



## Serviced Lot with Lake and Boat Launch - Galena Bay, BC



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# Serviced Lot with Lake and Boat Launch

Galena Bay, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	25163
<b>Price:</b>	\$149,000
<b>Size:</b>	0.61 of an acre

## DESCRIPTION

Serviced lot in Galena Shores, just steps from the lake. This mostly level property features a mix of mature trees, brush, and a small clearing—ideal for creating a private cottage retreat.

The lot is fully serviced with Columbia Shuswap Regional District (CSRD) managed water (\$254/year), community sewer, and underground power at the lot line. A designated lake access path lies directly across the road (see video and photos), with the boat launch just a stone's throw away.

No GST and no building timeline make this an easy holding investment or build-ready opportunity. Minimum home size is 1,250 sq. ft. (including covered deck). It is also possible to have a detached garage with a secondary suite, several owners in the community have built the garage/suite first while others have used their lot temporarily via an RV.

Strata fees are \$125/month and cover sewer, snow clearing, road maintenance, boat launch, and a nearby community building with washroom, shower, and laundry—super convenient for use

before or during your build. Galena Bay and Upper Arrow Lake offer outstanding swimming, boating, and fishing, all within one of BC's most stunning lakeside communities.

## Galena Shores Community

The Galena Shores Community is a bare land strata development consisting of 62 mountain and lakeside lots. The community has a common boat launch for all owners with a washhouse that has hot showers, laundry facilities, picnic table and storage. The properties are all serviced with underground power, water, sewer, phone service and maintained year-round roads. RV use is only allowed in conjunction with residential use; this is not an RV park. All lots have underground services so no power lines to look upon. The Galena Shores Water System is a residential water system within the Columbia Shuswap Regional District (CSRD).

## LOCATION

705 Boat Launch Way - Galena Bay, BC

The charming lakeside community of Galena Shores is situated 65 kilometres to the south of Revelstoke and 56 kilometres north of Nakusp. It is reached via a 30-minute drive south from Revelstoke, followed by a scenic 20-minute ferry voyage, and then a 10-minute drive to the property. The free ferry operates hourly and year-round, spanning from the early hours of the morning until midnight.





## DIRECTIONS

From Galena Bay Ferry Terminal:

- Drive approximately 2 km off the ferry
- Turn left on Highway 31 towards Trout Lake
- Drive approximately 5 minutes and turn left on Hill Creek Road
- Drive a half a kilometre and take the first left
- Go to the end of the road
- Turn left into Galena Shores
- The lot is about half-way down Galena Shores Drive and is on the corner with Boat Launch Way; property line is just past the electrical box
- The lower section of the road also fronts on Primrose Point and can be accessed off the turn before Boat Launch way off of Lilac Link

Please see maps.

## AREA DATA

Galena Shores is located on the shores of beautiful Galena Bay on Upper Arrow Lake, approximately halfway between Nakusp and Revelstoke. The

calm waters of Galena Bay are surrounded by mountain wilderness, looking westward to the Glaciated peaks of the Monashee Mountains and backing onto the wild and rugged Selkirk Mountains. Climate wise, the region is famous for high hot and dry summers and lots of snow in winter with 4 distinct seasons. There are numerous natural attractions such as backcountry lakes, pristine creeks and rivers and hot springs—some as close as 10-15 minutes away. Here you can find everything from a full-service hot spring resorts to more natural backcountry pools accessible by a short hike. The nearby communities of Beaton (15 minutes) and Trout Lake (20 minutes) have small populations of less than 60 year-round residents combined. Revelstoke and Nakusp are the closest towns—Nakusp is 35 minutes away, Revelstoke a little further and about an hour including the ferry.

## Nakusp

Nakusp (nearest town) has a population of 1,700 and offers all your basic amenities, including a community health centre, hospital and vet. The town has a 3,000 ft paved runway, great schools, quaint shops and services, Save on Foods, and

a small but vibrant arts community. Nakusp also fronts on Upper Arrow Lake and has a great marina facility and attractive waterfront.

