



## 24 Premium Lots at CastleRock's Phase Three

Online Bidding Open

## June 2-12, 2025

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# Auction Opportunity: 24 Premium Lots

## CastleRock Phase Three - The Park in Invermere, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	25083
<b>Starting Bid:</b>	\$5,000
<b>Size:</b>	Approx. 1/4 acre

### DESCRIPTION

#### Block One (CastleRock) - 24 Lots

CastleRock's Phase Three: The Park is a thoughtfully designed community in Invermere, BC, tailored for family-friendly living. At its heart lies a spacious community park featuring a playground, soccer pitch, and gazebo, fostering a vibrant atmosphere for residents. With fully serviced lots averaging a quarter-acre, The Park offers an ideal setting for building your family home, vacation retreat, or retirement sanctuary.

#### Community Features

##### Proximity to Downtown

Located just five minutes from downtown Invermere, residents enjoy convenient access to shopping, dining, and recreational activities.

##### Educational Access

The community offers easy access to local schools, making it ideal for families with children.

##### Natural Surroundings

Over 85 acres of dedicated green space, including parks, picnic areas, and walking trails, provide ample opportunities for four-season outdoor living.

### Architectural Guidelines

To maintain a cohesive alpine aesthetic, CastleRock adheres to architectural design guidelines inspired by the surrounding landscape. These guidelines ensure the community's value, integrity, and vision are upheld, protecting each resident's investment. There is a 5-year build schedule associated with these lots.

### Community and Lifestyle

CastleRock's unique combination of natural surroundings and thoughtful community design makes it a standout choice for buyers seeking both lifestyle and long-term value. Whether you're exploring the surrounding mountain trails, enjoying lake days in nearby Invermere, or connecting with neighbours in the community park, CastleRock offers the perfect balance of recreation, relaxation, and community spirit—backed by architectural integrity and municipal servicing.

The Park offers a variety of lot sizes and configurations to accommodate different building plans, including walk-out bungalows and drive-under houses. All lots are fully serviced with municipal utilities and services provided by the District of Invermere.

### LOT DESCRIPTIONS

#### Lot A3

Plan: EPP75533  
District Lot: 7158 Kootenay Land District  
PID 030-365-490

Lot A3 (51) - 9,148 sq. ft., walkout lot backing onto a beautiful 2-acre community park/green space





with Taynton Trail access. South rear exposure, with stunning Purcell Mountain views.

#### **Lot A4**

Plan: EPP75533  
District Lot: 7158 Kootenay Land District  
PID 030-365-503

Lot A4 (52) - 9,148 sq. ft., walkout lot backing onto a scenic 2-acre community park/green space with Taynton Trail access. South rear exposure, with stunning Purcell Mountain views.

#### **Lot A5**

Plan: EPP75533  
District Lot: 7158 Kootenay Land District  
PID 030-365-511

Lot A5 (53) - 8,712 sq. ft., walkout lot backing onto a beautiful 2-acre community park/green space with Taynton Trail access. South rear exposure with stunning Purcell Mountain views.

#### **Lot A6**

Plan: EPP75533  
District Lot: 7158 Kootenay Land District  
PID 030-365-520

Lot A6 (54) - 8,712 sq. ft., walkout lot backing onto a beautiful 2-acre community park/green space with Taynton Trail access. South rear exposure, with stunning views of the Purcell Mountains.

#### **Lot A13**

Plan: EPP75533  
District Lot: 7158 Kootenay Land District  
PID 030-365-597

Lot A13 (26) - Exceptionally large 16,117 sq. ft. walkout lot, perched on a bench for enhanced privacy. Fronts onto a beautiful 2-acre community park/green space with private lane access at the top of the lot off Taynton Trail. South rear exposure with panoramic woodland and Purcell Mountain views.

