HARROP/PROCTER

113 Kootenay Lake Road

Procter, British Columbia V0G1V0

$1,049,000

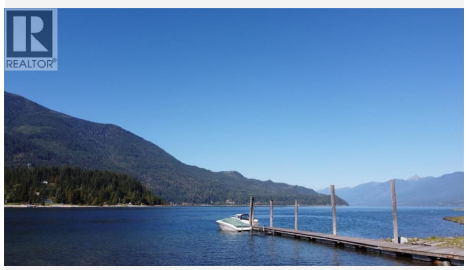
MLS® 10393265

BEDS	BATHS	LIVING AREA	LOT	BUILT
2	2	1,837 sqft	0.48 acres	2008









DESCRIPTION

Welcome to your perfect Kootenay Lakefront getaway located just past the charming village of Procter and nicely positioned where the West Arm meets the main body of Kootenay Lake. Gentle walk-out beachfront access and a shared 80-foot dock directly in front of the house! This truly inviting custom designed 2 bedroom, 2 bath home centers around intuitive flow, natural light, panoramic views and personalized comfort. Antique cherry hardwood floors, fir doors and trim throughout. The spacious living room features an impressive natural stone wood-burning fireplace and direct access to the partially covered lakeview deck. The beautiful kitchen is ideal for preparing those memorable family meals. The primary bedroom on the main has a stylish ensuite with a large double Japanese soaker tub facing the lake, a travertine tile shower and walk-in closet. In-floor radiant heating in the kitchen, primary bedroom & ensuite. Upstairs has a very large bedroom and another full bathroom. Your turnkey, relaxing paradise awaits!

DETAILS

MLS®	10393265
PID	027-811-344
Status	Active
Listed	Jul 2, 2026
Days on market	149
Property type	Single Family
Structure	House
Year built	2008
Living area	1,837 square feet
Lot size	0.48 acres
Waterfront	Waterfront on lake
View	Lake view, Mountain view
Bedrooms	2
Bathrooms	2
Heating	Baseboard heaters, Electric, Other
Parking	3
Water	Lake/River Water Intake
Taxes	$3,686

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Foyer	Main level	7'9" x 8'
Laundry room	Main level	5'7" x 6'9"

Room	Level	Dimensions
4pc Ensuite bath	Main level	5'8" x 13'4"
Primary Bedroom	Main level	11'3" x 19'8"
Dining room	Main level	7'5" x 11'9"
Kitchen	Main level	15'11" x 23'11"
Living room	Main level	17'4" x 25'4"
3pc Bathroom	Second level	5'8" x 8'11"
Bedroom	Second level	13' x 21'4"

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	113 KOOTENAY LAKE RD, PROCTER
Folio	707.02255.150
Actual use	Single Family Dwelling
Lot size	.078 acres
Legal description	STRATA LOT 2 PLAN NES3615 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	NES3615
Electoral area	Electoral Area E
Fire service area	HARROP · Bylaw 1158
Official community plan	RC – Country 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	$835,000
Land	$296,000
Improvements	$539,000
Previous year	$869,000
Property type	2 STY house - Standard
Year built	2008
Bedrooms	3
Bathrooms	3
Land size	.078 Acres

First floor area	1,298 sqft
Second floor area	539 sqft
Storeys	2
Jurisdiction – roll	707-02255.150
Legal description	STRATA LOT 2, PLAN NES3615, 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	$835,000	-4%
2025	$869,000	+4%
2024	$835,000	-9%
2023	$913,000	+24%
2022	$737,000	+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

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=Qgp8wriVF1D&mls=1
View this listing online https://www.expluxurynelson.com/listings/10393265/113-kootenay-lake-road-procter
View on REALTOR.ca https://www.realtor.ca/real-estate/29980358/113-kootenay-lake-road-procter-harropprocter

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Listing updated Oct 5, 2026

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