### **Revelstoke**

With a population of approximately 10,000, Revelstoke offers all the amenities one requires with multiple grocery stores, numerous and specialty shops, restaurants and cafes, all your professional services, spas, a great hospital with emergency service, two new schools and a picturesque and vibrant western style town core. Revelstoke's economy is based around tourism, forestry and the railroad. The largest growth sector of late is tourism as more and more visitors come for outdoor adventures year-round. Revelstoke Mountain Resort has the highest vertical drop in North America and some of the deepest and most consistent snow conditions on earth.

### **Upper Arrow Lake**

The Arrow Lakes are situated between the Selkirk Mountains to the east and the Monashee Mountains to the west. A free year-round ferry crosses the Arrow Lake with the southern ferry terminal less than 10 mins away from this property. The ferry runs hourly and year-round, between the hours of 5 a.m. and midnight, there is no cost for the ferry and brings a lot of traffic by this property. The Arrow Lakes are widened portions of the Columbia River as it winds its way south to the US border. Originally two separate lakes, the Arrow Lakes became one 230-km-long lake with the construction of the Keenleyside Dam in the 1960s. At low water levels the two lakes become separated, once again, although connected by a section known as the Narrows.

### **RECREATION**

In summer the boating on Arrow Lake is fabulous, there are lots of interesting excursions—up the long and fjord like Beaton Arm which extends more than 12 km off the main lake body, kayak along

the shores of Galena Bay, visit historical sites such as the ghost town of Arrowhead, or just zip around the bay in your boat from the dock (included in the sale).

Fishing is top notch year-round, but best in the fall/winter months with large rainbows 9-15 lbs. a common catch, dillies are also prevalent, as are the smaller and delicious kokanee salmon. Extending immediately out of the private roads of Galena Shores are great quadding and dirt biking roads. For those who want to get into the backcountry even further there are Forest Service Roads that take you up amazing mountain valleys. Or for those who are looking for a scenic route, the drive south to Meadow Creek and Kaslo along Trout Lake and the Lardeau River is one of the best in BC. In late April/May the Gerhard rainbow are spawning at the end of Trout Lake (approx. 1 hour away) and these are the largest trout in the world—a must see! Other summer activities include wildlife watching, hiking, great mountain bike trails, natural hot springs, or just kick back and enjoy the stunning mountain and lake scenery.

In winter you have some BC's best winter activities nearby, and a few backcountry adventure lodges are present in the area. Revelstoke Mountain Resort is approximately 1 hour away and offers world class skiing, heli-skiing, snowmobiling, Nordic skiing and of course those awesome hot springs are fantastic in the winter months as well. Some of the best fishing of the year is during the winter months as the lake remains open water year-round. And what better way to spend a snowy winter day than in a hot spring only minutes away.

### **MAP REFERENCE**

50°39'42.59"N and 117°50'32.46"W

### **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

## INVESTMENT FEATURES

Property was recently rezoned to Highway Commercial within the CSRD. A development permit is in place for a service station and related commercial infrastructure. All reports and studies are on hand. Contact agent to discuss opportunity further.

## SERVICES

Community sewer system at lot line, not hooked up. Each lot owner is required to have a tank and grinder pump this then is connected to the community sewage treatment system.

Community Water System overseen by the CSRD, at lot line, not hooked up. Hook up fees apply, water rates with the CSRD are \$254/year.

Internet service via either Starlink or the local high-speed service offered by Trout Lake Internet Society.

No cell service. Wi-Fi calling works well with owners here.

BC Hydro power at lot line (underground).

