KOKANEE CREEK TO BALFOUR

7025 Beggs Road

Nelson, British Columbia V1L5P6

$1,275,000

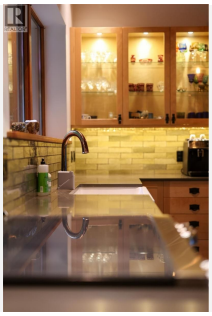
MLS® 10403009

BEDS	BATHS	LIVING AREA	LOT	BUILT
5	3	3,824 sqft	2.03 acres	1981









DESCRIPTION

Immerse yourself in authentic West Kootenay mountain living with this spectacular 5-bedroom, 3-bathroom timberframe residence. Set on 2 acres of private, forest sauna, unparalleled finishings; this home combines master-craftsmanship with modern comfort. Featuring hand-hewn wood accents, soaring ceilings, and high-end finishings, this property offers an oasis just 25 minutes from Kaslo & Nelson's vibrant arts, dining, and culture, only minutes to the ferry and world renowned golf courses. Buyers' to satisfy themselves that measurements are approximate, plans available

DETAILS

MLS®	10403009
PID	019-209-690
Status	Active
Listed	Oct 9, 2026
Days on market	50
Property type	Single Family
Structure	House
Year built	1981
Living area	3,824 square feet
Lot size	2.03 acres
View	Mountain view
Bedrooms	5
Bathrooms	3
Heating	Baseboard heaters, Stove, Electric, See remarks, Wood
Parking	10
Water	Community Water User's Utility
Sewer	Septic tank
Taxes	$4,042

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Bedroom	Main level	10'0" x 15'0"
3pc Bathroom	Main level	8'5" x 9'0"
Den	Main level	10'9" x 12'0"
Living room	Main level	18'5" x 19'6"
Dining room	Main level	14'9" x 15'6"

Room	Level	Dimensions
Kitchen	Main level	11'6" x 20'6"
Library	Second level	13'3" x 18'6"
Bedroom	Second level	14'0" x 17'0"
3pc Bathroom	Second level	7'9" x 8'6"
Primary Bedroom	Second level	11'8" x 26'0"
Full bathroom	Basement	—
Utility room	Basement	7' x 8'
Laundry room	Basement	8' x 18'
Kitchen	Basement	10'0" x 12'0"
Family room	Basement	18'0" x 24'0"
Bedroom	Basement	10'8" x 29'0"
Bedroom	Basement	11'6" x 14'5"

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	7025 BEGGS RD, BALFOUR
Folio	707.08400.040
Actual use	2 Acres Or More (Single Family Dwelling, Duplex)
Lot size	2.03 acres
Legal description	LOT 4 PLAN NEP22183 DISTRICT LOT 7077 KOOTENAY LAND DISTRICT
Plan number	NEP22183
Electoral area	Electoral Area E
Fire service area	BALFOUR · 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
Non-standard flooding / erosion	Laird Creek -E · D · Rating F

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

BC Assessment

Roll year	2026
Total assessed value	$916,000
Land	$332,000
Improvements	$584,000

Previous year	$885,000
Property type	2 STY house - Standard
Year built	1981
Bedrooms	5
Bathrooms	3
Land size	2.03 Acres
First floor area	1,647 sqft
Second floor area	877 sqft
Basement finish	1,300 sqft
Storeys	2
Garage / carport	Garage G
Jurisdiction – roll	707-08400.040
Legal description	LOT 4, PLAN NEP22183, DISTRICT LOT 7077, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$916,000	+4%
2025	$885,000	-3%
2024	$915,000	0%
2023	$916,000	+13%
2022	$814,000	+51%

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
C111971	Current	Irrigation: Private	Laird Creek	1529.52 m3/year	1980-08-18
C111966	Current	Domestic	Laird Creek	2.27 m3/day	1980-05-23

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

View this listing online https://www.expluxurynelson.com/listings/10403009/7025-beggs-road-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30388559/7025-beggs-road-nelson-kokanee-creek-to-balfour

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