



## 723 TENTH STREET Nelson British Columbia

\$745,000

Well maintained family home with a bright, legal basement suite on a large, corner lot in upper Fairview. House features a brand new, top quality roof (2023), hardwood floors on the main floor, a high efficiency gas furnace, a radon extraction system, a good-sized deck off the kitchen with lovely views and stairs to the back yard, as well as separate laundry facilities for both units. The property boasts loads of room for gardens and playing, a well established apple and maple tree, loads of off-street parking and an exterior storage shed. The City of Nelson has confirmed there is more than enough space for a lane-way house (or shop/garage) to be built on the lot too, with a major cost advantage because of corner lot proximity to city services. Located across the street from Selkirk College, a few blocks to LVR High School and just below the main access to the Rail Trail, for dog-walks, biking and x-country skiing. Awesome, solid family home or investment opportunity in a great location. (id:6769)

Bedroom 15 x 9'9

Bedroom 9'9 x 8'6

Den 9'9 x 5'4

Kitchen 10'4 x 9'9

Living room 13'3 x 11'11

Bedroom 14'6 x 9'7

Full bathroom Measurements not available

Den 7'6 x 6

Storage 14'5 x 8'2

Kitchen 14'2 x 12'7

Living room 17'3 x 12'6

Primary Bedroom 13'4 x 9'6

Bedroom 12'2 x 11'1

Full bathroom Measurements not available

Listing Presented By:



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