NORTH NELSON TO KOKANEE CREEK

1896 3a Highway

Nelson, British Columbia V1L6K1

$2,149,000

MLS® 10397220

BEDS	BATHS	LIVING AREA	LOT	BUILT
3	3 + 1 half	3,610 sqft	0.35 acres	1988









DESCRIPTION

Imagine waking to the shimmer of Kootenay Lake, stepping outside with your morning coffee, and ending the day surrounded by mountains, water, and the people you love. Just minutes from Nelson, this extraordinary North Shore lakefront home, with brand new roof, is a place designed for living well. Its distinctive architecture draws the lake and landscape into nearly every room, while four sets of patio doors open to an incredible 2,400 sq. ft. patio made for long summer days by the solar-heated pool, quiet evenings in the hot tub, and unforgettable dinners under the open sky. Inside, warm wood ceilings, walls of windows, and a bright, welcoming flow create a home that feels both relaxed and timeless. Gather around the generous kitchen, share a favourite bottle from the wine cellar, wander through mature gardens and past the fish pond to follow the path to your own private sandy beach for an evening swim. With a serene primary retreat, thoughtful guest spaces, attached double garage, new roof, and numerous recent updates, this is more than a beautiful waterfront home—it's a place for family, friendship, laughter, and a lifetime of Kootenay memories.

DETAILS

MLS®	10397220
PID	023-340-550
Status	Active
Listed	Aug 8, 2026
Days on market	112
Property type	Single Family
Structure	House
Year built	1988
Living area	3,610 square feet
Lot size	0.35 acres
Waterfront	Waterfront on lake
View	Lake view, Mountain view
Bedrooms	3
Bathrooms	3
Heating	Forced air
Parking	5
Water	Community Water System
Sewer	Septic tank
Taxes	$8,677

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Other	Main level	6'1" x 10'1"

Room	Level	Dimensions
Partial bathroom	Main level	3'8" x 4'7"
Laundry room	Main level	23'6" x 6'4"
Kitchen	Main level	28'9" x 17'
Full ensuite bathroom	Main level	10'5" x 11'7"
Primary Bedroom	Main level	27'8" x 16'6"
Dining room	Main level	16'7" x 14'3"
Family room	Main level	19'1" x 16'10"
Living room	Main level	27'6" x 18'7"
Foyer	Main level	13'3" x 12'1"
Bedroom	Second level	13' x 12'7"
Full bathroom	Second level	5' x 10'2"
Bedroom	Second level	10'9" x 13'3"
Wine Cellar	Basement	6'3" x 10'1"
Storage	Basement	4'8" x 10'1"
Foyer	Basement	18'10" x 10'3"

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	1896 HIGHWAY 3A, RDCK REGION
Folio	707.04910.025
Actual use	Single Family Dwelling
Lot size	.35 acres
Legal description	LOT 1 PLAN NEP22843 DISTRICT LOT 917 KOOTENAY LAND DISTRICT
Plan number	NEP22843
Electoral area	Electoral Area F
Fire service area	NORTH SHORE · Bylaw 482
Zoning	R1F – Suburban Residential F · Bylaw 1675 R6 – Multi-Unit Residential · Bylaw 1675 OS – Open Space · Bylaw 1675
Official community plan	SR – Suburban Residential · Bylaw 2214 OS – Open Space · Bylaw 2214 HR – High Density Residential · Bylaw 2214

Development permit areas	1 – This Comprehensive DPA is designated to ensure new commercial, industrial and high density residential development is compatible with surrounding rural character, aesthetically pleasing and environmentally sensitive. · Bylaw 2214

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

BC Assessment

Roll year	2026
Total assessed value	$1,709,000
Land	$825,000
Improvements	$884,000
Previous year	$1,741,000
Property type	2 STY house - Semi-Custom
Year built	1988
Bedrooms	2
Bathrooms	3
Land size	.35 Acres
First floor area	2,289 sqft
Second floor area	637 sqft
Storeys	2
Garage / carport	Garage G
Jurisdiction – roll	707-04910.025
Legal description	LOT 1, PLAN NEP22843, DISTRICT LOT 917, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,709,000	-2%
2025	$1,741,000	+3%
2024	$1,694,000	0%
2023	$1,688,000	+17%
2022	$1,437,000	+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

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://youtu.be/9NsTB8_kRSE
Start 3D Tour https://my.matterport.com/show/?m=epvwL3aXk3L
View this listing online https://www.expluxurynelson.com/listings/10397220/1896-3a-highway-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30132292/1896-3a-highway-nelson-north-nelson-to-kokanee-creek

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Listing updated Oct 23, 2026

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