



## 311 GORE STREET Nelson British Columbia

\$769,000

Take a closer look and see the many options available with this 5 bedroom 2 full bath home with detached laneway residence. Sunny mid Uphill location in a neighbourhood of many high value homes, walking distance to schools and downtown and beautiful mountain views. The main house offers a large open kitchen and spacious living room with access to sunporch to take in the great views and enjoy the setting sun. There are two bedrooms on the main floor, two bedrooms up and a fifth on the lower level. Many recent upgrades including a high efficiency forced air furnace and new roof shingles. A portion of the detached garage was converted into a 400 square foot laneway home with separate panel and 3 piece bath. The laneway could be easily expanded into the remaining garage/shop area. Do you need lots of living space? Live in the main house and rent the laneway long or short term. Just need a small living area? Live in the laneway and earn rents on the main house. There is very good lane access to the fenced back yard. (id:6769)

Bedroom 12 x 12

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Bedroom 13'10 x 13'6

Full bathroom Measurements not available

Laundry room 7'3 x 7'1

Storage 5'6 x 15

Kitchen 11'3 x 17'1

Living room 17'6 x 14'4

Bedroom 13'6 x 11'3

Bedroom 11'6 x 12

Full bathroom Measurements not available

Foyer 6'1 x 6'6

Sunroom 5'7 x 18

Listing Presented By:



Originally Listed by:

Coldwell Banker Rosling Real Estate  
(NELSON)

<http://www.realtors.coldwellbanker.ca/dougstewart>



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