



**Subdivision Property at Spur Valley
in the Beautiful East Kootenays**



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Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



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Subdivision Property at Spur Valley in the Beautiful East Kootenays

PROPERTY DETAILS

Listing Number:	24197
Price:	\$3,790,000
Taxes (2024):	\$2,542.12
Size:	56.83 acres

DESCRIPTION

Developer/Investor opportunity. Lot A is a 57-acre property abutting the Spur Valley Golf Resort. See the mapping section of this listing for the recent survey showing the subdivision area. The owner has received approval from the ALR to exclude the property from the ALR and therefore opening up the property for residential development. Contact the listing REALTOR® for a copy of the ALR approval letter. The property has two separate zoning designations affecting it, R1 Single Family Residential and R5 Multi Family Residential. The R1 Single Family Residential has a minimum parcel size requirement of 5,974.2 square feet and the R5 Multi Family Residential has a minimum parcel size requirement of 1.24 acres. A developer would need to decide what they feel is the most marketable parcel size to develop, but the density allows for over 200 lots to be created. Located just 15 minutes north of Radium Hot Springs and the main arterial route to Alberta, this property is only 3 hours from Calgary. This is a highly sought after area.

Spur Valley is a beautiful and unique area with a central location in the Columbia Valley making it extremely desirable for golf enthusiasts and

families alike. The golf course is a beautiful 9-hole golf course with pristine conditions and fantastic greens. The property itself has excellent access only 300 metres from Highway 95 down Luxor Station Road. The property has been logged in recent years with all merchantable timber being removed. The topography is generally flat with some smaller rolling hills. The soil base is solid and development of roads and building sites would be a relatively straightforward process.

Directly across from Spur Valley Golf Resort on the east side of Highway 95 is a subdivision of approximately 100 half-acre lots. This subdivision is completely sold out and provides good evidence of strong demand for residential lots in this area. The subject property is more desirable than this neighbouring subdivision as many of the lots on the subject property would front directly onto the golf course, and other lots would have significantly better views to the west over the Columbia River Valley. The property is located nearby the glacier-fed Luxor River. Peace and tranquility aren't hard to find as you stroll around the property or while venturing out on the trails and roads that surround the property.

Contact the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

DL 10717 Luxor Station Road - Edgewater, BC

DIRECTIONS

Please see mapping section for detailed location and directions.



AREA DATA

Edgewater is a tiny, unincorporated hamlet in the Columbia Valley. With its clear sparkling lakes, breathtaking scenery, world-class ski resorts, championship golf courses, soothing hot springs, unique shops and cultural festivals is an all-season recreational paradise, offering something for everyone.

The Columbia Valley

Also known as the Rocky Mountain Trench, the Columbia Valley is situated in the southeast corner of the province of British Columbia. The valley lies nestled between the Rocky and Purcell Mountains. The valley features the charming towns of Radium Hot Springs, Invermere-on-the-lake, Panorama, Windermere, and Fairmont Hot Springs.

Radium Hot Springs

Located on the 'warm' side of the Canadian Rockies, Radium Hot Springs is an idyllic mountain town nestled between the towering peaks of the Rockies and Purcell Mountains, with the Columbia River running down its spine. Visitors enter the Village of

Radium through the iconic Sinclair Canyon where they are immediately greeted with pristine views and vistas. Radium Hot Springs is one of British Columbia's best mountain getaway villages at the crossroads of adventure and relaxation. After a leisurely drive through the awe-inspiring Kootenay National Park on the Banff-Windermere Highway, you will encounter the world-famous mineral pools.

RECREATION

Stretching from Golden in the north, a short hop from Banff and Calgary, to Cranbrook in the south near the Montana and Idaho border, the Columbia Valley is full of outdoor adventure opportunities such as cross-country skiing, snowshoeing, mountain biking, snowmobiling, ATViing, hiking, horseback riding.

Nearby Kootenay National Park offers fabulous camping, backpacking and great hiking trails, including the Floe Lake/Hawke Creek Trail and the Stanley Glacier Trail.

A visit to the nearby Radium Hot Springs is almost compulsory; naturally hot water springing from the earth and captured in a huge soaking pool in the adjoining Kootenay National Park.