#### **Lot A14**

Plan: EPP75533  
District Lot: 7158 Kootenay Land District  
PID 030-365-601

Lot A14 (27) - Exceptionally large 14,810 sq. ft. walkout lot, perched on a bench for enhanced privacy. Fronts onto a beautiful 2-acre community park/green space with private lane access at the top of the lot off Taynton Trail. South rear exposure with panoramic woodland and Purcell Mountain views.

#### **Lot A15**

Plan: EPP75533  
District Lot: 7158 Kootenay Land District  
PID 030-365-619

Lot A15 (28) - Exceptionally large 16,553 sq. ft. walkout lot, perched on a bench for enhanced privacy. Fronts onto a beautiful 2-acre community park/green space with private lane access at the top of the lot off Taynton Trail. South rear exposure with panoramic woodland and Purcell Mountain views.

### Lot A16

Plan: EPP75533

District Lot: 7158 Kootenay Land District

PID 030-365-627

Lot A16 (29) - Spacious 12,632 sq/ft lot with multiple options for home style adjacent to a beautiful 2-acre community park. Dual access options from either a private lane at the top or Brewer Ridge Rise. South exposure with panoramic woodland and Purcell Mountain views.

### Lot 16

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-572

Lot 16 - 10,019 sq. ft. walkout lot backing onto forested private land that would become green space buffer zone if future development occurs. South-southwest rear exposure, site prepped for build with access from Brewer Ridge Rise. Offers privacy along with excellent woodland and Purcell Mountain views.

### Lot 17

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-581

Lot 17 - 10,019 sq. ft. walkout lot backing onto forested private land that would become green space buffer zone if future development occurs. South-southwest rear exposure, site prepped for build with access from Brewer Ridge Rise. Offers privacy along with excellent woodland and Purcell Mountain views.

### Lot 19

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-602



Lot 19 - 10,454 sq. ft. walkout lot backing onto forested private land that would become green space buffer zone if future development occurs. South-southwest rear exposure, site prepped for build with access from Brewer Ridge Rise. Offers privacy along with excellent woodland and Purcell Mountain views.

### Lot 20

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-611

Lot 20 - 10,019 sq. ft. walkout lot backing onto forested private land that would become green space buffer zone if future development occurs. South-southwest rear exposure, site prepped for build with access from Brewer Ridge Rise. Offers privacy along with excellent woodland and Purcell Mountain views.

### Lot 21

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-629

Lot 21 - 10,454 sq. ft. walkout lot backing onto forested private land that would become green space buffer zone if future development occurs.

South-southwest rear exposure, site prepped for build with access from Brewer Ridge Rise. Offers privacy along with excellent woodland and Purcell Mountain views.

### **Lot 30**

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-718

Lot 30 - 10,019 sq. ft. lot backing onto natural open green space with access from Brewer Ridge Rise. Very slight back-to-front slope, ideal for a two-storey home or bungalow. North rear exposure with front-facing views of the Purcell Mountains. Would be perfect to combine with Lot 31 for an exceptionally large double lot.

### **Lot 31**

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-726

Lot 31 - 10,019 sq. ft. lot backing onto community green space with access from Brewer Ridge Rise. Flanked by natural open green space to the east and rear, with a side slope transition. West-facing views to the Purcell Mountains and north rear exposure. Would be perfect to combine with Lot 30 for an exceptionally large double lot.

### **Lot 39**

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-807

Lot 39 - 7,894 sq. ft. lot, back to front sloping lot ideal for drive under house plan with large west facing front deck above garage. Stunning west views of the Purcell Mountains. Larger and more desirable than lots 41-43 with an easier build site. Middle (main) floor rear walkout area would require a small retaining wall but would create an ultra



private space ideal for outdoor kitchen/BBQ, hot tub or fit pit. Developer can provide earthworks and rock wall construction at a cost or negotiated as part of the final sale.

