NELSON WEST/SOUTH SLOCAN

62 Acres Kays Road

Nelson, British Columbia V1L6V9

$2,799,000

MLS® 10354999

LOT

62 acres









DESCRIPTION

62-acre waterfront property near Nelson, BC offers the opportunity for various development possibilities such as an RV resort, campground, residential development, glamping resort, or eco-village, thanks to its lack of zoning restrictions. Approx 1 km of waterfront on the Kootenay River and a small creek running along its western boundary. The land's topography allows for almost every inch to have a view of the water, and there are existing logging roads throughout that can serve as a foundation for further development. Calm river frontage perfect for water sports and fishing. With no zoning, power accessibility, proximity to town, and stunning views, this property meets the criteria for a desirable development opportunity. Great climate for self-sufficient living.

DETAILS

MLS®	10354999
PID	023-587-024
Status	Active
Listed	Jul 7, 2025
Days on market	509
Property type	Vacant Land
Structure	Other
Lot size	62 acres
Waterfront	Waterfront on river
View	Lake view, Mountain view, River view, View of water
Water	None
Sewer	No sewage system
Taxes	$7,917

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	KAYS RD, BLEWETT
Folio	707.09056.020
Actual use	2 Acres Or More (Vacant)
Lot size	62.02 acres
Legal description	LOT A PLAN NEP23488 DISTRICT LOT 6304 KOOTENAY LAND DISTRICT & DL 7703
Plan number	NEP23488
Electoral area	Electoral Area E
Fire service area	BLEWETT · Bylaw 754

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

BC Assessment

Roll year	2026
Total assessed value	$1,728,500
Land	$1,728,500
Improvements	$0
Previous year	$1,542,800
Property type	2 Acres Or More (Vacant)
Land size	62.02 Acres
Jurisdiction – roll	707-09056.020
Legal description	LOT A, PLAN NEP23488, DISTRICT LOT 6304, KOOTENAY LAND DISTRICT, & DL 7703

YEAR	ASSESSED VALUE	CHANGE
2026	$1,728,500	+12%
2025	$1,542,800	+3%
2024	$1,501,000	+2%
2023	$1,476,500	+16%
2022	$1,277,500	+22%

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

View this listing online https://www.expluxurynelson.com/listings/10354999/62-acres-kays-road-nelson

View on REALTOR.ca https://www.realtor.ca/real-estate/28568549/62-acres-kays-road-nelson-nelson-westsouth-slocan

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Listing updated Apr 8, 2026

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