



## 6095 Highway 3a Nelson British Columbia

\$619,900

On the North Shore at 15-Mile. Rare opportunity to own a custom built and well maintained home situated on 12.42 acres of unspoiled property with pleasant sun exposure, beautifully landscaped areas, a double detached garage, plus a 28 x 52 barn/workshop with unfinished second floor, separate electric service, and two 13 x 52 carports flanking each side offering an incredible amount of undercover parking (RV's as well). This owner-built home offers an attractive and spacious design, country style kitchen with built-in appliances, sunroom/greenhouse off the family room, feature stone fireplace in the "prow front" living room, both wood and carpet flooring, as well as a large games room, 4th bedroom & half bath downstairs. A freestanding gas fireplace in the family room (just off the kitchen) will help keep you cozy in the cool weather plus this home has both electric and gas heat. Outside there are attractive interlocking paver patios (both front and rear), mature landscape, lawn areas and fire pit. The acreage is treed, backs onto Redfish Creek (the source of water for this home), and is accessible from the end of Longbeach Road offering subdivision potential. Excellent possibility for a home-based business with the separately-serviced barn/workshop being situated near the entrance to the highway!



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