



2056 HIGHWAY 31 Balfour British Columbia

\$699,000

Welcome to this tranquil, rural, lakefront property. Within close proximity to golf, amenities of Balfour, nearby public beaches of Kootenay Lake and a 30-minute drive to the quaint and vibrant city of Nelson, this property presents a rare opportunity to blend modern living in an idyllic setting. Nestled in a sunny, quiet and private location in Queens Bay it features 12 solar-panels and off-grid capabilities. Constructed as a high efficiency build this home boasts technology to be self-reliant. Boasting 4 bedrooms (3 upstairs and 1 downstairs) and 2.5 bathrooms, there is ample amount of space and a generous number of rooms. Tastefully designed, the open layout of the home is welcoming, bright, expansive and immersed in natural light - creating a serene and private oasis to savor the captivating views day and night. Lending an air to flow, the modest kitchen with a gas stove adjoins an eating area to a living space which showcases expansive views from almost every angle. With concrete radiant in floor heating and an abundance of extra flex space for storage, office and hobbies, this home isn't just comfortable to live in, it's where you will thrive. Seamlessly, the expansive deck off the back offers impressive views of Kootenay Lake and the Purcell Mountain range. Nestled on approximately 2/3 acre of land, it is largely usable and well manicured. There is ample opportunity for access to the waterfront and shoreline bluffs. Homes such as this do not come around often. (id:6769)

Bedroom 15 x 11'6

Full bathroom Measurements not available

Family room 20'9 x 15'7

Storage 9'5 x 8'8

Utility room 6 x 8'8

Laundry room 8 x 8'8

Kitchen 16'11 x 9'6

Living room 14 x 14'5

Dining room 13'7 x 14'6

Primary Bedroom 14 x 12'7

Bedroom 8'1 x 12'7

Bedroom 8'3 x 12'7

Ensuite Measurements not available

Partial bathroom Measurements not available

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