BALFOUR TO KASLO WEST

1726 31 Highway

Queens Bay, British Columbia V0B1M1

$1,499,000

MLS® 10404641

BEDS	BATHS	LIVING AREA	LOT	BUILT
3	2 + 1 half	1,583 sqft	2.38 acres	1945









DESCRIPTION

Nestled on one of the most coveted, sun-drenched shorelines of Kootenay Lake, this stunning and completely unique three-bedroom, two-bathroom Queens Bay home is a true masterpiece that has been thoughtfully renovated. The main floor features a wall of windows framing panoramic views of the water and Purcell Mountains, complemented by a cozy woodstove and stunning chef's kitchen with a Wolf stove. The home offers two full baths, including a luxurious soaker tub. Massive lakeside decks are accessible from almost every room and feature a large covered area, an outdoor kitchen, a comfortable guest bunkie, and an outdoor shower. Complete with a private dock, great frontage, a large workshop, and a temperature-controlled wine cellar, everything is immaculately maintained. The attractive pricing reflects that the structures sit entirely within the Ministry of Transportation and Transit highway right-of-way. The MOTT offers no assurances regarding structural permanency, and the RDCK will not issue building permits without MOTT consent. As conventional financing is not an option, this property requires a cash buyer. However, this is a known regional paradigm; nine neighbouring properties share this status, and BC Assessment taxes the improvements as occupying Crown Land. For the right buyer, the subjective risk is far outweighed by the opportunity to own a turnkey piece of Queens Bay paradise at an exceptional value, this one is ready for a new family to live their lakeside dream.

DETAILS

MLS®	10404641
PID	016-016-327
Status	Active
Listed	Oct 28, 2026
Days on market	31
Property type	Single Family
Structure	House
Style	Contemporary
Year built	1945
Living area	1,583 square feet
Lot size	2.38 acres
Waterfront	Waterfront on lake
View	Lake view, Mountain view
Bedrooms	3
Bathrooms	2
Heating	Baseboard heaters, Stove, Wood
Water	Lake/River Water Intake
Sewer	Septic tank
Taxes	$4,050

ROOM DIMENSIONS

ROOM	LEVEL	DIMENSIONS
Utility room	Main level	6'6" x 8'4"
Primary Bedroom	Main level	11'8" x 12'7"
Partial bathroom	Main level	6'3" x 8'3"
Bedroom	Main level	8'3" x 13'3"
Full bathroom	Main level	9'11" x 11'7"
Living room	Main level	13' x 10'11"
Dining room	Main level	8'0" x 9'9"
Kitchen	Main level	21'4" x 16'0"
Bedroom	Second level	11'10" x 12'8"
Storage	Second level	22'4" x 27'2"

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	1726 HIGHWAY 31, RDCK REGION
Folio	707.21861.000
Actual use	2 Acres Or More (Single Family Dwelling, Duplex)
Lot size	2.38 acres
Legal description	PARCEL A LOT 24 PLAN NEP806 DISTRICT LOT 6899 KOOTENAY LAND DISTRICT EXPL PL 72704I EXC PL R211 R113 . THIS ASSESSMENT INCLUDES AN AREA OF OCCUPPIED CROWN LAND
Plan number	NEP806
Electoral area	Electoral Area E
Fire service area	BALFOUR · Bylaw 1158
Official community plan	RA – Resource Area · Bylaw 2260 RR – Rural Residential · Bylaw 2260

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

BC Assessment

Roll year	2026
Total assessed value	$918,000
Land	$568,000
Improvements	$350,000
Previous year	$883,000
Property type	2 STY house - Standard

Year built	1945
Bedrooms	2
Bathrooms	1
Land size	2.38 Acres
First floor area	1,044 sqft
Second floor area	208 sqft
Storeys	2
Jurisdiction – roll	707-21861.000
Legal description	PARCEL A, LOT 24, PLAN NEP806, DISTRICT LOT 6899, KOOTENAY LAND DISTRICT, EXPL PL 72704I EXC PL R211 R113 . THIS ASSESSMENT INCLUDES AN AREA OF OCCUPPIED CROWN LAND

YEAR	ASSESSED VALUE	CHANGE
2026	$918,000	+4%
2025	$883,000	0%
2024	$883,000	0%
2023	$886,000	+12%
2022	$788,000	+9%

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
C122140	Current	Domestic	Bridalveil Creek	2.27 m3/day	1973-11-16
C122145	Current	Domestic	Bridalveil Creek	2.27 m3/day	1945-06-10

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/Kcs8yhLW_M0?si=kNcJUkXf-yeVqh3X
Start 3D Tour https://my.matterport.com/show/?m=36bJGKATxHY
View this listing online https://www.expluxurynelson.com/listings/10404641/1726-31-highway-queens-bay
View on REALTOR.ca https://www.realtor.ca/real-estate/30453412/1726-31-highway-queens-bay-balfour-to-kaslo-west

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Listing updated Oct 28, 2026

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