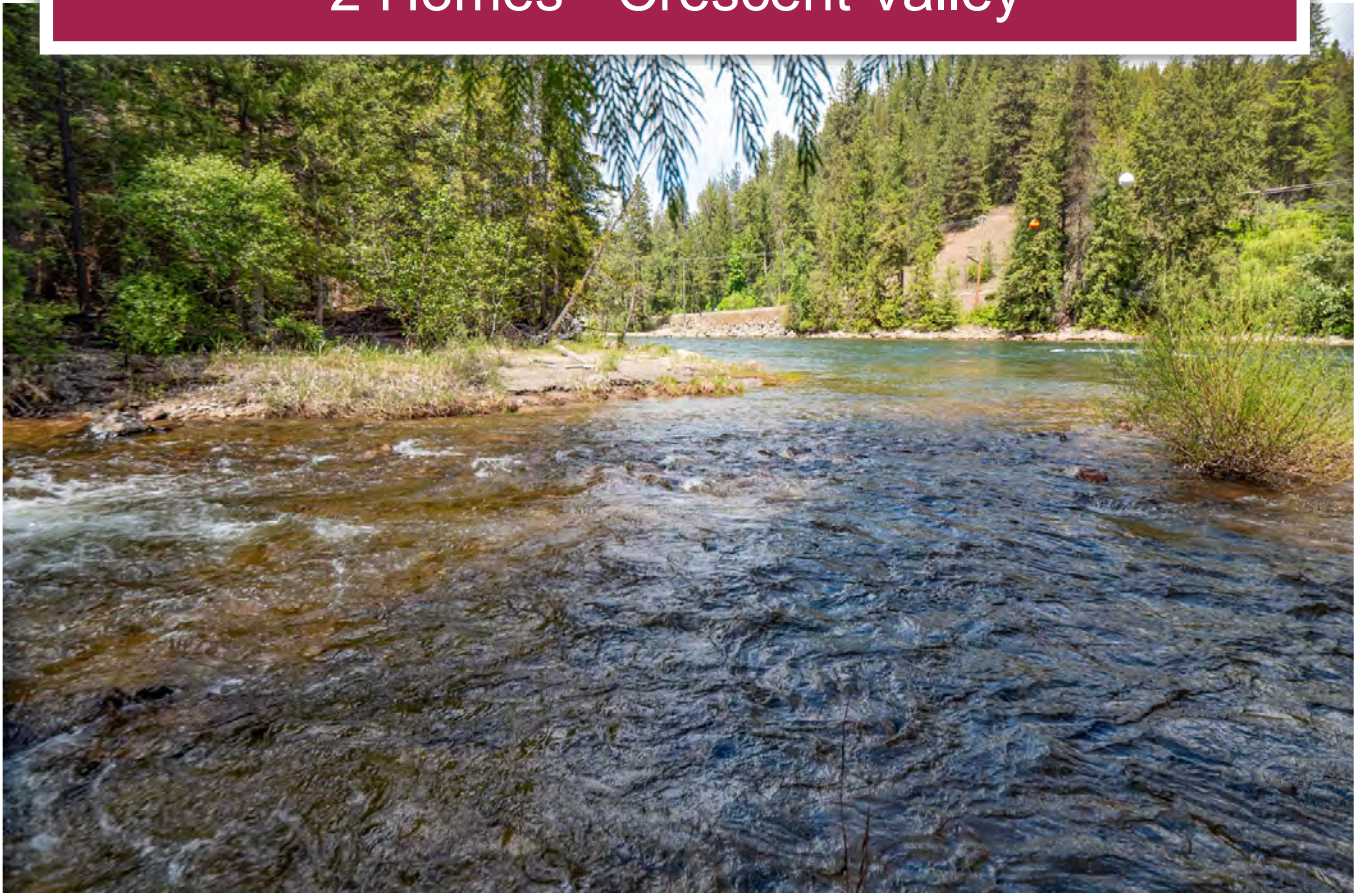




**3,500 ft Riverfront Acreage**  
2 Homes - Crescent Valley



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# 3.500 ft Riverfront Acreage - 2 Homes

## Crescent Valley

### PROPERTY DETAILS

<b>Listing Number:</b>	25112
<b>Price:</b>	\$1,900,000
<b>Taxes (2024):</b>	\$6,310
<b>Size:</b>	128 acres

### DESCRIPTION

This 128-acre property lies alongside 3,500 feet of the pristine Slocan River. Goose Creek meanders through the acreage, further complementing the water features. The property includes two homes—a spacious 2,840 sq. ft. four-bedroom, three-bathroom main residence and a charming 1,104 sq. ft. three-bedroom, two-bathroom secondary home.