### **Lot 40**

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-815

Lot 40 - 8,418 sq. ft. lot backing onto a small community green space with access from Taynton Trail. Larger and more desirable than lots 41-43 with an easier build site. Back-to-front slope, ideal for a drive-under house plan with large deck above the garage that would provide stunning panoramic views of the valley and Purcell Mountains. Middle (main) floor rear walkout area would require a small retaining wall but would create an ultra private space ideal for outdoor kitchen/BBQ, hot tub or fit pit. Developer can provide earthworks and rock wall construction at a cost or negotiated as part of the final sale.

### **Lot 42**

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-374-831





Lot 42 - 7,504 sq. ft. back to front sloping lot. Ideal for drive under home style cut into hillside. Large deck above the garage would provide stunning views of the valley and Purcell Mountains. Middle (main) floor rear walkout area would require a small retaining wall but would create an ultra private space ideal for outdoor kitchen/BBQ, hot tub or fit pit. Developer can provide earthworks and rock wall construction at a cost or negotiated as part of the final sale.

#### **Lot 43**

Plan: NEP85798  
District Lot: 7158 Kootenay Land District  
PID 027-374-840

Lot 43 - 7,528 sq. ft. back to front sloping lot. Ideal for drive under home style cut into hillside. Large deck above the garage would provide stunning views of the valley and Purcell Mountains. Middle (main) floor rear walkout area would require a small retaining wall but would create an ultra private space ideal for outdoor kitchen/BBQ, hot tub or fit pit. Adjacent to natural open green space to the west. Developer can provide earthworks and rock wall construction at a cost or negotiated as part of the final sale.

#### **Lot 44**

Plan: NEP85798  
District Lot: 7158 Kootenay Land District  
PID 027-374-858

Lot 44 - 8,712 sq. ft. lot surrounded by forest with access from Taynton Trail. Slight back-to-front slope with some side transition. Sides onto natural open green space to the east and backs onto future green space. North rear exposure, multiple home design options facing the beautiful 2-acre community park and excellent views of the Purcell Mountains. Would combine nicely with Lot 45 for an exceptionally large double lot.

#### **Lot 45**

Plan: NEP85798  
District Lot: 7158 Kootenay Land District  
PID 027-374-866

Lot 45 - 8,712 sq. ft. flat lot backing onto a forested area with access from Taynton Trail. Ideal for a bungalow or two-storey home facing the beautiful 2-acre community park. North rear exposure, future green space at the back, and front-facing views of the Purcell Mountains. Would combine nicely with lot 44 or 45 for an exceptionally large double lot.

#### **Lot 46**

Plan: NEP85798  
District Lot: 7158 Kootenay Land District  
PID 027-374-874

Lot 46 - 7,840 sq. ft. flat lot backing onto a forested area with access from Taynton Trail. Perfect for a bungalow or two-storey home facing the beautiful 2-acre community park. North rear exposure with future green space behind and front-facing views of the Purcell Mountains. Would combine nicely with Lot 45 for an exceptionally large double lot.



### Lot 59

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-375-005

Lot 59 - 13,132 sq. ft. large lot backing onto green space with access from Taynton Trail. Offers some of the best views of the remaining lots. Will require fill remediation or piles (estimated \$30K-\$40K). Onsite visit recommended to determine specifics. Fill and earthworks can be provided by the developer at cost or negotiated as part of the final sale.

### Lot 60

Plan: NEP85798

District Lot: 7158 Kootenay Land District

PID 027-375-013

Lot 60 - 9,914 sq. ft. large lot surrounded by green space with access from Taynton Trail. Offers some of the best views of the remaining lots. Will require fill remediation or piles (estimated \$30K-\$40K); onsite visit recommended. Developer can provide fill and earthworks at cost or negotiate as part of the final sale.

### DIRECTIONS

From downtown Invermere on 7th Avenue (BC-93/95), head south on 13th Street (toward Westside Road). Turn right onto 13th Avenue, following signs for Westside Road. Continue onto Westside Road for about 2.4 km. Turn right onto CastleRock Drive, the main entrance into CastleRock Estates.