Hiking

Bugaboo Provincial Park, to the northwest of Edgewater, is a first-class mountaineering region; its challenging peaks in the northern extremity of the Purcell Mountain Range have attracted climbers from around the world since the late 1880s.

Golf

The Columbia Valley Golf Trail is the group of 11 golf courses offers unique golf experiences ranging from charming to world class.

Fishing

A myriad of beautiful lakes, rivers and creeks offer excellent fishing for the avid angler as well as great canoeing and kayaking amongst some of the province's most beautiful back drops.

Camping

If a rustic wilderness experience is what you are looking for, you'll find many options to pitch your tent or park your RV in nearby Kootenay National Park or at one of the many provincial parks in the surrounding areas.

HISTORY

The name, 'Edgewater' comes from its being on the edge of the waters of the Columbia River. It was originally founded as a farming community before World War I. Many of its residents were from England, and returned there after the war, causing the community to suffer a decline in population. Edgewater has since recovered, and the area's economy includes forestry, agriculture, and tourism.

The townsite of Edgewater was begun as the service and settlement centre of the Columbia Valley Orchard project. Settlers would arrive with expectations of a rural British utopia, and so Edgewater was created in the image of an idealized English country village. The section of the irrigation system that was completed in 1913 is the basis for the irrigation system still used outside of Edgewater today.

MAP REFERENCE

50°45'48.05"N and 116°12'9.54"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

ZONING

The owner has received approval from the ALR to exclude the property from the ALR and therefore opening up the property for residential development. Contact the listing REALTOR® for a copy of the ALR approval letter. The property has two separate zoning designations affecting it, R1 Single Family Residential and R5 Multi Family Residential. The R1 Single Family Residential has a minimum parcel size requirement of 5,974.2 square feet and the R5 Multi Family Residential has a minimum parcel size requirement of 1.24 acres.