## IMPROVEMENTS

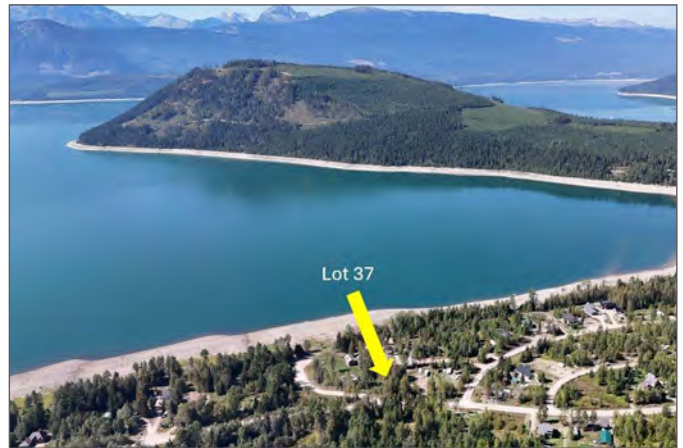
Bare land.

## TAXES

\$1,575 (2025)

## STRATA FEES

\$1,506 (includes the reserve fund contribution—paid annually so approx. \$125 a month)



## ZONING

RR1 (CSRD)

Please contact listing agent for full Strata Bylaws/ rules, summary points below.

- Minimum house size of 1,250 sq. ft. and this can include a covered deck
- Minimum footprint of 1,000 sq. ft.
- Virtually no limit on size of home
- No timeline to build the main house

## LEGAL

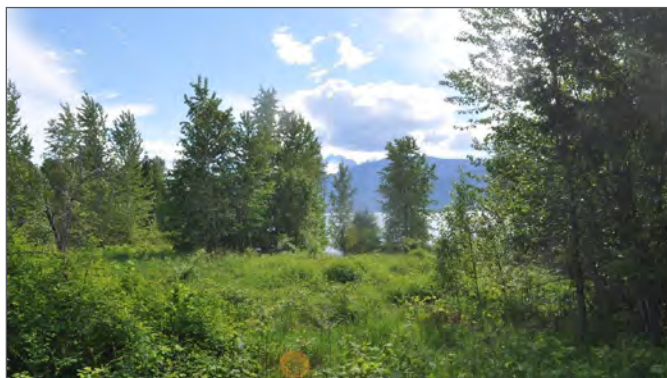
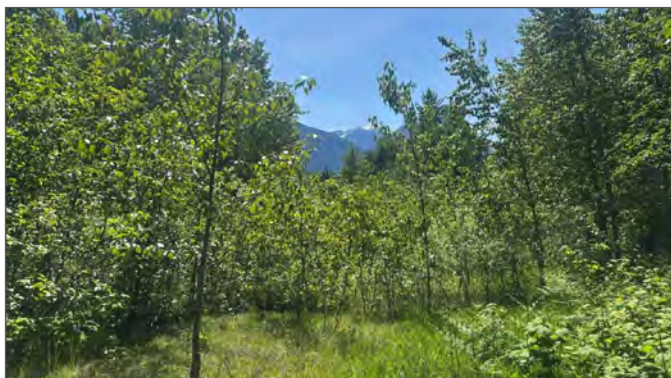
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PID 028-821-831

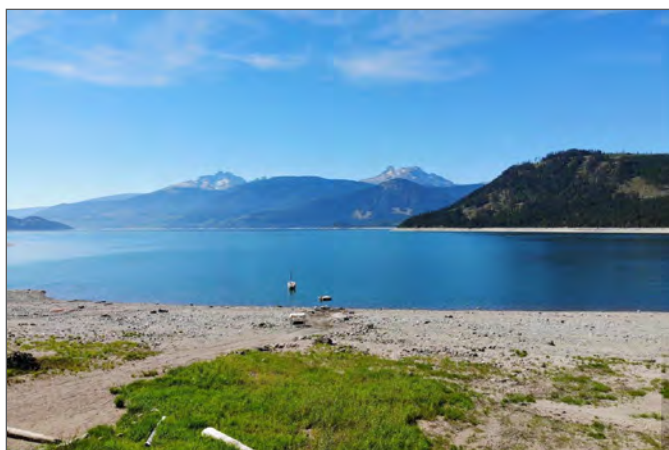
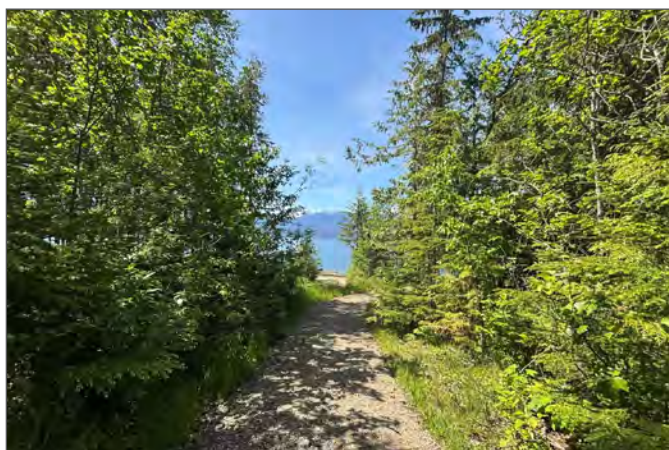