Strategically located between Castlegar and Nelson, this property is uniquely divided by the Central Kootenay Regional District's electoral areas: Area 'H': Unzoned, offering flexibility for various land uses. Area 'I': Currently undergoing a planning transition from open space to rural residential, enhancing its future potential.

The 2,840 sq. ft. family log homestead is endearingly referred to as 'The Lodge'. Originally constructed in 1966-67 above Salmo, BC, the home was meticulously relocated to its current location in Crescent Valley.

### Primary Log Home Construction

- Slow-growth Western redcedar Pan-Abode logs (milled double tongue—no nails/spikes) full of natural preservative oils
- Douglas fir post and beams
- Fire-resistant composite fiberglass asphalt shingles and skylights
- Concrete rebar-reinforced full basement
- Kitchen, dining, living room, 4 bedrooms, 3 bathrooms, full unfinished basement

### Secondary Log Home Construction

- Slow-growth Western redcedar Pan-Abode logs (milled double tongue—no nails/spikes) full of natural preservative oils
- Exterior cedar siding cladding
- Drywalled interior
- Douglas fir post and beams
- Kitchen, dining/living room, 3 bedrooms, 2 bathrooms

### LOCATION

3751 Westwind Road - Crescent Valley, Krestova, BC

### Notable Distances from Crescent Valley, Krestova

- Nelson: 24 km
- Castlegar: 24 km
- Nakusp: 122 km
- Revelstoke: 226 km
- Kelowna (international airport): 363 km
- Calgary: 656 km





## DIRECTIONS

Head west on Highway 6 at Playmor Junction. In 2.4 km, turn west onto Pass Creek Road Bridge. Continue south on Pass Creek Road. In 1.4 km, turn left onto Westwind Road. In 200 m, the road will end, and the property begins. Turn right and cross over Goose Creek.

## AREA DATA

Slocan Valley is about 100 kilometres long, with the Valhalla Range providing a steep western boundary and the Slocan Range presenting gradual slopes to the east. Squeezed in between, Slocan Lake occupies the northern reaches with the Slocan River to the south. Crescent Valley, Krestova are within the most southerly reaches of the valley.

Entrepreneurs are the staple economic driver for the approximately 5,000 people who call the valley home. Many businesses are home-based by choice, while other residents commute to Nelson, Castlegar, and Nakusp. The pleasant and distinctly rural essence of this valley remains with a notable absence of large industrial operations, fast food outlets, or strip malls. Some valley farms, originally

established by Russian Doukhobors, still produce organic fruit and vegetables. In recent years, a new crop of young farmers has relocated to the valley, producing bounty for local farmers' markets, restaurants, grocery stores, and food processors.

Works from artisans, writers, and crafters travel to homes and galleries worldwide. A team of ice and sand sculptors travel the globe, winning countless prizes for their creative work. Creative inspiration is in abundance within these inspiring and natural surroundings.

Generally, the Slocan Valley has four distinct seasons and a relatively moist climate, except in the summer. About 950 mm of precipitation falls every year, mostly in late fall and winter. Temperatures vary with elevation and with proximity to Slocan Lake, with average summer temperatures between 20 and 25°C, and -5 to 5°C in the winter and fall. Prime hot sunny weather is typically during July, August, and September.

Wildlife in the area includes deer, elk, black bears, cougars, coyotes, mountain sheep, and the occasional beaver. Eagles perch to fish from the cottonwoods, along the Slocan River, to fish,

while an abundance of shorebirds, waterfowl, and songbirds share this largely undisturbed area.

## RECREATION

The Slocan Valley's four seasons offer spectacular year-round recreation opportunities depending on conditions and elevation. Picture hitting the slopes in the morning and kayaking in the afternoon!