LEGAL

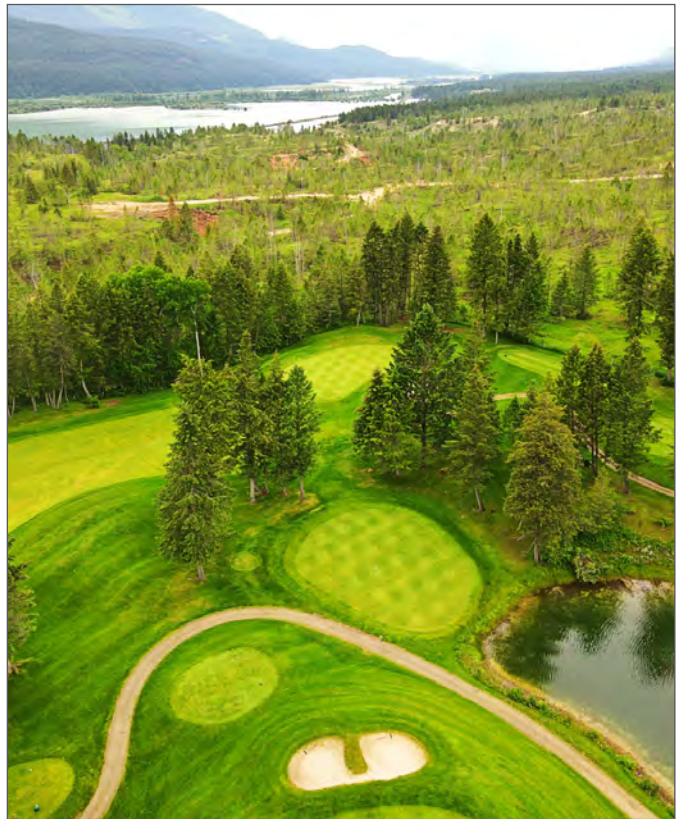
PARCEL 1 (SEE 12313I) OF DISTRICT LOT 10717
KOOTENAY DISTRICT EXCEPT PLAN 241R

