NORTH NELSON TO KOKANEE CREEK

2340 3a Highway

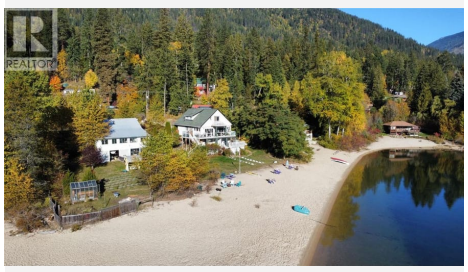
Nelson, British Columbia V1L6K7

$1,725,000

MLS® 10404033

BEDS	BATHS	LIVING AREA	LOT	BUILT
5	5 + 1 half	3,675 sqft	0.55 acres	1960









DESCRIPTION

A Rare Piece of Kootenay Lake Paradise! Imagine waking up to sparkling lake views, spending sunny afternoons on one of the most beautiful sandy beaches, and ending the day around a beachside campfire with the sound of loons calling across the water. With over 170 feet of spectacular Kootenay Lake waterfront, lakefront living doesn't get much better. The beautifully updated home offers 3 bedrooms and 3 bathrooms, plus two self-contained suites with rental potential. The spacious upstairs bedroom could be divided to create a fourth bedroom. At the heart of the home is a gorgeous, sun-filled new kitchen with an induction cooktop. Outside, two professionally installed mooring buoys offer easy lake access, while a greenhouse and lovely lavender garden area complete the setting. One of the property's most overlooked features is the 2,600 sq. ft. outbuilding, originally an apple packing house dating back to the days when paddle-wheelers serviced Willow Point. Over the years, it has served as a woodworking shop, artist's studio, craft space and gallery/shop. There's even a Tiki Bar! Whether you're an artist, hobbyist, collector or simply someone with big ideas, this unique space is ready for its next chapter. Bring your imagination, your paddleboard and your love of lake life. Properties with this much character, history, versatility and beautiful sandy waterfront rarely come along. This is more than a home — it's an opportunity to create a truly special Kootenay Lake lifestyle.

DETAILS

MLS®	10404033
PID	025-261-151
Status	Active
Listed	Oct 20, 2026
Days on market	39
Property type	Single Family
Structure	House
Style	Other
Year built	1960
Living area	3,675 square feet
Lot size	0.55 acres
View	Lake view, Mountain view, View of water, View (panoramic)
Bedrooms	5
Bathrooms	5
Heating	Baseboard heaters, Forced air, Electric, See remarks
Parking	6
Water	Lake/River Water Intake, Dug Well, Well
Taxes	$8,237

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Foyer	Main level	5'10" x 9'9"
2pc Bathroom	Main level	3'5" x 3'8"
3pc Ensuite bath	Main level	4'11" x 10'4"
Bedroom	Main level	13'11" x 10'4"
Dining room	Main level	13'5" x 16'2"
Family room	Main level	12'1" x 15'11"
Living room	Main level	12'5" x 17'0"
Kitchen	Main level	13'1" x 14'9"
4pc Bathroom	Second level	7'1" x 11'9"
Other	Second level	5'11" x 18'1"
Primary Bedroom	Second level	16'7" x 16'10"
Bedroom	Second level	13' x 18'3"
Laundry room	Basement	13'2" x 20'11"
Storage	Basement	6'7" x 13'6"
Living room	Additional Accommodation	9'4" x 10'2"
Kitchen	Additional Accommodation	6'1" x 12'7"
Full bathroom	Additional Accommodation	4'11" x 8'
Primary Bedroom	Additional Accommodation	10'1" x 10'5"
Living room	Additional Accommodation	9'5" x 10'3"
Kitchen	Additional Accommodation	6' x 12'8"
Full bathroom	Additional Accommodation	5'0" x 7'11"
Primary Bedroom	Additional Accommodation	10'1" x 10'6"

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	2340 HIGHWAY 3A, RDCK REGION
Folio	707.06721.000
Actual use	Single Family Dwelling
Lot size	.55 acres
Legal description	LOT 1 PLAN NEP70623 DISTRICT LOT 4311 KOOTENAY LAND DISTRICT
Plan number	NEP70623
Electoral area	Electoral Area F
Fire service area	NORTH SHORE · Bylaw 482
Zoning	OS – Open Space · Bylaw 1675 R2 – Country Residential · Bylaw 1675
Official community plan	CR – Country Residential · Bylaw 2214 OS – Open Space · Bylaw 2214
Flood construction level	West Arm of Kootenay Lake · 535.3 m level · 15.0 m setback · NO

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

BC Assessment

Roll year	2026
Total assessed value	$1,622,000
Land	$916,000
Improvements	$706,000
Previous year	$1,725,000
Property type	2 STY house - Standard
Year built	1960
Bedrooms	2
Bathrooms	4
Land size	.55 Acres
First floor area	1,440 sqft
Second floor area	579 sqft
Basement finish	640 sqft
Storeys	2
Jurisdiction – roll	707-06721.000
Legal description	LOT 1, PLAN NEP70623, DISTRICT LOT 4311, KOOTENAY LAND DISTRICT

YEAR	ASSESSED VALUE	CHANGE
2026	$1,622,000	-6%
2025	$1,725,000	+5%
2024	$1,649,000	+2%
2023	$1,612,000	+13%
2022	$1,422,000	+26%

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=CTdLdGSpNjt
View this listing online https://www.expluxurynelson.com/listings/10404033/2340-3a-highway-nelson
View on REALTOR.ca https://www.realtor.ca/real-estate/30423310/2340-3a-highway-nelson-north-nelson-to-kokanee-creek

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