### Provincial Parks

Valhalla Provincial Park is a world-class 122,000-acre wilderness area located 30 kilometres north of Passmore. The park encompasses 30 kilometres of pristine shoreline along Slocan Lake. Backcountry wilderness hiking and camping are the primary recreational activities in this park.

Kokanee Glacier Provincial Park is a rugged 30,000-hectare mountain wilderness park in the Slocan Range of the Selkirk Mountains, between Slocan Lake and the north arm of Kootenay Lake. The park offers excellent wilderness recreation in both summer and winter, but is best known for its top-notch backcountry hiking and wilderness camping, and some fine angling for trout in the more than 30 glacier lakes.

### Slocan River and Lake

Class I-III rapids on the Slocan River and fantastic paddling opportunities on the Lake provide a paddler's paradise. The entire length of Slocan Lake offers numerous places to explore and camp along the west shoreline. The Slocan River float is one of the most enjoyable adventures in the Kootenay region. The drift down this river provides beautiful views of the surrounding mountains, along with sandy and smooth rock beaches.

### Rail Trail

The Slocan Valley Rail Trail used to be the lifeline of the valley at the turn of the last century. The old rail bed that was used to connect communities via rail has been turned into a recreational trail offering stunning scenery and multi-day adventures.

Following the contours of the Slocan River, the trail makes its way from Slocan Lake in the north, towards the Kootenay River and Crescent Valley in the south, with multiple entry and exit areas.

### Winter Activities

The Slocan Valley offers vast backcountry skiing, cat skiing, heli-skiing, and snowmobiling along the Powder Highway. Cross-country skiing, snowshoeing, and ice fishing add to the allure of snowy activities. Internationally acclaimed Red Mountain Ski Resort and Whitewater Ski Resort both have excellent terrain for the downhill enthusiasts.

## MAP REFERENCE

49°26'20.58"N and 117°33'15.92"W

## SERVICES

- Drilled well
- Electricity
- Telephone
- Septic field

## ZONING

2 building zones

No zoning (approx. 42 acres)

Open Space to Rural Residential (approx. 86 acres—under review)

## LEGAL

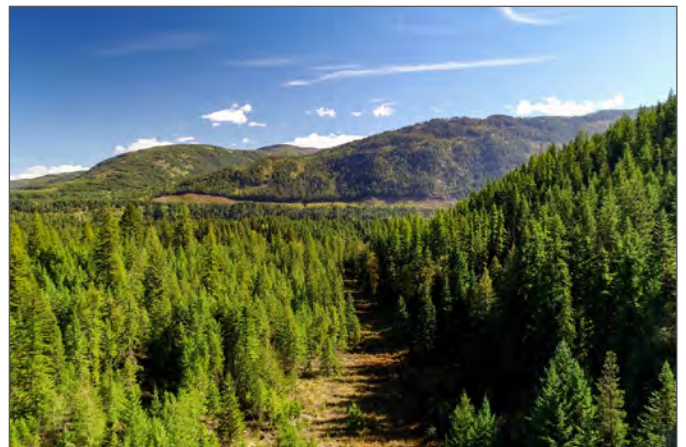
PARCEL 1 (REFERENCE PLAN 107961) DISTRICT LOT 303 KOOTENAY DISTRICT EXCEPT PARTS INCLUDED IN PLANS 6186, 7810, 9744, 12947 AND NEP23155PID

