NELSON WEST/SOUTH SLOCAN

5725 Taghum Frontage Road

Taghum, British Columbia V1L6X9

$1,425,000

MLS® 10396898

BEDS	BATHS	LIVING AREA	LOT	BUILT
5	5 + 2 half	4,500 sqft	0.92 acres	1988









DESCRIPTION

Impeccably maintained 5 bedroom home on a flat, beautifully landscaped .92-acre lot just a five-minute drive from Nelson. Enjoy southern exposure and unobstructed river and mountain views from this spacious, well-appointed property. The main level features a split-level layout with a generous living room anchored by a custom rock wood-burning fireplace, formal dining room, and a large kitchen with breakfast nook and two islands. An office/den, laundry room, half bath, foyer, and sliding glass doors to the expansive deck complete this level. Upstairs, the spacious primary suite offers a private deck, a walk-in closet, and a full ensuite with a jetted tub and a separate shower. Two additional bedrooms and a full bathroom provide room for family or guests. The lower level includes a newer self-contained, two-bedroom in-law suite with separate ground-level entry, full kitchen, living and dining areas, full bathroom, cold room, storage, and furnace room. Additional features include geothermal heating with air conditioning, upgraded attic insulation, central vacuum, community spring-fed water, 200-amp service, an attached two-car garage, in-ground irrigation, fenced vegetable garden, and paved driveway. The impressive, separately metered 32' x 48' insulated workshop is a dream, offering two bays with 10' and 12' doors, 14' ceilings, 100-amp service, wood- and propane-infrared heating, and a convenient half bath.

DETAILS

MLS®	10396898
PID	005-880-955
Status	Active
Listed	Aug 10, 2026
Days on market	110
Property type	Single Family
Structure	House
Style	Multi-level
Year built	1988
Living area	4,500 square feet
Lot size	0.92 acres
Bedrooms	5
Bathrooms	5
Heating	Baseboard heaters, Stove, Forced air, Wood, Geothermal
Cooling	Central air conditioning, Geothermal
Parking	8
Water	Community Water System, Spring, Licensed
Taxes	$6,812

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Foyer	Main level	7' x 12'6"

Room	Level	Dimensions
Mud room	Main level	4'6" x 8'7"
2pc Bathroom	Main level	—
Laundry room	Main level	11'4" x 10'8"
Den	Main level	11'1" x 14'9"
Living room	Main level	17'3" x 29'0"
Dining room	Main level	12'7" x 18'3"
Dining nook	Main level	6'6" x 11'6"
Partial bathroom	Main level	5'6" x 7'10"
Kitchen	Main level	18'3" x 22'11"
3pc Bathroom	Second level	—
Bedroom	Second level	14'6" x 11'1"
Bedroom	Second level	13'3" x 10'9"
4pc Ensuite bath	Second level	—
Primary Bedroom	Second level	13'5" x 21'11"
Other	Additional Accommodation	8'8" x 10'2"
Storage	Lower level	5'2" x 19'8"
Bedroom	Additional Accommodation	10'10" x 14'11"
Primary Bedroom	Additional Accommodation	12'6" x 11'5"
Full bathroom	Additional Accommodation	12'5" x 10'2"
Living room	Additional Accommodation	16'9" x 23'6"
Dining room	Additional Accommodation	12'3" x 8'1"
Kitchen	Additional Accommodation	12'3" x 12'11"

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	5725 TAGHUM FRONTAGE RD, TAGHUM
Folio	707.06150.150
Actual use	Single Family Dwelling
Lot size	.92 acres
Legal description	LOT 1 PLAN NEP17222 DISTRICT LOT 2355 KOOTENAY LAND DISTRICT
Plan number	NEP17222
Electoral area	Electoral Area F
Fire service area	BEASLEY · Bylaw 754
Zoning	R1F – Suburban Residential F · Bylaw 1675 R2 – Country Residential · Bylaw 1675
Official community plan	SR – Suburban Residential · Bylaw 2214 CR – Country Residential · Bylaw 2214

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

BC Assessment

Roll year	2026
Total assessed value	$1,302,000
Land	$292,000
Improvements	$1,010,000
Previous year	$1,276,000
Property type	2 STY house - Semi-Custom
Year built	1988
Bedrooms	4
Bathrooms	4
Land size	.92 Acres
First floor area	1,637 sqft
Second floor area	1,211 sqft
Basement finish	1,000 sqft
Storeys	2
Garage / carport	Garage G
Jurisdiction – roll	707-06150.150
Legal description	LOT 1, PLAN NEP17222, DISTRICT LOT 2355, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,302,000	+2%
2025	$1,276,000	+10%
2024	$1,159,000	-6%
2023	$1,232,000	+16%
2022	$1,063,000	+13%

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
C069542	Current	Domestic	Taghum Spring	2.27 m3/day	1987-11-23

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=PGiYLxJ3uY7
View this listing online https://www.expluxurynelson.com/listings/10396898/5725-taghum-frontage-road-taghum
View on REALTOR.ca https://www.realtor.ca/real-estate/30137256/5725-taghum-frontage-road-taghum-nelson-westsouth-slocan

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