PID- 012-510-335

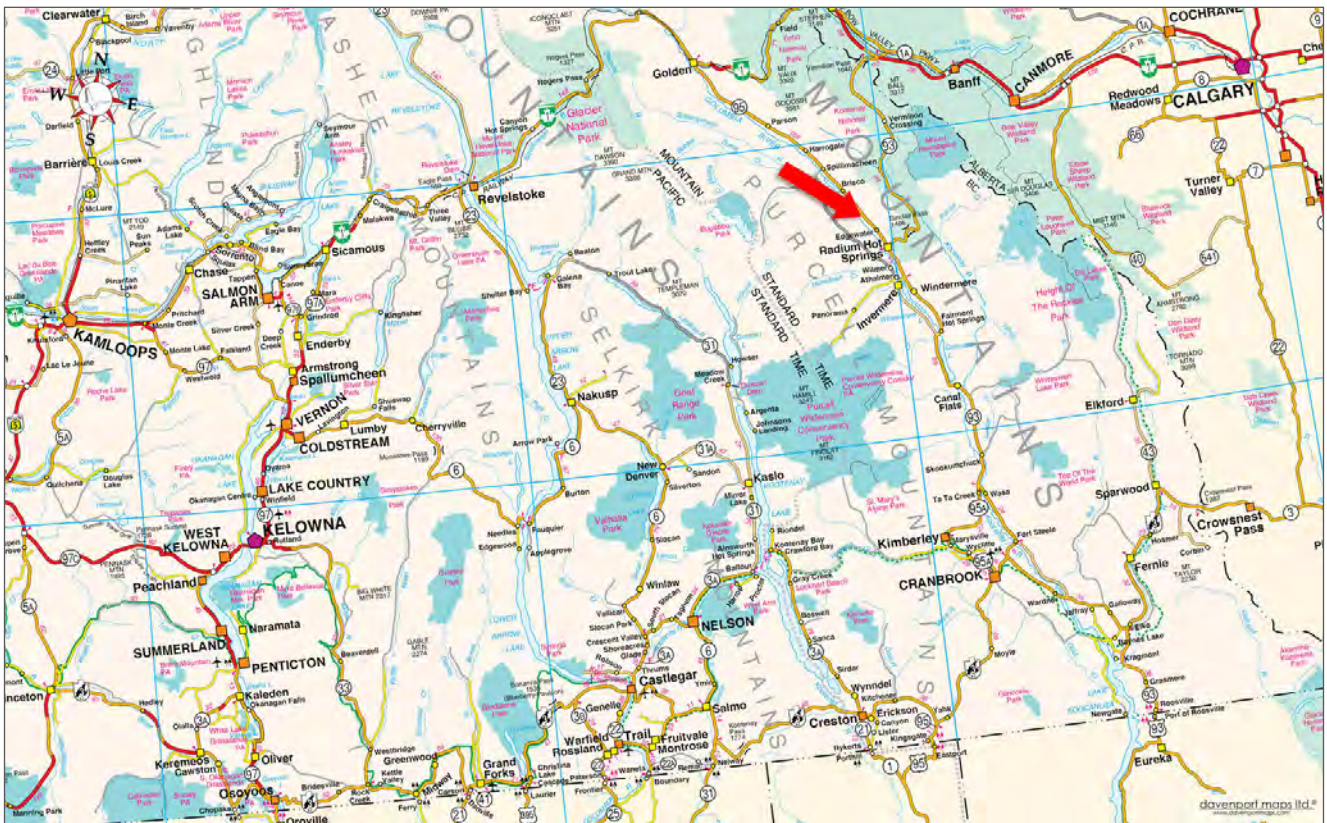
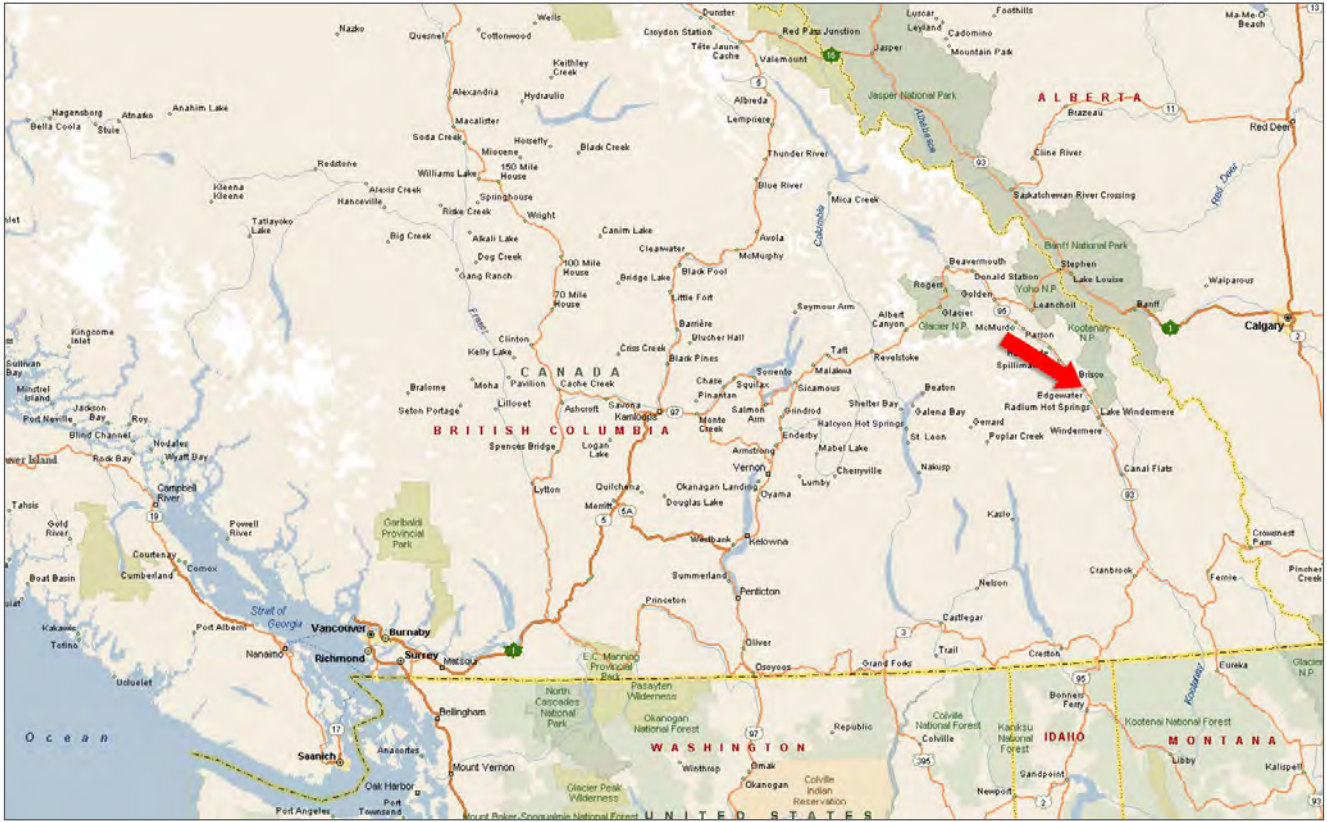