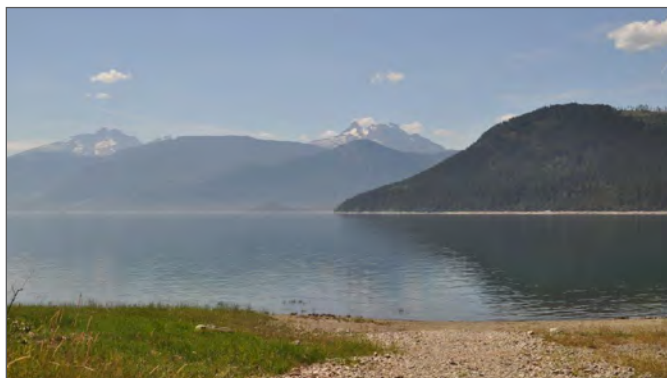
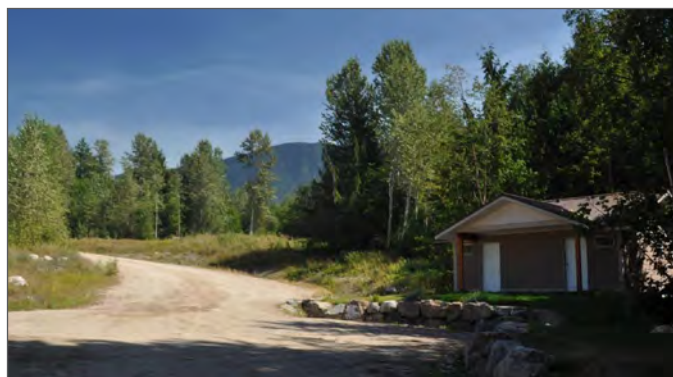