You'll see signage marking the entrance to the community. The drive takes approximately 5 minutes.

### AREA DATA

Invermere is a picturesque community located in the Columbia Valley of southeastern British Columbia. Nestled between the Purcell and Rocky Mountains and sitting on the shores of Lake Windermere, Invermere is part of the East Kootenay region and serves as a central hub for the area.

- Population: 3,900± (with seasonal increases in summer months).
- Elevation: approximately 800 metres (2,625 feet) above sea level.
- Climate: four-season climate with warm, dry summers and snowy winters. Spring arrives early in Invermere. Usually, golf courses open last weekend of march.
- Nearby communities: Windermere, Radium Hot Springs, Fairmont Hot Springs, Panorama.
- Major roads: accessed via Highway 93/95, approximately 3 hours from Calgary, AB.
- Schools: elementary and secondary schools, part of School District 6 (Rocky Mountain).
- Healthcare: Invermere District Hospital and local clinics.
- Economy: Driven by tourism, construction, real estate, and small business.



## RECREATION

Invermere is renowned for its year-round recreation, making it a prime destination for outdoor enthusiasts and families alike.

### Summer Activities

#### Lake Windermere

Popular for swimming, boating, paddleboarding, and fishing.

#### Golf in the Invermere Area

Invermere is a premier destination for golf enthusiasts, offering a variety of exceptional courses set against the stunning backdrop of the Rocky and Purcell Mountain ranges. The area is home to several notable courses, including Copper Point Golf Club, Eagle Ranch Golf Course, Windermere Valley Golf Course, Greywolf Golf Course, and others that make up the Columbia Valley Golf Trail. Together, these courses provide a diverse and memorable golfing experience for players of all levels, making Invermere a must-visit for those seeking top-tier golf in a truly breathtaking setting.

#### Hiking and Biking

Extensive trails in the surrounding mountains and valleys.

#### Farmers Markets and Local Events

Weekly markets, live music, and community festivals.

### Winter Activities

#### Panorama Mountain Resort

World-class downhill skiing and snowboarding, just 20 minutes away.

#### Cross-Country Skiing and Snowshoeing

Numerous trails maintained locally.

#### Lake Windermere Whiteway

One of the world's longest maintained skating trails.

### Year-Round Activities

#### Hot Springs

Nearby Radium and Fairmont Hot Springs offer natural mineral pools.

#### Wildlife Viewing and Photography

The Columbia Wetlands are a vital habitat for birds and wildlife.

#### Arts and Culture

Invermere is home to galleries, artisan studios, and the Pynelogs Cultural Centre.

Whether you're seeking adrenaline, relaxation, or community connection, Invermere offers an exceptional lifestyle with recreation at its core.

## INVESTMENT FEATURES

Information and auction participation details for the 24 lots offered in CastleRock's Phase Three - The Park can be found at <https://hansenland.ca/legacy-awaits/>

The auction will take place on **June 12<sup>th</sup>, 2025** and will be conducted as a soft auction. Comprehensive information on each individual lot is available through the website link or by contacting the LandQuest® listing agent listed above. All bidders must register prior to the auction date in order to participate.

Purchasers must sign the developer's disclosure statement prior to purchase.



## SERVICES

The Lots are fully serviced by connection to the District of Invermere water and sewer systems. Those systems, together with the telephone, hydro and cablevision, will be supplied to the lot line of each Lot. All services provided will be underground.

Hookups to the utility services will be the responsibility of each Lot owner.

Propane will be supplied from a central source to each Lot, where desired.

Surface techniques will be constructed in connection with all interior road improvements where required to ensure removal all storm water from the subdivision.

## TAXES

Contact Listing Agent.

## ZONING

The District of Invermere has zoned the Lots as "R-1", Single Family Residential Zone. This zoning permits the development of the lots in the manner proposed by the Developer.