PID 012-465-798









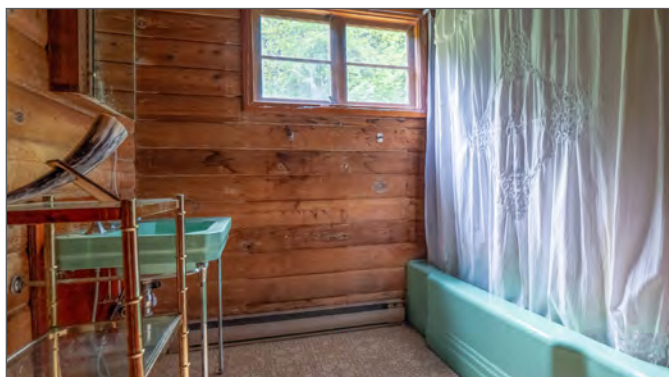












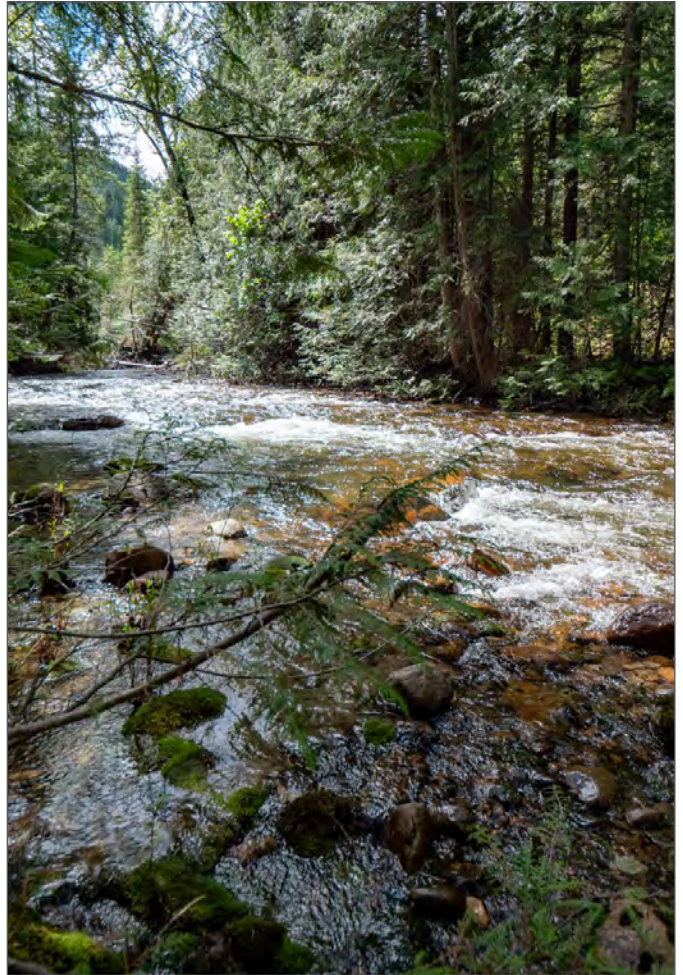




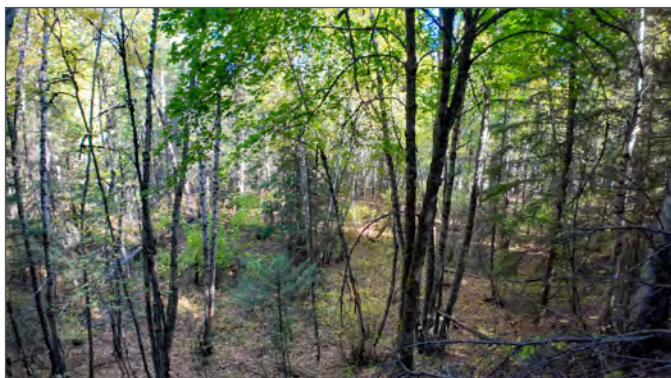
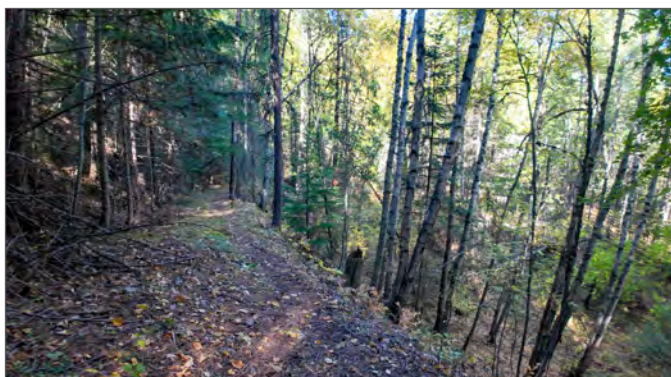




