NEW DENVER AREA

8749 6 Highway

Silverton, British Columbia V0G2B0

$349,000

MLS® 10405585

BEDS	BATHS	LIVING AREA	LOT	BUILT
1	1	1,168 sqft	6.79 acres	1974









DESCRIPTION

Over six acres of forested land on Highway 6, just minutes from Silverton and the shores of Slocan Lake. This is a land-value play with a livable home already in place. The 1,146 sq ft manufactured home features an expanded living and dining area (convertible to a second bedroom), a wood-burning fireplace, and over 500 sq ft of covered decks overlooking the surrounding forest. One bedroom, one bathroom, and a spacious entry built for Kootenay winters. The real story here is the property itself: 6.79 acres of gentle, usable terrain with mature forest cover, mountain views, and a domestic licensed water source from Kegel Brook via gravity intake — no pump, no hydro cost to run it. Septic serviced. Open zoning offers flexibility for a future shop, second dwelling, garden, or livestock. Whether you're looking for a primary residence with room to build out over time, a recreational holding with highway access, or a development-ready parcel with infrastructure already in place, this property checks boxes that are increasingly hard to find in the Slocan Valley.

DETAILS

MLS®	10405585
PID	023-830-166
Status	Active
Listed	Nov 13, 2026
Days on market	15
Property type	Single Family
Structure	House
Style	Other
Year built	1974
Living area	1,168 square feet
Lot size	6.79 acres
View	Mountain view
Bedrooms	1
Bathrooms	1
Heating	Baseboard heaters, Stove, Wood
Parking	9
Water	Creek/Stream, See Remarks
Sewer	Septic tank
Taxes	$1,177

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Primary Bedroom	Main level	11'5" x 15'10"

Room	Level	Dimensions
4pc Bathroom	Main level	—
Laundry room	Main level	6'0" x 8'0"
Kitchen	Main level	13'0" x 11'6"
Dining room	Main level	13'4" x 11'4"
Living room	Main level	23'8" x 17'0"
Foyer	Main level	11'0" x 7'4"

PROPERTY DATA

Public-record information for this listing's PID, from the regional district GIS, BC Assessment, the Agricultural Land Commission's ALR maps, BC Water Rights licences and the GWELLS well database. It is shown as published by each source and has not been verified by eXp Luxury Nelson or the listing brokerage; confirm anything important with the source.

Regional District GIS

Site address	8749 HIGHWAY 6, RDCK REGION
Folio	710.03096.100
Actual use	2 Acres Or More (Manufactured Home)
Lot size	6.79 acres
Legal description	LOT A PLAN NEP59622 DISTRICT LOT 10598 KOOTENAY LAND DISTRICT
Plan number	NEP59622
Electoral area	Electoral Area H - The Slocan Valley
Fire service area	N DENVER/SILVER · Bylaw 1068
Official community plan	R3 – Rural Residential · Bylaw 1967

Source: RDCK public map service · maps.rdck.bc.ca

BC Assessment

Roll year	2026
Total assessed value	$283,800
Land	$228,000
Improvements	$55,800
Previous year	$250,600
Property type	MH - Single Wide
Year built	1974
Land size	6.79 Acres
First floor area	768 sqft
Storeys	1
Jurisdiction – roll	710-03096.100
Legal description	LOT A, PLAN NEP59622, DISTRICT LOT 10598, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$283,800	+13%
2025	$250,600	+6%
2024	$235,500	+3%
2023	$229,300	+32%
2022	$173,600	+41%

View this PID at the source

Source: BC Assessment · www.bcassessment.ca

Agricultural Land Reserve

In the ALR	No. The parcel is not in the Agricultural Land Reserve.

Source: Agricultural Land Commission, ALR maps · www.alc.gov.bc.ca

BC Water Rights licences

No water rights licences are attached to this PID.

View this PID at the source

Source: BC Water Rights licences · j200.gov.bc.ca

GWELLS groundwater wells

No wells are recorded for this PID in GWELLS.

View this PID at the source

Source: BC Groundwater Wells and Aquifers (GWELLS) · apps.nrs.gov.bc.ca

LINKS

Play Video Tour https://youtube.com/shorts/cJo52rGIy5g?si=TzQAjAvc6YLioxJ1
Start 3D Tour https://my.matterport.com/show/?m=gNYGnobXXLm
View this listing online https://www.expluxurynelson.com/listings/10405585/8749-6-highway-silverton
View on REALTOR.ca https://www.realtor.ca/real-estate/30510224/8749-6-highway-silverton-new-denver-area

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