NORTH NELSON TO KOKANEE CREEK

2801 Harlow Road

Nelson, British Columbia V1L6L3

$1,299,000

MLS® 10399511

BEDS	BATHS	LIVING AREA	LOT	BUILT
5	4 + 1 half	3,498 sqft	1.81 acres	2023









DESCRIPTION

High-performance home just 11 minutes from Nelson—offering the quality, efficiency, and peace of mind of a custom build without the time, cost, or uncertainty. Never lived in and built well beyond typical standards, this exceptional home delivers outstanding durability, quiet comfort, and energy efficiency, with 9-foot vaulted ceilings and eight large south-facing windows that flood the home with natural light. With 5 bedrooms and 3.5 bathrooms, the layout is exceptionally functional and flexible, including a separately metered lower level with two bedrooms, a full bath, and plumbing in place for a potential suite—ideal for rental income, guests, or extended family. Thoughtfully constructed with Douglas fir posts and beams, Hardie board siding, polished concrete floors, and quality finishes throughout, this is a home designed to perform for decades. The kitchen and bathrooms feature timeless shaker cabinetry and quartz countertops, while the primary ensuite offers a soaker tub, walk-in shower, double vanity, and heated floor. A strong-producing private well (approx. 40 GPM), Step Code 4 construction, and full 2-5-10 home warranty provide exceptional peace of mind. Set in a quiet, private location just minutes from the lake, golf, fishing, and hiking, this fully completed home is ready for immediate possession and offers a rare opportunity to enjoy the benefits of a high-quality new build without the hassle of building. The seller is motivated and will consider reasonable offers.

DETAILS

MLS®	10399511
PID	009-443-347
Status	Active
Listed	Sep 2, 2026
Days on market	87
Property type	Single Family
Structure	House
Style	Contemporary
Year built	2023
Living area	3,498 square feet
Lot size	1.81 acres
View	Mountain view
Bedrooms	5
Bathrooms	4
Heating	No heat
Parking	10
Water	Well
Sewer	Septic tank
Taxes	$6,148

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Utility room	Main level	8'10" x 10'3"
Bedroom	Main level	12'3" x 11'
Bedroom	Main level	11'2" x 11'
4pc Bathroom	Main level	11'2" x 4'11"
Foyer	Main level	11'7" x 8'11"
Family room	Main level	22'2" x 26'2"
2pc Bathroom	Second level	4'1" x 8'7"
Laundry room	Second level	5'1" x 11'3"
4pc Ensuite bath	Second level	10' x 13'3"
Primary Bedroom	Second level	15'3" x 15'6"
Foyer	Second level	9'1" x 10'1"
Living room	Second level	13' x 27'5"
Kitchen	Second level	8'10" x 14'10"
Bedroom	Third level	10'2" x 11'
Bedroom	Third level	11' x 10'
4pc Bathroom	Third level	5'11" x 9'2"
Loft	Third level	11'11" x 27'4"

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	2801 GREENWOOD RD, SIX MILE
Folio	707.03556.025
Actual use	Single Family Dwelling
Lot size	1.81 acres
Legal description	LOT A PLAN NEP15731 DISTRICT LOT 787 KOOTENAY LAND DISTRICT
Plan number	NEP15731
Electoral area	Electoral Area F
Fire service area	NORTH SHORE · Bylaw 482
Zoning	R1F – Suburban Residential F · Bylaw 1675
Official community plan	SR – Suburban Residential · Bylaw 2214

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

BC Assessment

Roll year	2026
Total assessed value	$1,210,000
Land	$267,000
Improvements	$943,000
Previous year	$740,000
Property type	2 STY house - Semi-Custom
Year built	2023
Bedrooms	3
Bathrooms	3
Land size	1.81 Acres
First floor area	1,441 sqft
Second floor area	760 sqft
Basement finish	1,297 sqft
Storeys	2
Garage / carport	Garage G
Jurisdiction – roll	707-03556.025
Legal description	LOT A, PLAN NEP15731, DISTRICT LOT 787, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,210,000	+64%
2025	$740,000	+46%
2024	$506,000	+187%
2023	$176,200	+14%
2022	$154,500	+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
C130259	Current	Domestic	Duhamel Creek	2.27 m3/day	2010-02-10

View this PID at the source

Source: BC Water Rights licences · j200.gov.bc.ca

GWELLS groundwater wells

WELL TAG	CLASS / USE	DEPTH	STATIC WATER LEVEL	YIELD	COMPLETED
127021	Water Supply / Private Domestic	216 ft	164 ft	40 USGPM	2022-11-04

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=tUpBy8Mmv1f
View this listing online https://www.expluxurynelson.com/listings/10399511/2801-harlow-road-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30227183/2801-harlow-road-nelson-north-nelson-to-kokanee-creek

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