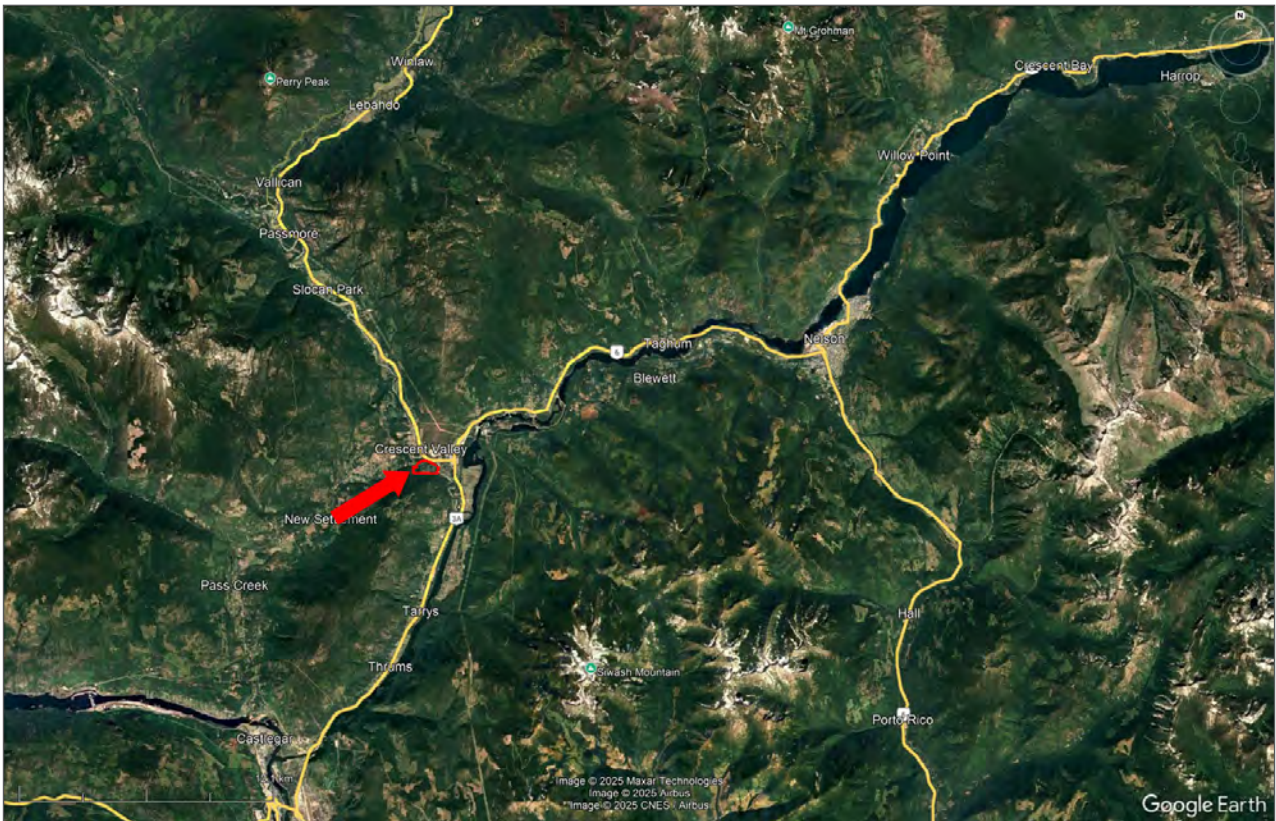