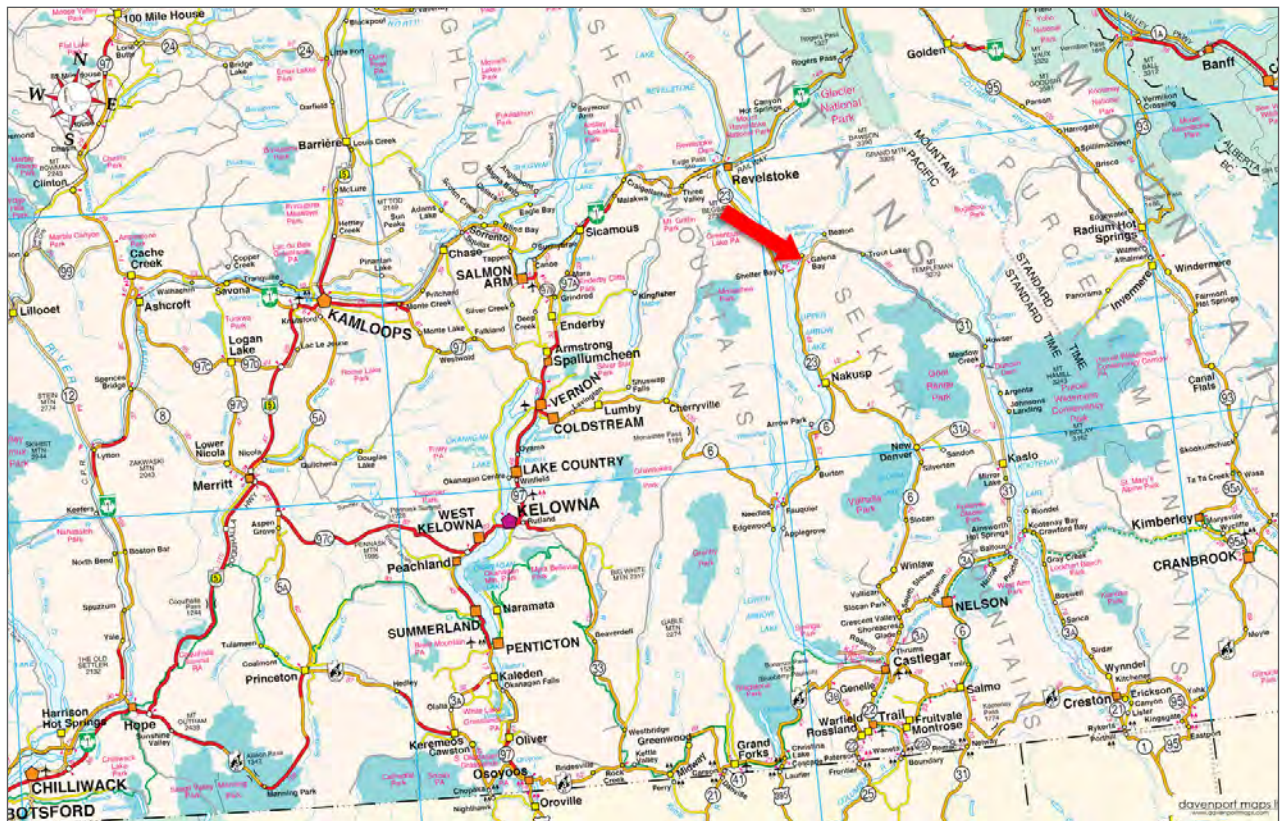




