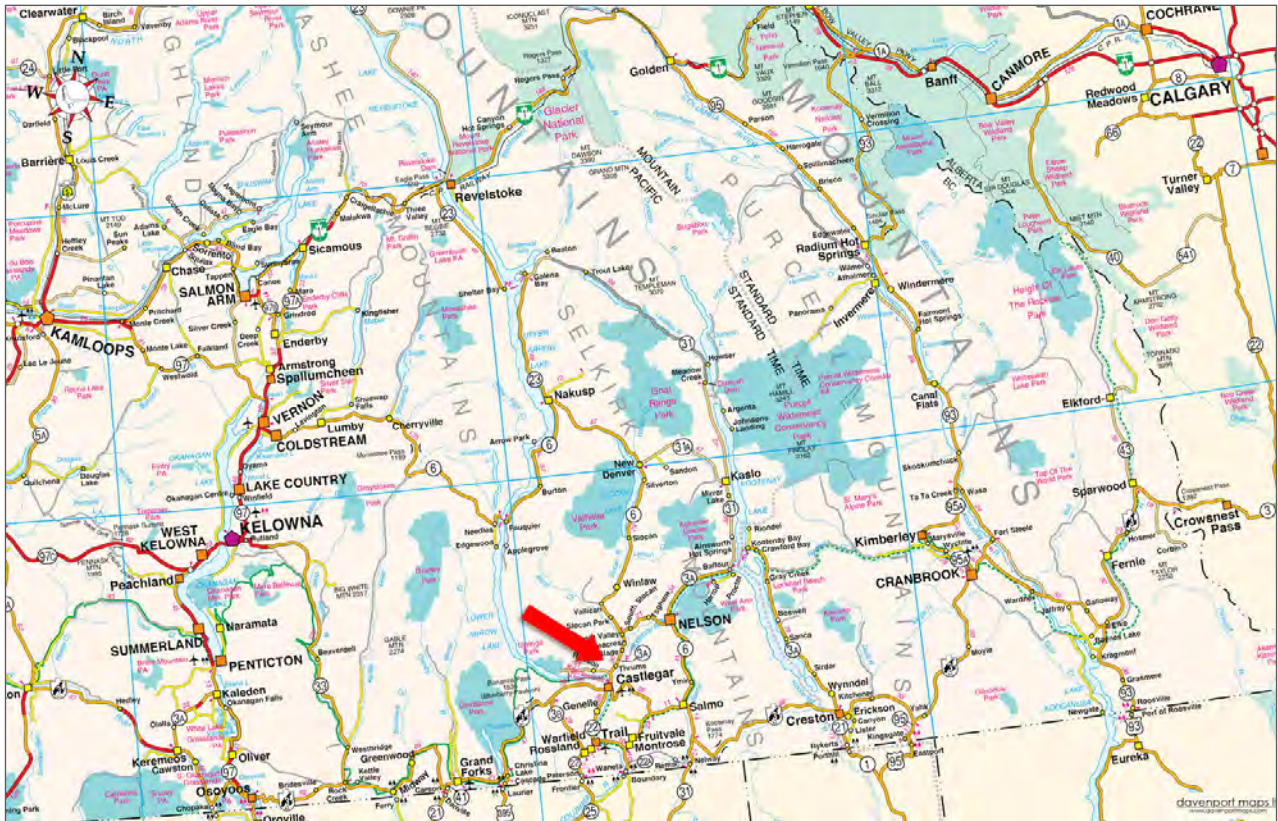


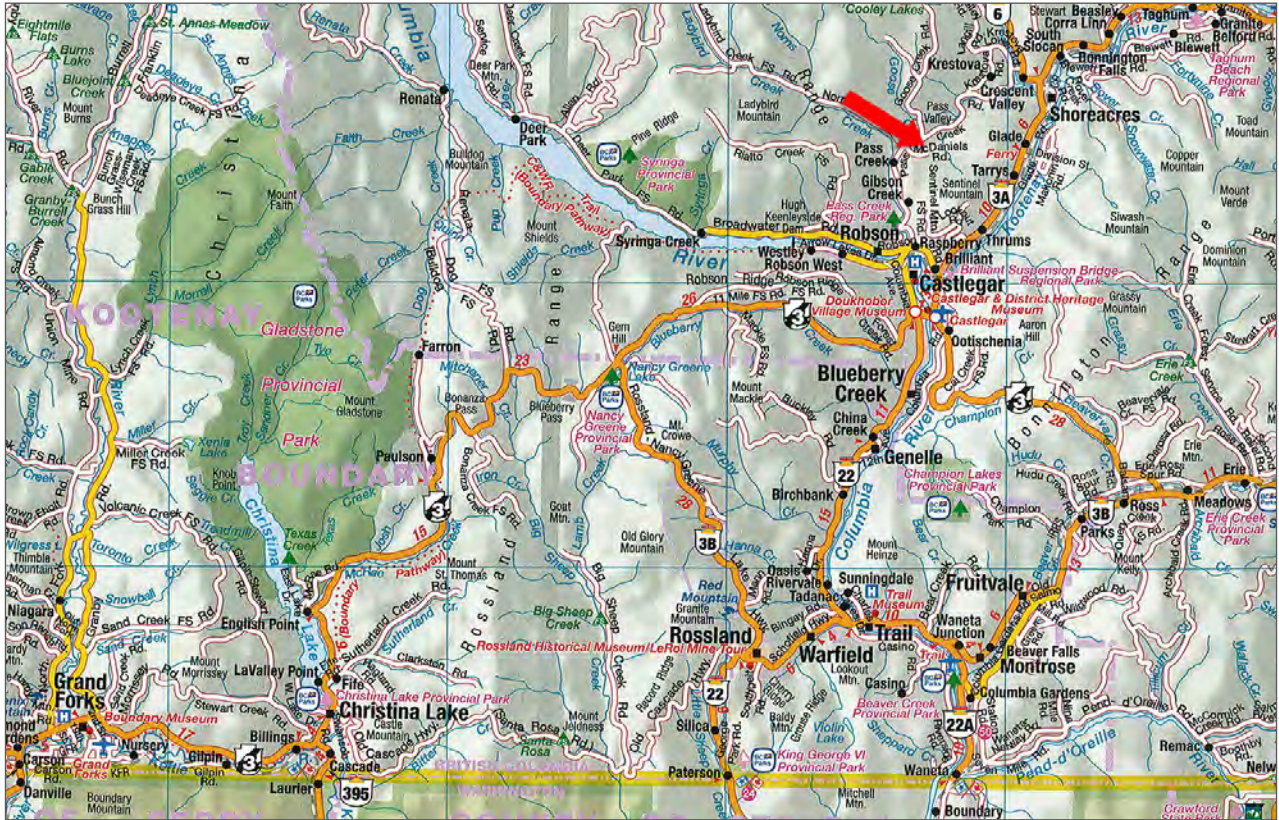
















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