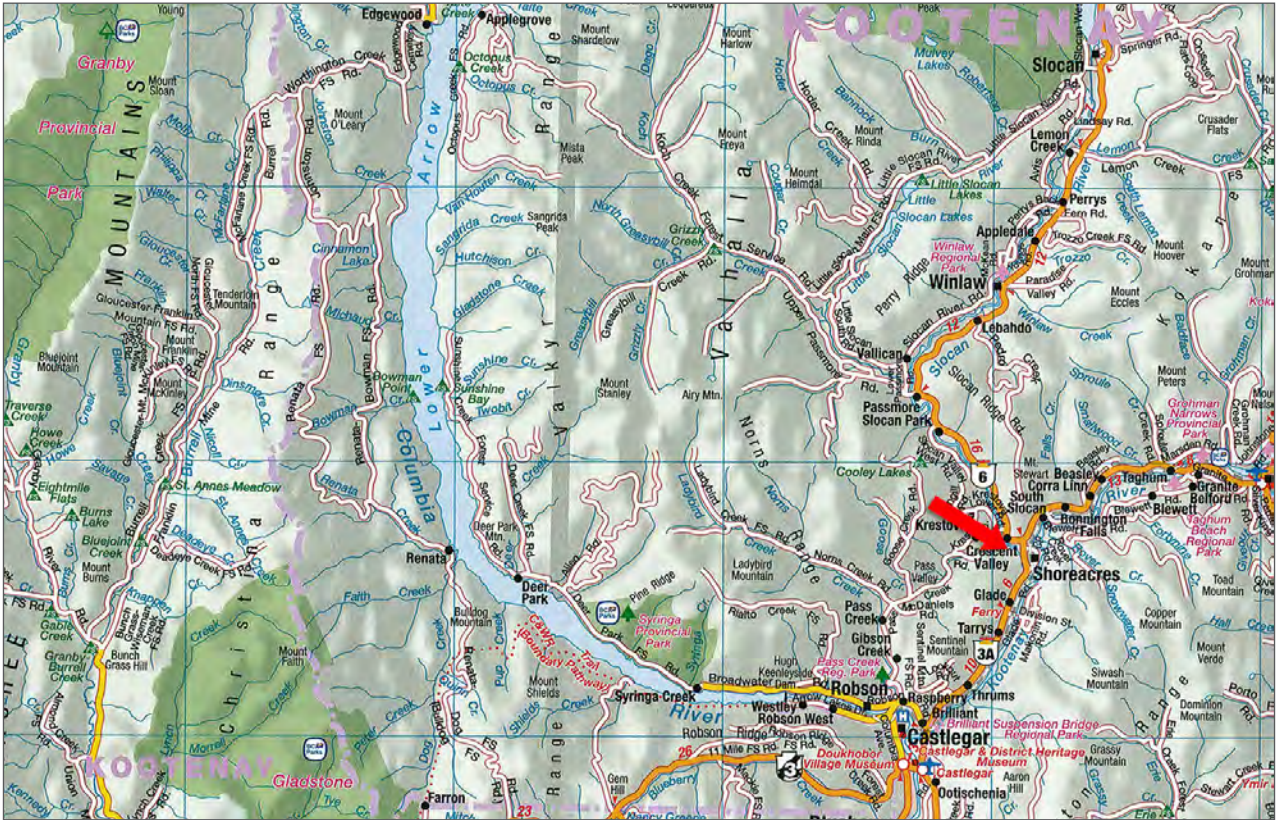