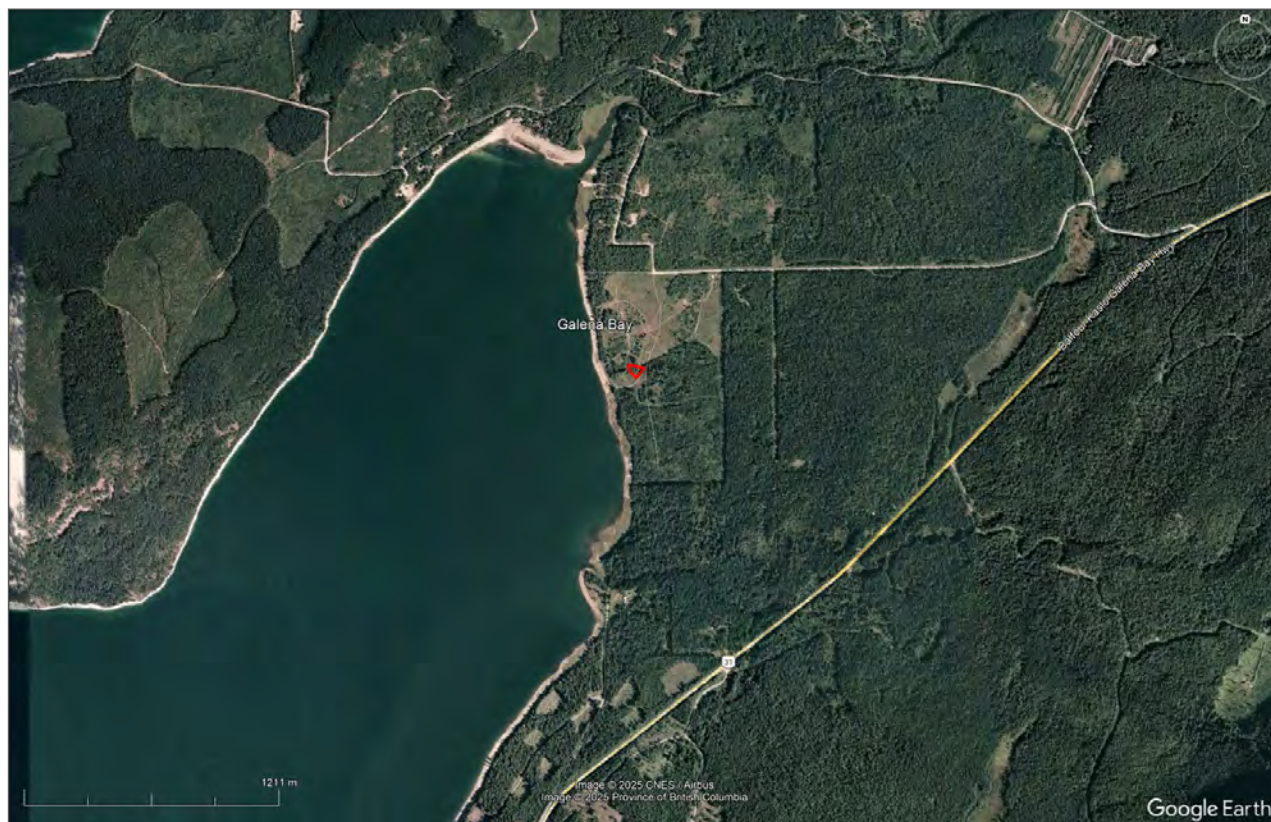




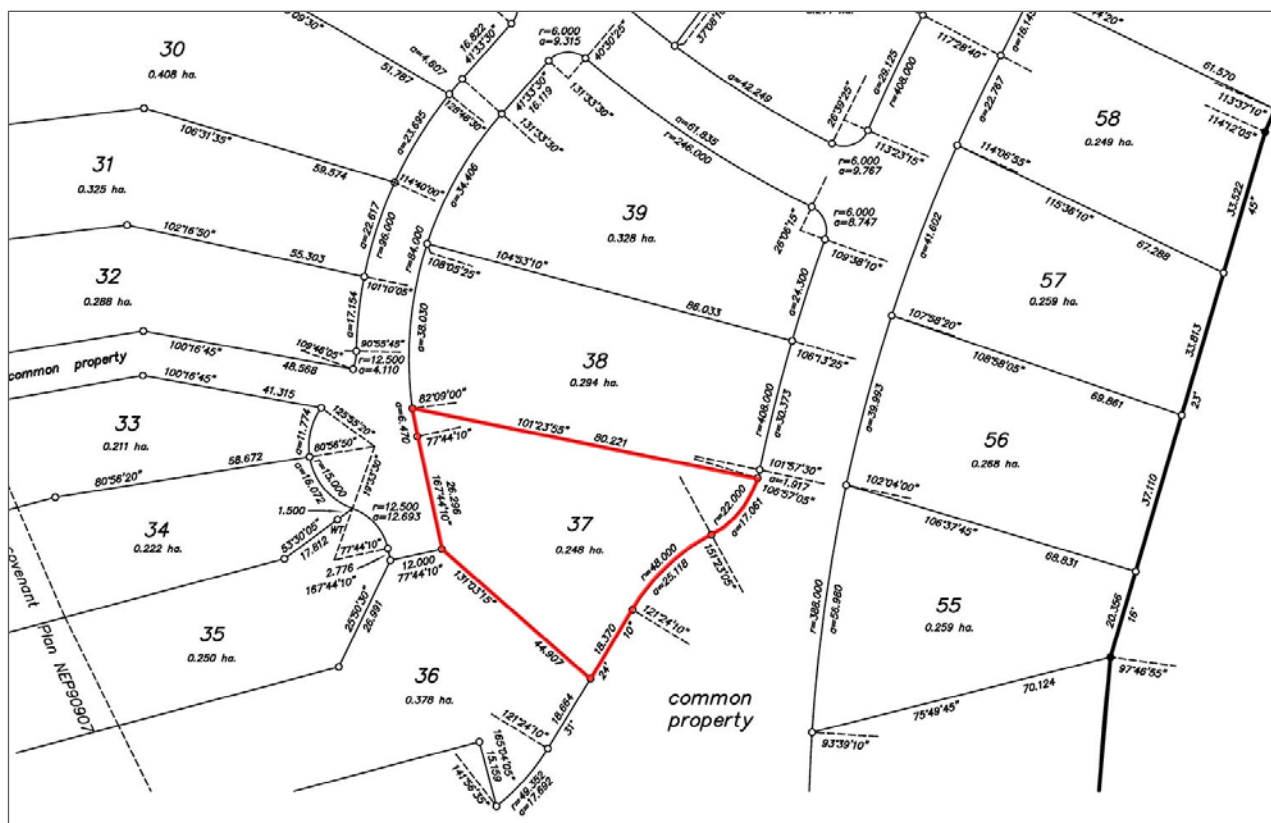
