KOKANEE CREEK TO BALFOUR

6421 Sunshine Drive

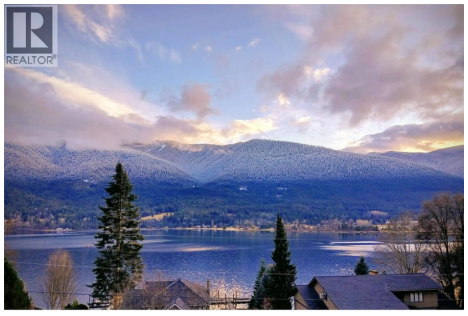
Balfour, British Columbia V1L6S1

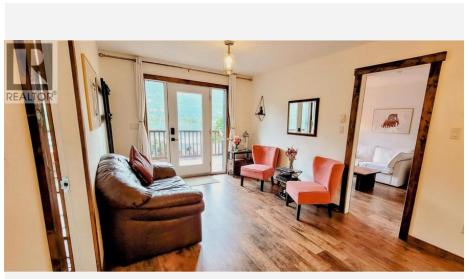
$1,049,999

MLS® 10389359

BEDS	BATHS	LIVING AREA	LOT	BUILT
4	3 + 1 half	2,000 sqft	0.32 acres	2024









DESCRIPTION

Nestled in the mountains above Kootenay Lake just 25 minutes from Nelson, this newly built 2024 home offers a rare blend of modern comfort, income potential, wellness living, and breathtaking natural beauty. Designed as a peaceful self-contained retreat, the property captures expansive lake and mountain views while providing flexibility for a variety of lifestyles. The main home offers approximately 2,000 sq ft across two levels, including a bright upper living area and versatile lower level featuring a gym/media studio, heated shop/garage with soaring 12-foot ceilings, bathroom, utility room, and generous storage. Currently configured as a 2-bedroom home with office and den spaces, the layout can easily adapt to 4 bedrooms. Features include hydronic in-floor heating on the lower level, HRV ventilation with HEPA filtration, sound-insulated walls and floors, fibre optic internet, and new washer/dryer appliances. The property also includes a fully serviced and permitted 350 sq ft tiny home with separate office, electric sauna, kitchen, plumbing, and power. Currently rented for $1,300/month plus utilities, the tiny home has also generated seasonal Airbnb income. Lakeview decks, community lake access, and close proximity to hiking, biking, boating, Balfour amenities, Ainsworth Hot Springs and Whitewater Ski Resort complete this unique Kootenay retreat.

DETAILS

MLS®	10389359
PID	011-130-733
Status	Active
Listed	May 28, 2026
Days on market	184
Property type	Single Family
Structure	House
Year built	2024
Living area	2,000 square feet
Lot size	0.32 acres
View	Lake view, Mountain view
Bedrooms	4
Bathrooms	3
Heating	Baseboard heaters, Radiant heat
Cooling	See Remarks
Parking	6
Water	See Remarks
Sewer	See remarks
Taxes	$2,520

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Primary Bedroom	Main level	10' x 12'5"
Partial bathroom	Main level	10' x 5'
Full bathroom	Main level	10' x 5'
Bedroom	Main level	10' x 12'
Bedroom	Main level	10' x 12'
Kitchen	Main level	10' x 10'
Living room	Main level	10' x 21'
Bedroom	Main level	10' x 12'5"
Gym	Lower level	12'5" x 31'
Full bathroom	Lower level	8' x 6'
Utility room	Lower level	8' x 6'
Full bathroom	Secondary Dwelling Unit	5' x 4'
Other	Secondary Dwelling Unit	11' x 8'
Other	Secondary Dwelling Unit	9' x 6'
Other	Secondary Dwelling Unit	9' x 3'

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	6421 SUNSHINE DR, BALFOUR
Folio	707.08422.175
Actual use	Single Family Dwelling
Lot size	.32 acres
Legal description	LOT 7 PLAN NEP10844 DISTRICT LOT 7079 KOOTENAY LAND DISTRICT
Plan number	NEP10844
Electoral area	Electoral Area E
Fire service area	BALFOUR · Bylaw 1158
Official community plan	RS – Suburban Residential · 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

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

BC Assessment

Roll year	2026
Total assessed value	$621,000
Land	$149,000
Improvements	$472,000
Previous year	$582,000
Property type	1 STY house - Standard
Year built	2019
Bedrooms	2
Bathrooms	2
Land size	.32 Acres
First floor area	1,024 sqft
Basement finish	420 sqft
Storeys	1
Garage / carport	Garage G
Jurisdiction – roll	707-08422.175
Legal description	LOT 7, PLAN NEP10844, DISTRICT LOT 7079, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$621,000	+7%
2025	$582,000	-3%
2024	$603,000	+7%
2023	$563,000	+21%
2022	$464,000	+31%

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://www.youtube.com/watch?v=K0dlwoaJYXM
View this listing online https://www.expluxurynelson.com/listings/10389359/6421-sunshine-drive-balfour
View on REALTOR.ca https://www.realtor.ca/real-estate/29821744/6421-sunshine-drive-balfour-kokanee-creek-to-balfour

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Listing updated Jun 1, 2026

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