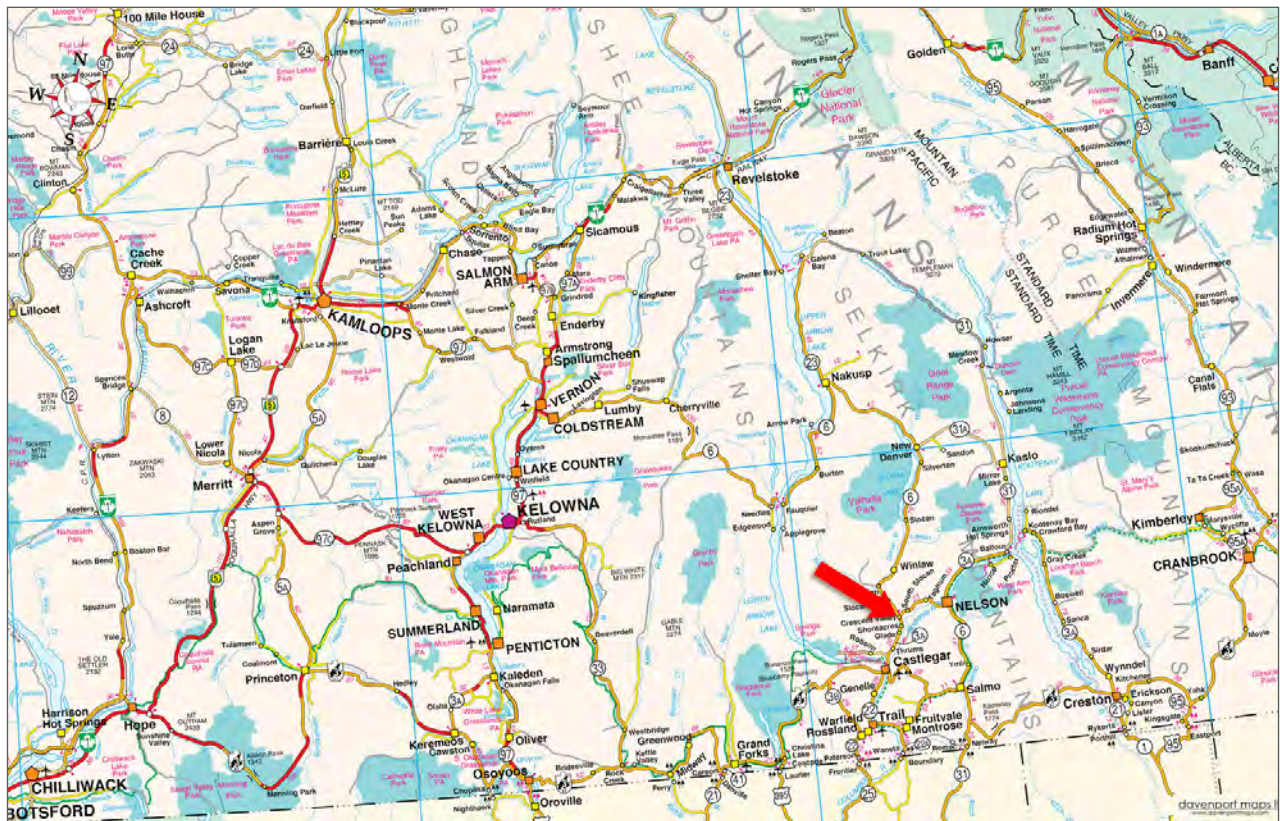








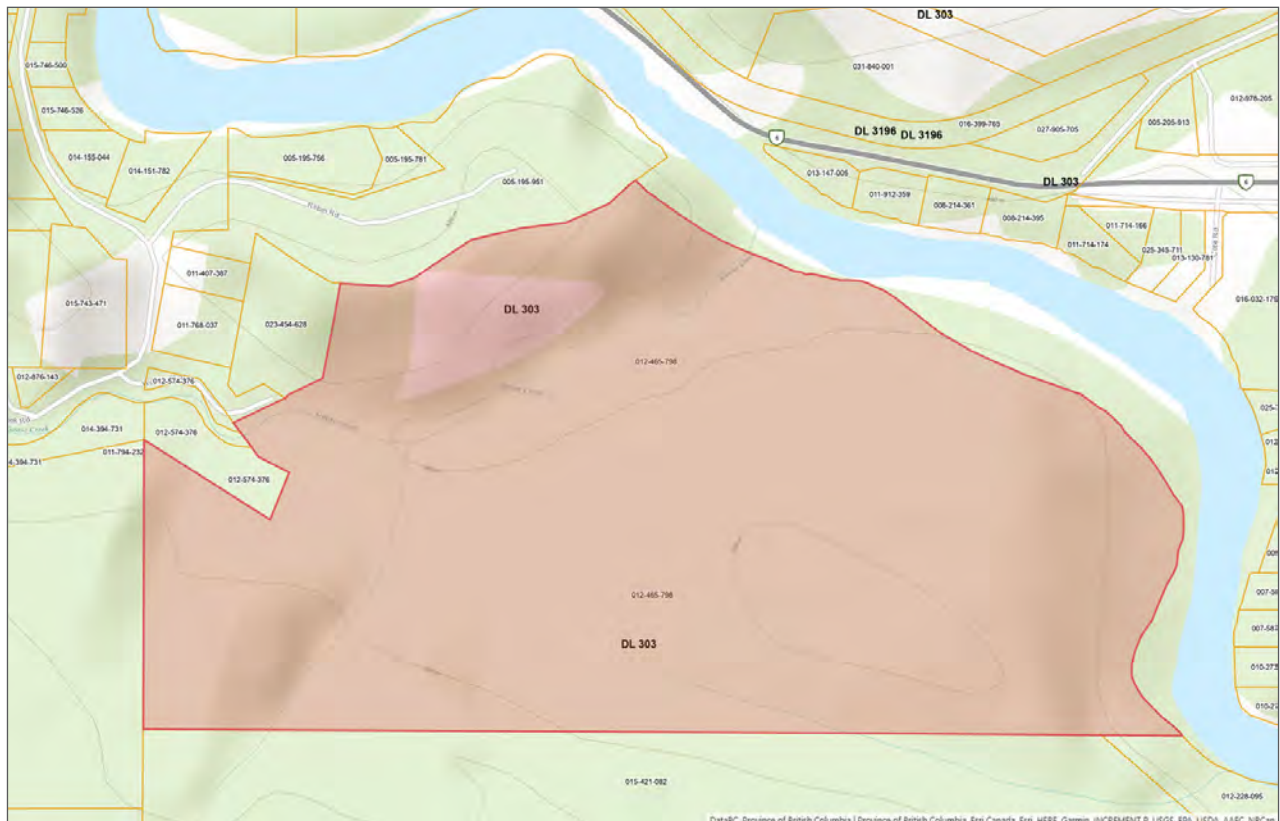
