NORTH NELSON TO KOKANEE CREEK

1089, 1090 3a Highway

Nelson, British Columbia V1L6J5

$1,995,000

MLS® 10390741

BEDS	BATHS	LIVING AREA	LOT	BUILT
4	3 + 1 half	4,195 sqft	4.36 acres	1990









DESCRIPTION

Welcome to 1089 & 1090 Highway 3A, a rare and versatile property offering 4.36 acres just minutes from downtown Nelson. This impressive home features approximately 4,000 sq. ft. of living space, rich hardwood floors, and a stunning cathedral-style staircase leading to a spectacular primary suite. The spacious primary bedroom is a true retreat, complete with a spa-inspired ensuite, generous walk-in closet, and peaceful water views. With 4 bedrooms and 3 bathrooms, this home is ideal for families or those who love to entertain. Enjoy the beautifully landscaped yard, a large deck perfect for relaxing or hosting guests, a greenhouse for year-round gardening, and the convenience of an attached carport. The unfinished walkout basement offers endless possibilities for future development, whether you're dreaming of additional living space, a recreation room, or a workshop. Adding even more value, the acreage across the highway includes an older home with tremendous renovation potential. Create a guest house, generate rental income, accommodate extended family, or bring your own vision to life. Complete with your own private dock, this unique property offers a peaceful waterfront lifestyle while remaining close to all the amenities, recreation, and charm of Nelson. A truly rare opportunity to own a remarkable waterfront acreage in one of the Kootenays' most sought-after locations. ?

DETAILS

MLS®	10390741
PID	012-550-663
Status	Active
Listed	Jun 10, 2026
Days on market	171
Property type	Single Family
Structure	House
Year built	1990
Living area	4,195 square feet
Lot size	4.36 acres
Waterfront	Waterfront on lake
View	City view, Lake view, Mountain view, Valley view, View (panoramic)
Bedrooms	4
Bathrooms	3
Heating	Forced air
Parking	8
Water	Well
Sewer	Septic tank
Taxes	$10,345

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Mud room	Main level	10'4" x 15'1"
Den	Main level	14'7" x 11'7"
Foyer	Main level	12'11" x 13'6"
2pc Bathroom	Main level	—
Living room	Main level	17'4" x 17'3"
Dining room	Main level	13'4" x 17'6"
Kitchen	Main level	13'4" x 16'7"
Family room	Main level	16'0" x 23'1"
Bedroom	Second level	12'0" x 12'0"
4pc Ensuite bath	Second level	—
Primary Bedroom	Second level	17'4" x 31'0"
Bedroom	Second level	12'0" x 12'0"
Bedroom	Second level	12'0" x 12'0"
Laundry room	Second level	10'3" x 9'8"
4pc Bathroom	Second level	—
Wine Cellar	Basement	10'8" x 9'5"
Storage	Basement	36'2" x 13'2"
Storage	Basement	56'0" x 17'6"
Den	Basement	13'6" x 19'5"

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	1089 HIGHWAY 3A, NORTH SHORE
Folio	707.06628.000
Actual use	2 Acres Or More (Single Family Dwelling, Duplex)
Lot size	4.36 acres
Legal description	LOT 9 PLAN NEP2168 DISTRICT LOT 3690 KOOTENAY LAND DISTRICT
Plan number	NEP2168
Electoral area	Electoral Area F

Fire service area	NORTH SHORE · Bylaw 482
Zoning	R2 – Country Residential · Bylaw 1675 R3 – Rural Residential · Bylaw 1675 OS – Open Space · Bylaw 1675
Official community plan	RR – Rural Residential · Bylaw 2214 CR – Country Residential · Bylaw 2214 OS – Open Space · Bylaw 2214

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

BC Assessment

Roll year	2026
Total assessed value	$2,038,000
Land	$923,000
Improvements	$1,115,000
Previous year	$2,164,000
Property type	2 STY house - Semi-Custom
Year built	1990
Bedrooms	4
Bathrooms	3
Land size	4.36 Acres
First floor area	1,824 sqft
Second floor area	1,824 sqft
Basement finish	547 sqft
Storeys	2
Garage / carport	Garage G, Carport C
Jurisdiction – roll	707-06628.000
Legal description	LOT 9, PLAN NEP2168, DISTRICT LOT 3690, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$2,038,000	-6%
2025	$2,164,000	+2%
2024	$2,129,000	+1%
2023	$2,111,000	+16%
2022	$1,826,000	+12%

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
C060010	Current	Domestic	Penzell Spring	4.55 m3/day	1982-10-13

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=j2e8dWmwwpv
View this listing online https://www.expluxurynelson.com/listings/10390741/1089-1090-3a-highway-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/29886203/1089-1090-3a-highway-nelson-north-nelson-to-kokanee-creek

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