## LEGAL

The lots offered for sale by the Developer are residential building lots (the "Lots") which comprise Phase Three of a multi-phase residential development known commercially as "CastleRock Estates" Invermere, BC (the "Development"). The legal description of the Lots are: Lots 1-60, District Lot 7158, Kootenay District Plan NEP85798.

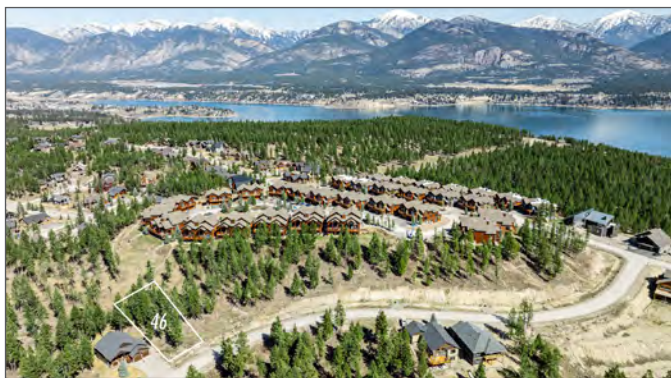
























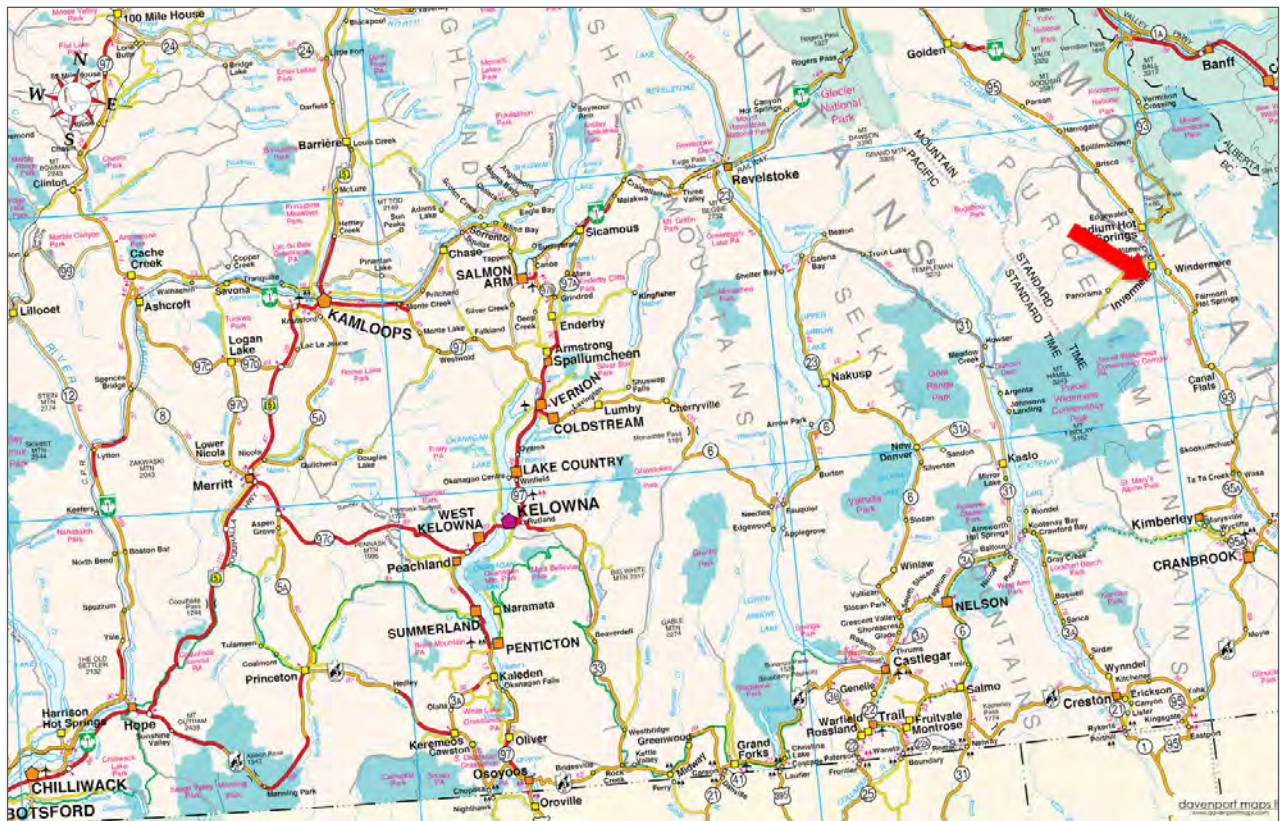




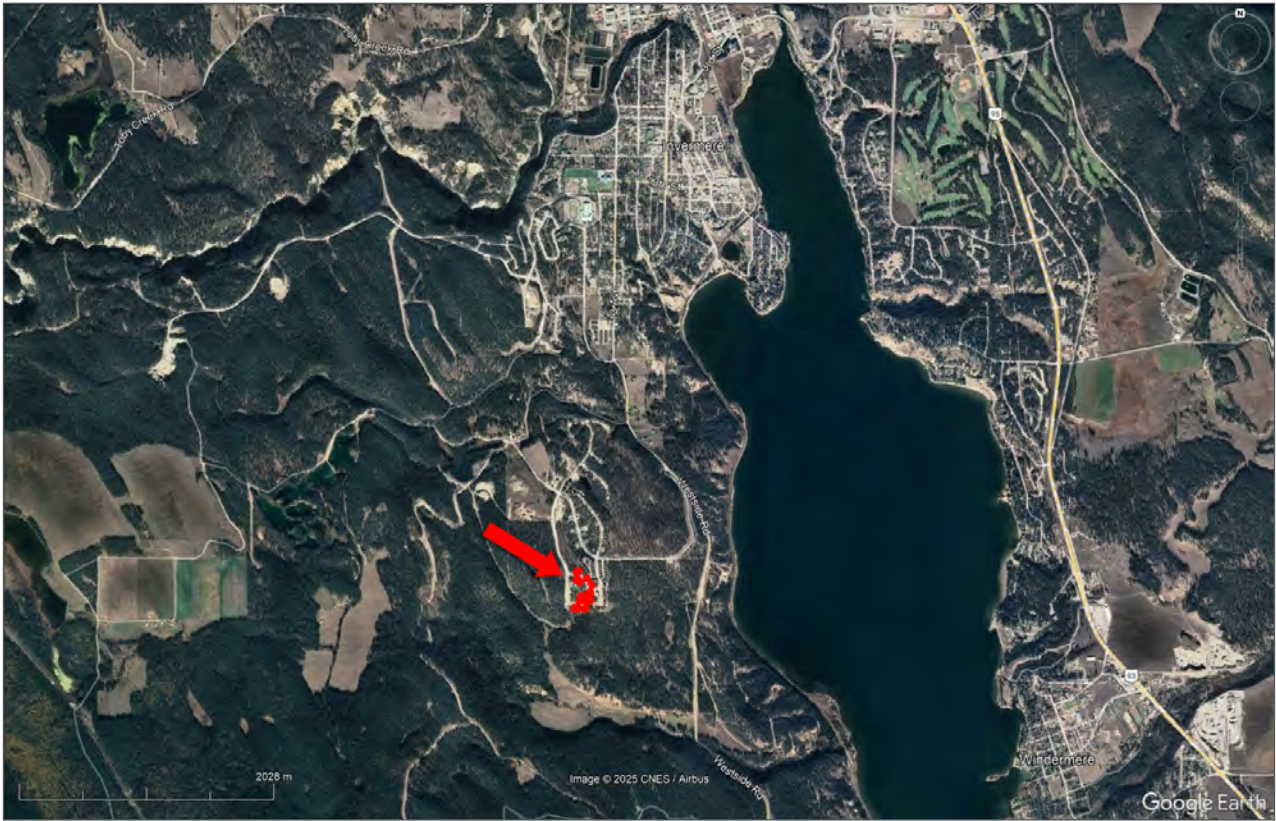
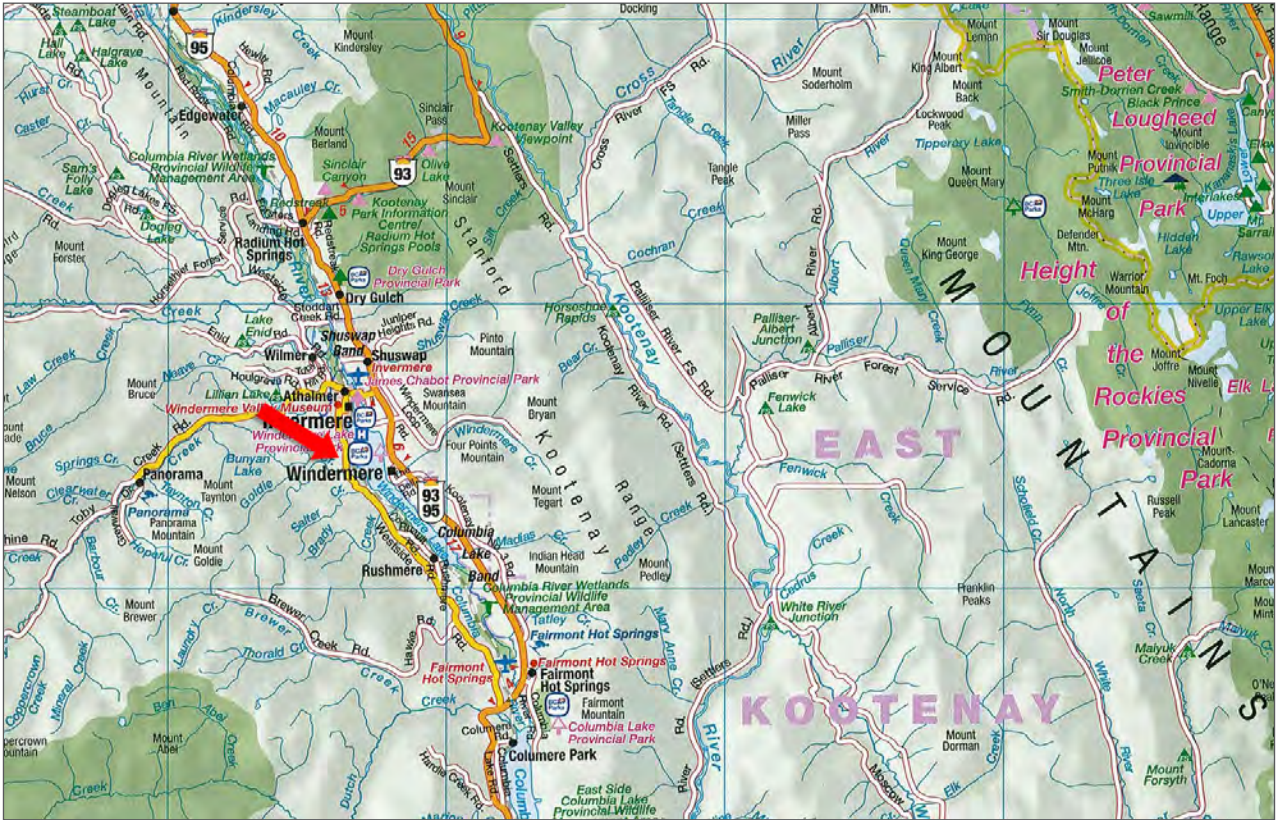


























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