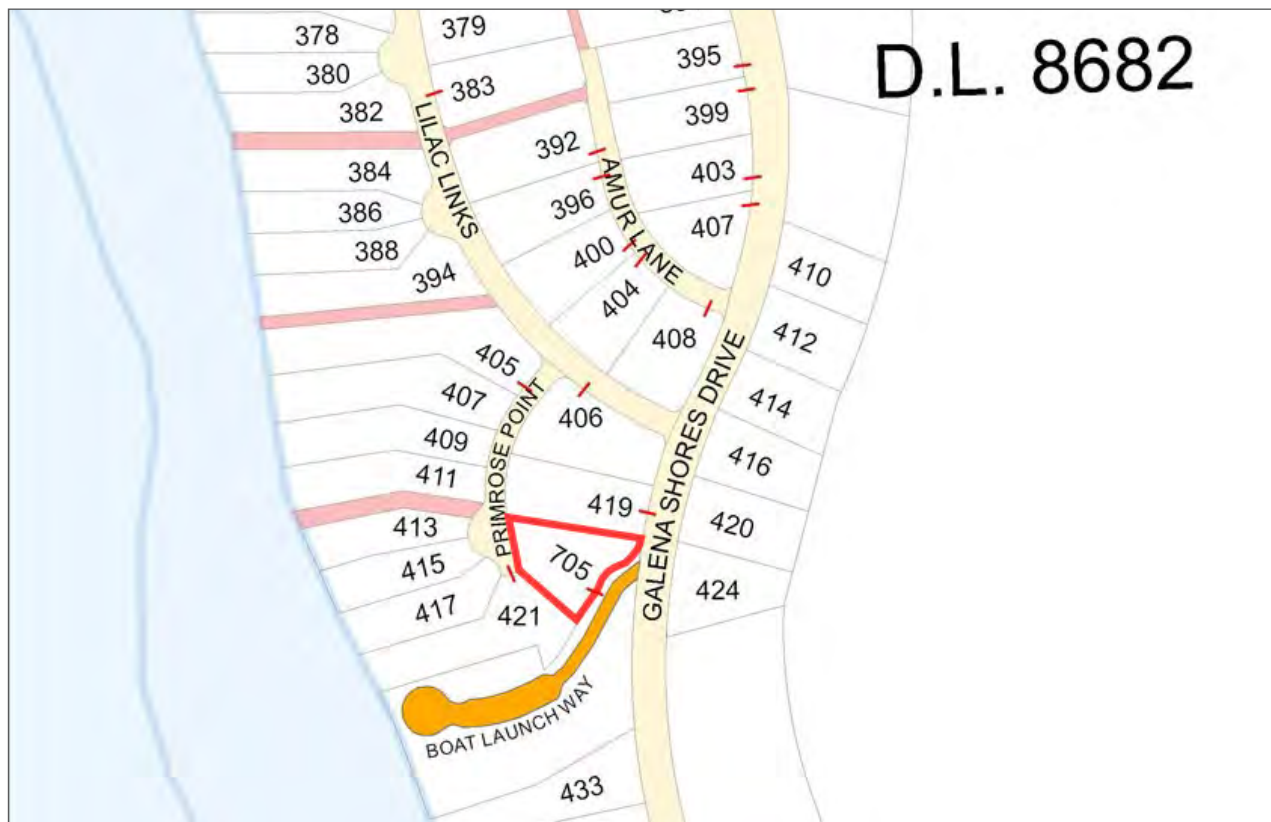


