HARROP/PROCTER

285 Kootenay Lake Road

Procter, British Columbia V1L0B6

$1,999,999

MLS® 10386269

BEDS	BATHS	LIVING AREA	LOT	BUILT
3	4 + 2 half	2,151 sqft	0.43 acres	2009









DESCRIPTION

A rare opportunity to own a fully developed Kootenay Lake retreat complete with a two-slip boathouse and rooftop entertaining deck. This stunning 3-bedroom, 4-bathroom custom-built home offers an unparalleled lakeside lifestyle, surrounded by lush forest and crystal clear waters. Thoughtfully designed with exquisite timber accents, a striking custom front door and a thoughtful layout that perfectly balances style and functionality, this home is a masterpiece of craftsmanship designed by David Dobie. Inside, a gourmet kitchen awaits complete with a coffee nook, two cozy fireplaces, a Japanese soaker tub and expansive windows that frame breathtaking lake views. The main living space flows seamlessly into a welcoming family room, providing a warm and inviting setting for gatherings or quiet relaxation. Outdoor living is as exceptional, featuring a spacious kitchen patio, an outdoor kitchen on the lower level and a tranquil yoga deck. The property features a carport that offers covered parking and comes equipped with a backup generator. Enjoy lakeside adventures with a 2-slip boat house featuring a rooftop patio, ideal for sunset gatherings. For those seeking more adventure, inquire about the optional boat package and or furniture package, allowing you to fully embrace lake life and make this property truly turn-key. Don’t miss this rare opportunity to own a slice of waterfront paradise. Contact your agent to arrange your private showing today. See Video link!

DETAILS

MLS®	10386269
PID	027-190-463
Status	Active
Listed	May 8, 2026
Days on market	204
Property type	Single Family
Structure	House
Style	Contemporary
Year built	2009
Living area	2,151 square feet
Lot size	0.43 acres
View	Lake view, Mountain view, View of water
Bedrooms	3
Bathrooms	4
Heating	In Floor Heating, Electric, See remarks
Parking	3
Water	Private Utility
Sewer	Septic tank
Taxes	$6,109

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Office	Main level	4'9" x 8'7"
Other	Main level	5'9" x 7'7"
5pc Ensuite bath	Main level	—
Primary Bedroom	Main level	10'2" x 12'9"
Living room	Main level	10'5" x 12'1"
Dining room	Main level	10'3" x 10'6"
Pantry	Main level	3'5" x 4'10"
Kitchen	Main level	8'9" x 13'4"
Partial bathroom	Main level	—
Foyer	Main level	4'8" x 7'2"
Other	Lower level	4'10" x 4'7"
Laundry room	Lower level	6'8" x 7'9"
Full bathroom	Lower level	—
Utility room	Lower level	6'6" x 10'8"
Bedroom	Lower level	11'2" x 9'9"
Bedroom	Lower level	10'11" x 10'10"
Family room	Lower level	11'11" x 14'9"
Partial bathroom	Lower level	—

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	285 KOOTENAY LAKE RD, PROCTER
Folio	707.02256.120
Actual use	Single Family Dwelling
Lot size	.434 acres
Legal description	STRATA LOT 20 PLAN NES3286 DISTRICT LOT 873 KOOTENAY LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Plan number	NES3286
Electoral area	Electoral Area E

Fire service area	HARROP · Bylaw 1158
Official community plan	RS – Suburban Residential · Bylaw 2260 RA – Resource Area · Bylaw 2260
Development permit areas	6 – The Residential Cluster DPA is designated to ensure new intensive residential development is sensitive to adjoining lands, the natural environment, and rural character. · Bylaw 2260 9 – The Watercourse DPA is designated to ensure the riparian areas surrounding lakes, streams, wetlands, and other watercourses are protected from the impacts of new development. · Bylaw 2260

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

BC Assessment

Roll year	2026
Total assessed value	$1,373,000
Land	$406,000
Improvements	$967,000
Previous year	$1,416,000
Property type	1 STY house - Custom
Year built	2009
Bedrooms	3
Bathrooms	4
Land size	.434 Acres
First floor area	1,142 sqft
Basement finish	1,000 sqft
Storeys	1
Garage / carport	Garage G, Carport C
Jurisdiction – roll	707-02256.120
Legal description	STRATA LOT 20, PLAN NES3286, DISTRICT LOT 873, KOOTENAY LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

YEAR	ASSESSED VALUE	CHANGE
2026	$1,373,000	-3%
2025	$1,416,000	+5%
2024	$1,345,000	-5%
2023	$1,417,000	+35%
2022	$1,049,000	+21%

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

LICENCE	STATUS	PURPOSE	SOURCE	QUANTITY	PRIORITY DATE
506307	Current	Waterworks: Local Provider	Proctor Bedrock	4050 m3/year	2007-08-28

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://www.youtube.com/watch?v=3a61e0PJLn0
View this listing online https://www.expluxurynelson.com/listings/10386269/285-kootenay-lake-road-procter
View on REALTOR.ca https://www.realtor.ca/real-estate/29725501/285-kootenay-lake-road-procter-harropprocter

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Listing updated Sep 2, 2026

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