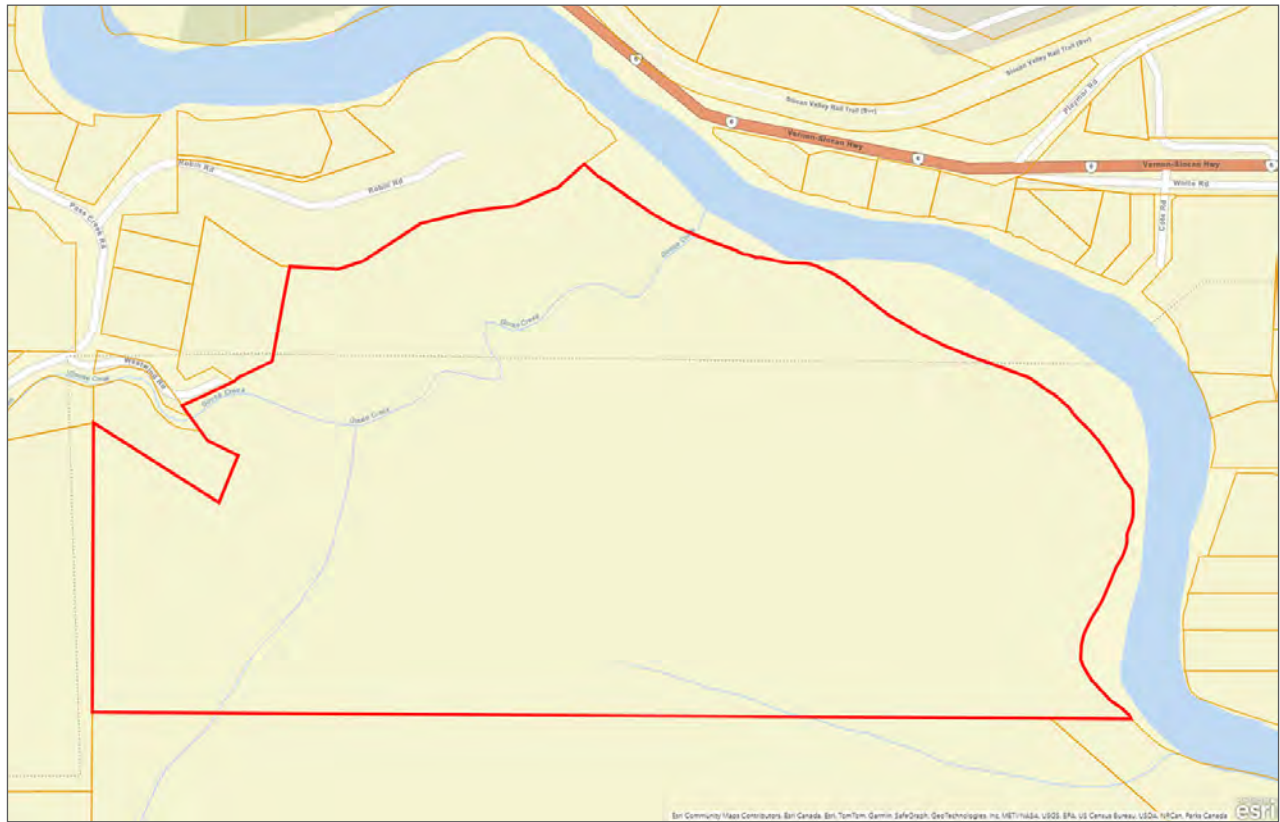














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