NELSON WEST/SOUTH SLOCAN

2719 Davidson Road

Shoreacres, British Columbia V1N4P9

$2,599,000

MLS® 10365912

BEDS	BATHS	LIVING AREA	LOT	BUILT
4	4 + 1 half	3,088 sqft	6 acres	1991









DESCRIPTION

For more information, please click Brochure button. A rare opportunity! With its captivating all-season views of the spectacular Slocan Pool, this six-acre waterfront gem with 435 feet of private shoreline and bountiful sunlight throughout the seasons is a must-see to truly appreciate its beauty and potential. Located in a quiet rural community with quick access to Nelson, Castlegar, and the Slocan Valley, the property is close to both amenities and a multitude of outdoor activities. Its expansive size and favorable zoning present opportunities for development, such as agriculture, raising livestock, erecting additional structures (like shops, sheds, barns, or a manufactured home), or subdividing. Services include two wells, a septic system, and connections to gas, electricity, cable, and high-speed internet services. The well-designed and constructed residence spans three levels and includes a two-car garage, as well as a separate unregistered guest suite. Outdoor living areas feature a concrete deck and patio on the main level overlooking the Slocan Pool, a covered patio on the lower level with wiring for a hot tub, landscaped gardens, lawn, a private secluded beach area with a fire pit, and an expansive paved driveway. This property has been well maintained, including the installation of a NEW quality asphalt shingle roof in 2025. Do not miss out!

DETAILS

MLS®	10365912
PID	005-328-438
Status	Active
Listed	Oct 15, 2025
Days on market	409
Property type	Single Family
Structure	House
Style	Other
Year built	1991
Living area	3,088 square feet
Lot size	6 acres
Waterfront	Waterfront on river
Bedrooms	4
Bathrooms	4
Heating	Forced air
Parking	7
Water	Well
Sewer	Septic tank
Taxes	$5,163

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Laundry room	Main level	5'6" x 9'8"
2pc Bathroom	Main level	—
Dining room	Main level	12'3" x 13'4"
Kitchen	Main level	13'5" x 13'4"
Sunroom	Main level	10'5" x 9'10"
Office	Main level	10'2" x 11'6"
Living room	Main level	19'2" x 13'0"
Foyer	Main level	6'0" x 8'2"
3pc Bathroom	Second level	—
Other	Second level	4'6" x 4'11"
Other	Second level	5'0" x 18'0"
3pc Ensuite bath	Second level	—
Primary Bedroom	Second level	13'6" x 14'10"
Bedroom	Second level	10'6" x 12'0"
Bedroom	Second level	10'2" x 12'0"
3pc Ensuite bath	Basement	—
Bedroom	Basement	11'0" x 13'1"
Storage	Basement	15'0" x 26'0"
Utility room	Basement	6'6" x 18'4"
Storage	Basement	10'8" x 11'4"
Family room	Basement	11'10" x 28'4"
Other	Additional Accommodation	15'0" x 26'0"

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	2719 DAVIDSON RD, SHOREACRES
Folio	709.01619.175
Actual use	2 Acres Or More (Single Family Dwelling, Duplex)
Lot size	6 acres
Legal description	LOT 35 PLAN NEP2954 DISTRICT LOT 303 KOOTENAY LAND DISTRICT EXC PCL A (SEE 194609I)
Plan number	NEP2954
Electoral area	Electoral Area I Electoral Area H - The Slocan Valley
Fire service area	TARRYS · Bylaw 921
Zoning	R2I – Country Residential I · Bylaw 1675
Official community plan	CR – Country Residential · Bylaw 2821
Development permit areas	11 – Is designated to protect the natural environment, its ecosystems and biological diversity to promote water conservation and aquifer protection when new development is proposed. · Bylaw 2821 10 – Is designated to establish guidelines for the protection of new development from the threat of wildfire. · Bylaw 2821 9 – The Watercourse/Environmentally Sensitive/Riparian Protection DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development. · Bylaw 2821

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

BC Assessment

Roll year	2026
Total assessed value	$1,002,000
Land	$396,000
Improvements	$606,000
Previous year	$1,072,000
Property type	2 STY house - Semi-Custom
Year built	1991
Bedrooms	3
Bathrooms	4
Land size	6 Acres
First floor area	1,684 sqft
Second floor area	748 sqft
Basement finish	252 sqft
Storeys	2
Garage / carport	Garage G

Jurisdiction – roll	709-01619.175
Legal description	LOT 35, PLAN NEP2954, DISTRICT LOT 303, KOOTENAY LAND DISTRICT, EXC PCL A (SEE 194609I)

YEAR	ASSESSED VALUE	CHANGE
2026	$1,002,000	-7%
2025	$1,072,000	-4%
2024	$1,117,000	-2%
2023	$1,137,000	+15%
2022	$985,000	+15%

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/10365912/2719-davidson-road-shoreacres
View on REALTOR.ca https://www.realtor.ca/real-estate/28991219/2719-davidson-road-shoreacres-nelson-westsouth-slocan

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