



285 KOOTENAY LAKE ROAD Procter British Columbia

\$2,499,999

Private Kootenay lakefront home + custom timber frame boathouse on 275' of lakefront. Turnkey ready w/everything you need to move in this summer. Custom built west coast contemporary home features big views of the lake and Loki peak. Open concept chefs kitchen. Office, lakeview primary suite w/walk-in closet, laundry+spa like bath w/Japanese soaker tub that can be used for cold plunges. Lakeview dining w/nano doors to outdoor lounge/bbq. Lower level features a lakeview lounge, laundry, wine cellar. Boathouse w/rail system/lifts for two boats, shower + rooftop deck with firepit. Yoga platform, an outdoor entertaining area with bbq + bar to enjoy views of the world's longest free ferry. Outside an epic road bike route, mountain bike/hiking trails+water fun. Easy remote access w/Alarm, cameras, filtration, in floor heat, propane, irrigation, backup generator, 2 gas fireplaces. Water/sewer system managed by strata . 2 car covered parking w/ power. Wildlife paradise w/ bald eagles, bears, salmon. Easy access, safe, secluded. 15 mins to town ,45 mins to city of Nelson, 45 mins to USA border. Mins to world class heli-skiing at Baldface Lodge or Whitewater Ski Resort. A trusted property manager is locally available. Good water, power, septic and well run strata. One of the most relaxing properties you will ever visit. (id:6769)

Full bathroom Measurements not available

Bedroom 11'3 x 9'9

Bedroom 14'1 x 10'1

Family room 11'7 x 12'2

Laundry room 6'10 x 7'10

Cold room 3'8 x 7

Storage 4'5 x 6'5

Partial bathroom Measurements not available

Living room 13'0 x 21'5

Kitchen 8'1 x 13'8

Dining room 10 x 11'7

Pantry 5 x 3'6

Primary Bedroom 12'9 x 10'3

Ensuite Measurements not available

Other 7'9 x 6

Partial bathroom Measurements not available

Den 5'10 x 8'10

Listing Presented By:



Originally Listed by:

Engel & Volkers Okanagan

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Royal

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