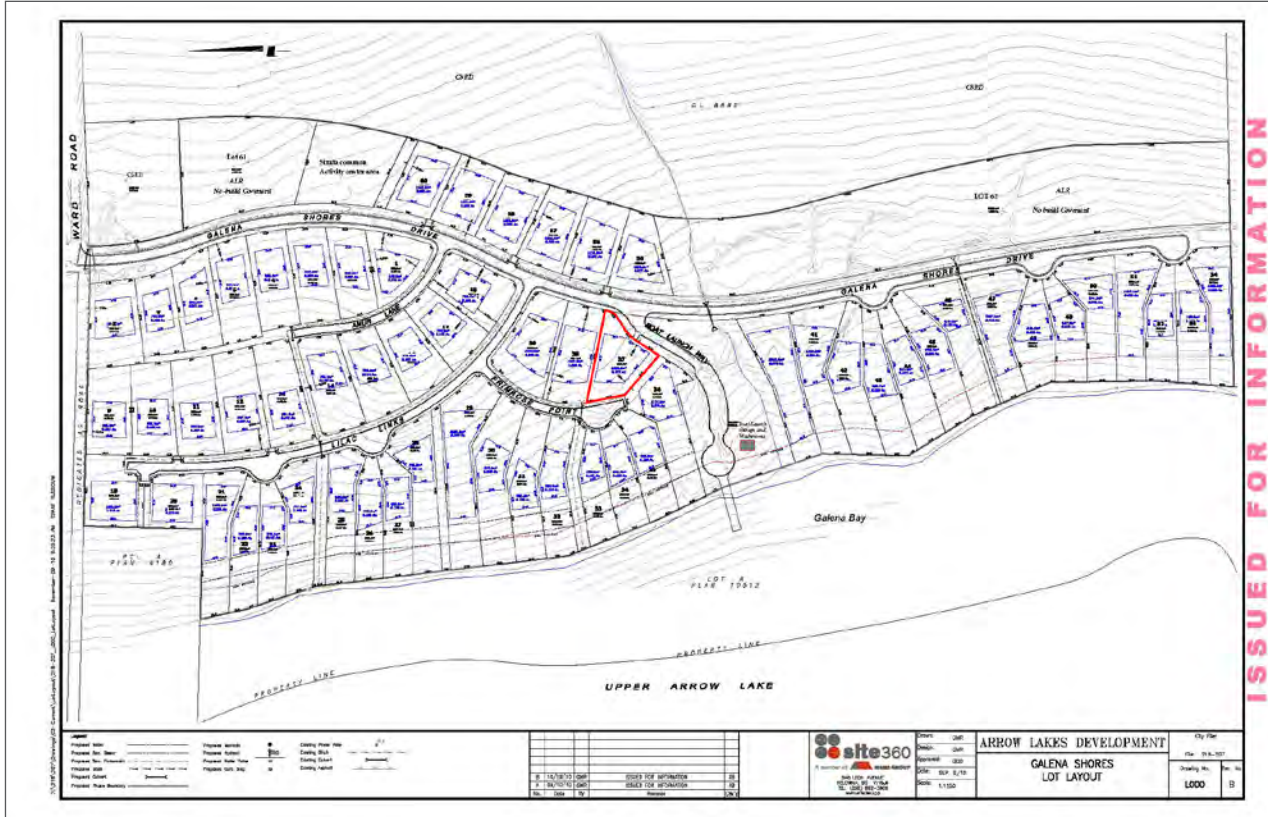














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