NORTH NELSON TO KOKANEE CREEK

3140 3a Highway

Nelson, British Columbia V1L6M7

$1,995,000

MLS® 10380915

BEDS	BATHS	LIVING AREA	LOT	BUILT
3	2	2,753 sqft	2.15 acres	1999









DESCRIPTION

Set on the shores of Kootenay Lake, just a short drive from Nelson, BC, this impressive custom Toad Mountain home offers approximately 300 feet of beachfront, beautiful lake and mountain views, and thoughtfully designed living spaces. Built as a post-and-beam log home, it combines warmth, quality, and functional indoor-outdoor living. The property features multiple decks, patios, a landscaped yard, fire pit, beach, and a deep-water dock for easy access to the lake. The main floor offers an open layout with large windows to enjoy the views, a spacious living room, a freestanding gas fireplace with a beautiful custom rock and brick chimney, a gorgeous custom kitchen with granite countertops, and high-end stainless steel appliances including a Wolf stove and Sub-Zero fridge, plus additional sitting and dining areas. The primary bedroom enjoys lake views and glass doors leading to a private deck with a hot tub overlooking the lake and surrounding mountains. Heated concrete floors, good storage, a single attached garage, and evident pride of ownership add to the home's appeal. Located close to hiking, biking, Whitewater Ski Resort, and backcountry terrain, this property also includes nearly 2 acres of vacant land above the highway.

DETAILS

MLS®	10380915
PID	015-883-353
Status	Active
Listed	Mar 31, 2026
Days on market	242
Property type	Single Family
Structure	House
Year built	1999
Living area	2,753 square feet
Lot size	2.15 acres
View	Lake view, Mountain view
Bedrooms	3
Bathrooms	2
Heating	Other
Parking	1
Water	Well, Community Water System
Sewer	Septic tank
Taxes	$10,362

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
4pc Ensuite bath	Main level	7'7" x 13'6"

Room	Level	Dimensions
Primary Bedroom	Main level	14'5" x 16'11"
Kitchen	Main level	17'1" x 16'2"
Family room	Main level	13'9" x 15'1"
Living room	Main level	22'10" x 13'7"
Foyer	Main level	6'8" x 7'9"
Full bathroom	Second level	6'4" x 7'1"
Loft	Second level	10'5" x 17'0"
Bedroom	Second level	10'4" x 16'6"
Den	Second level	14'2" x 12'9"
Storage	Lower level	30'2" x 13'2"
Bedroom	Lower level	19'4" x 13'7"

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	3140 HIGHWAY 3A, RDCK REGION
Folio	707.06740.105
Actual use	2 Acres Or More (Single Family Dwelling, Duplex)
Lot size	2.15 acres
Legal description	LOT 1 PLAN NEP1041 DISTRICT LOT 4396 KOOTENAY LAND DISTRICT EXCEPTPLAN NEP20026 & EXC PL NEP20185
Plan number	NEP1041
Electoral area	Electoral Area F
Fire service area	NORTH SHORE · Bylaw 482
Zoning	R1F – Suburban Residential F · Bylaw 1675 R2 – Country Residential · Bylaw 1675
Official community plan	CR – Country Residential · Bylaw 2214 SR – Suburban Residential · Bylaw 2214

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

BC Assessment

Roll year	2026
Total assessed value	$1,898,000
Land	$1,158,000
Improvements	$740,000
Previous year	$2,090,000

Property type	2 STY house - Semi-Custom
Year built	1999
Bedrooms	2
Bathrooms	2
Land size	2.15 Acres
First floor area	1,536 sqft
Second floor area	450 sqft
Storeys	2
Jurisdiction – roll	707-06740.105
Legal description	LOT 1, PLAN NEP1041, DISTRICT LOT 4396, KOOTENAY LAND DISTRICT, EXCEPT PLAN NEP20026, & EXC PL NEP20185

YEAR	ASSESSED VALUE	CHANGE
2026	$1,898,000	-9%
2025	$2,090,000	+4%
2024	$2,010,000	0%
2023	$2,000,000	+18%
2022	$1,698,000	+16%

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

Start 3D Tour https://my.matterport.com/show/?m=AXMRikjnUKL
View this listing online https://www.expluxurynelson.com/listings/10380915/3140-3a-highway-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/29538663/3140-3a-highway-nelson-north-nelson-to-kokanee-creek

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