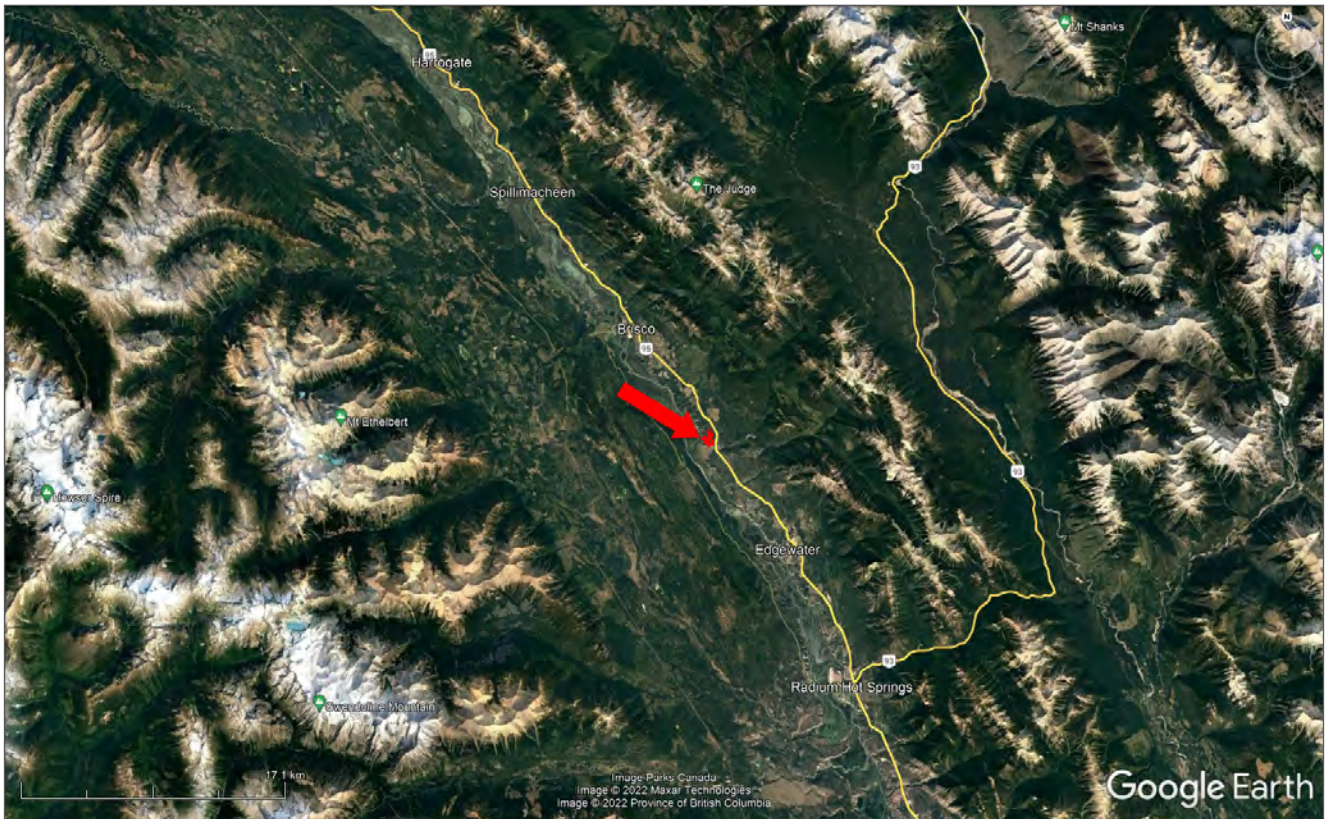


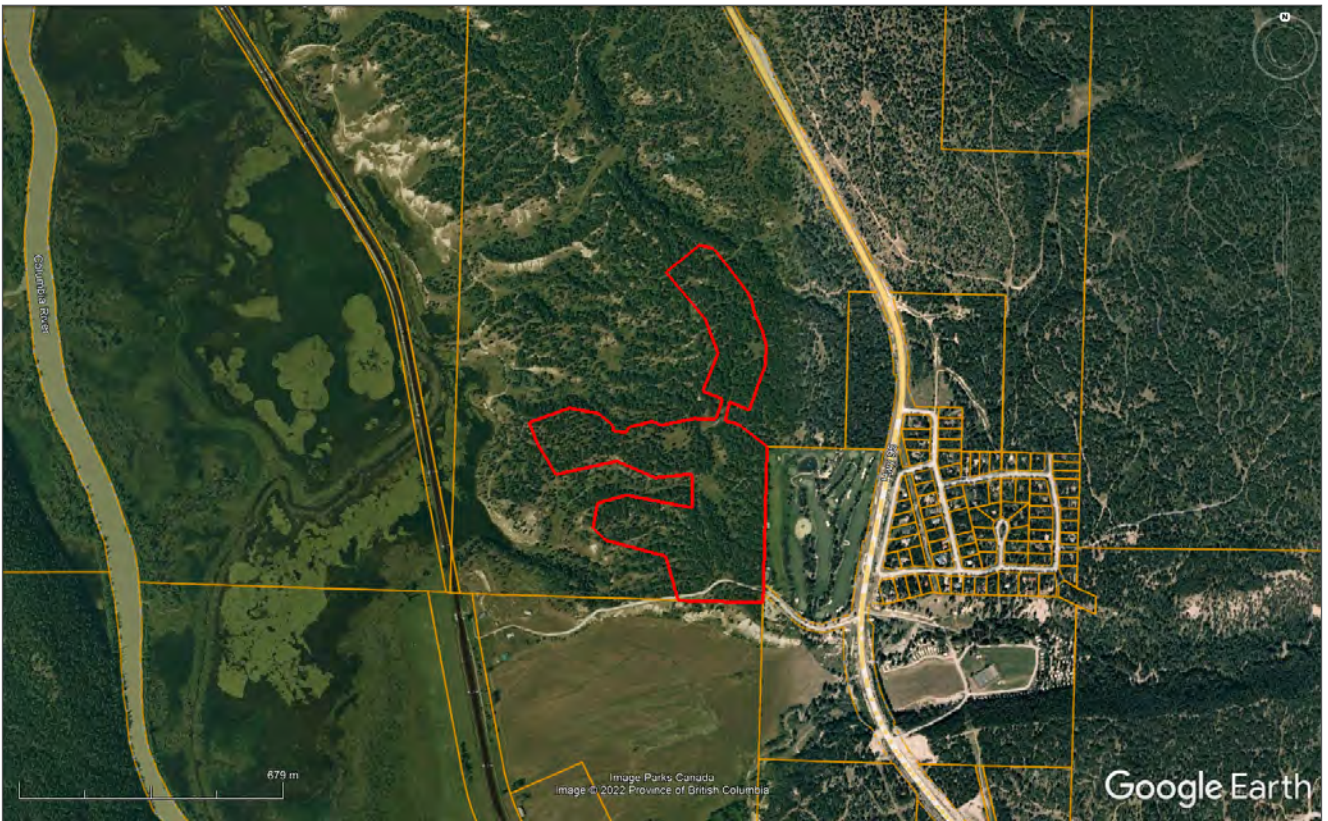


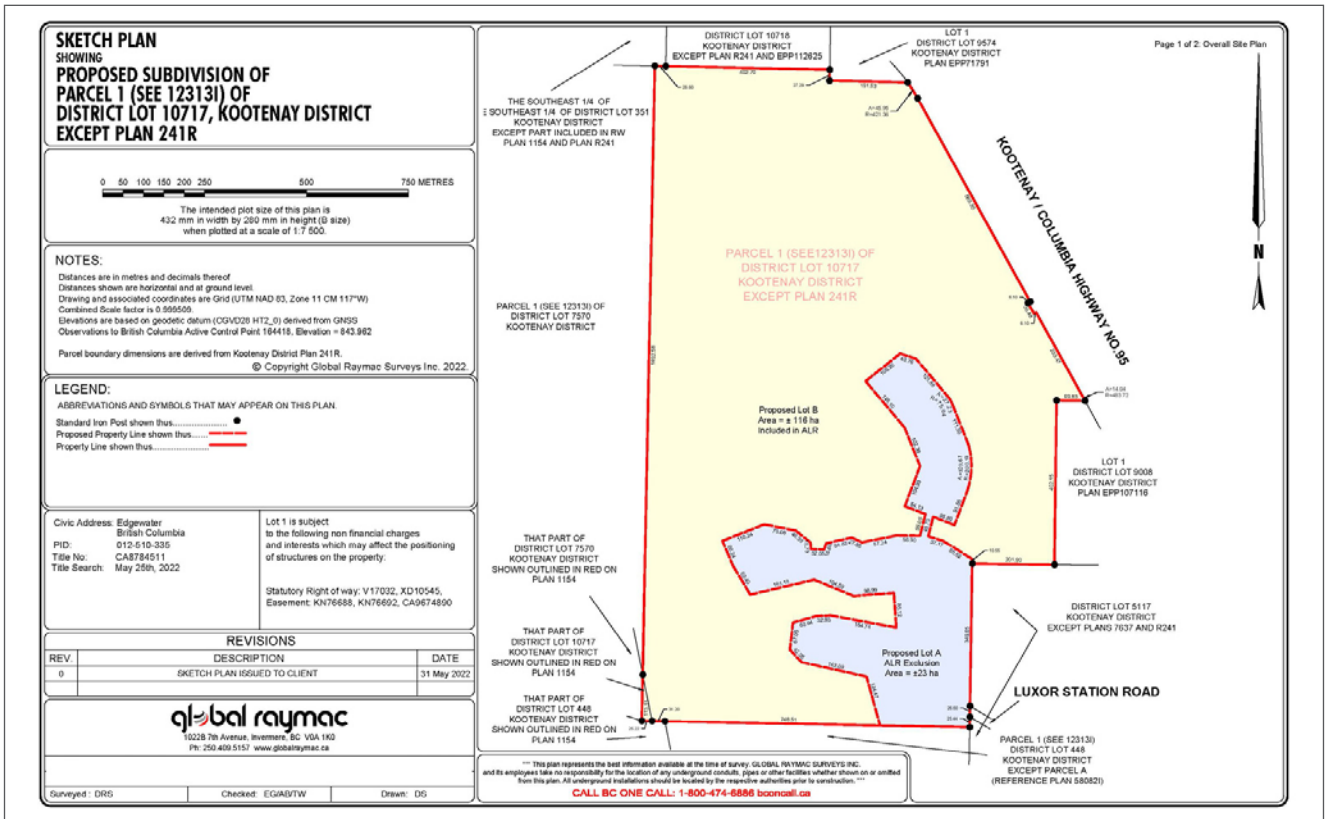
