



95 HIGH STREET Nelson British Columbia

\$1,239,000

For more information, please click on Brochure button below. Beautiful & Classic Late Victorian Heritage home in the heart of Nelson on 3 lots (75 x 120 ft). Located on a quiet dead end street, bordering a park & a short, flat walk to Baker St, there isn't a much better location than this one! With a large fully fenced yard, perennial garden and mature trees, you'll feel like you're in a forested oasis, conveniently located within a few minutes of everything Nelson has to offer. This 3 bedroom 2 bathroom home has been lovingly restored without compromising its heritage charm. Originally built in 1898, improvements include new windows, doors, flooring, roof, ceilings & insulation, new bathrooms, electrical, wood stove insert, exposing chimneys, central vac system, side porch, fenced yard, new interior & exterior paint, new wood shed, & stone walkway. Boasts an original staircase, beautiful pocket doors, radiators in every room, & 2 covered balconies accessed from 2 of 3 bedrooms & the living room on main floor. The rooms in the house are spacious, with high ceilings & that old charm feel. A clawfoot tub awaits in the main washroom, & a smaller standup shower in the ensuite. The house sits on a solid unfinished stone basement with plenty of room for storage and access into the backyard. A brand new kitchen and porch reno as of May 2024 which includes all new custom wood cabinets, granite island, farmhouse sink, counter tops, tile & in-floor heat in the porch along with brand new appliances!

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Primary Bedroom 13 x 12	Other 2'6 x 8'4
Bedroom 13'4 x 16'2	Porch 7'6 x 11'4
Bedroom 9'1 x 9'1	Kitchen 14 x 12
Full bathroom Measurements not available	Dining room 15'3 x 13'4
Ensuite Measurements not available	Living room 15'5 x 15
Hall 11'4 x 9'2	Foyer 16'5 x 13'3

Listing Presented By:



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Royal

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