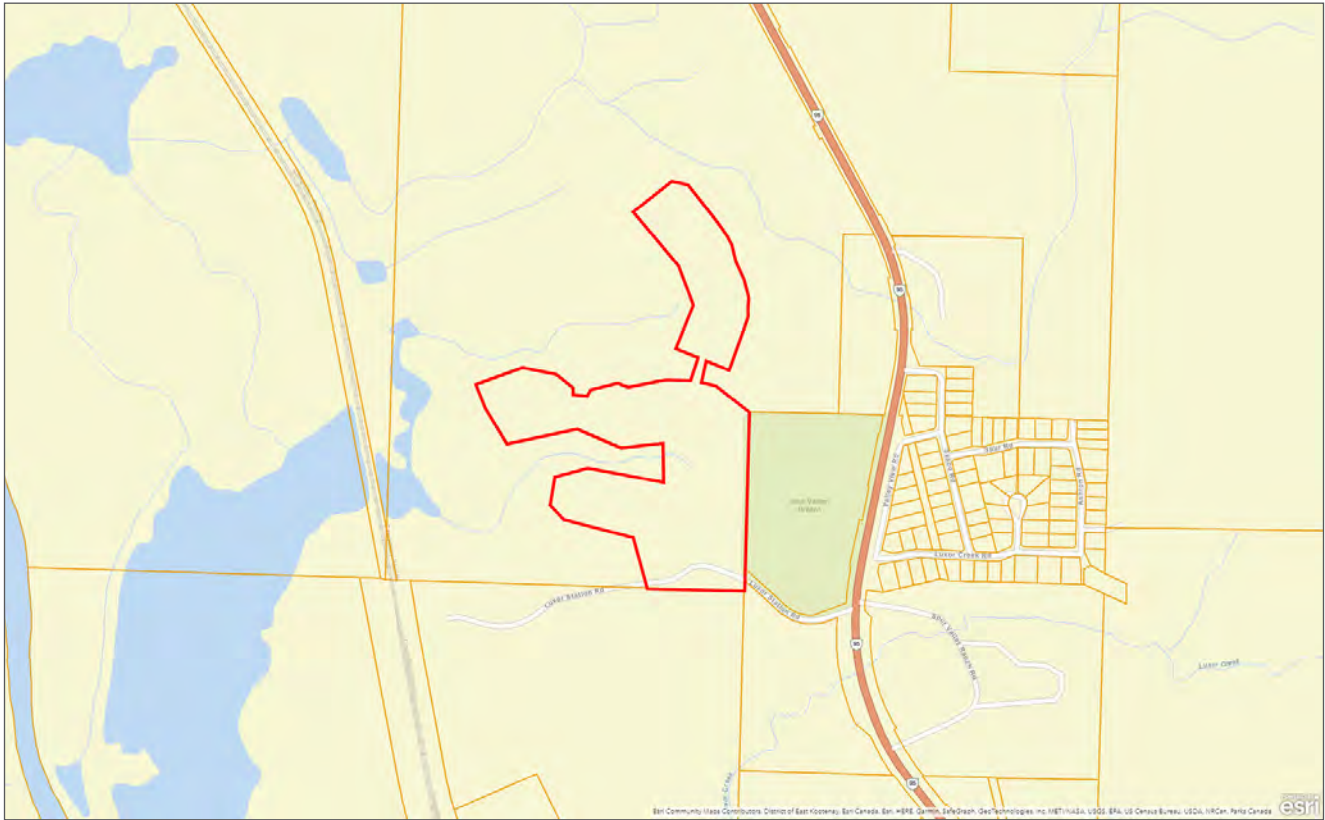














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Sam Hodson

Personal Real Estate Corporation

Representative

sam@landquest.com

(604) 809-2616

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)