



# 2719 DAVIDSON ROAD Shoreacres British Columbia

\$2,799,000

For more info, please click the Brochure button below. This 6 acre waterfront gem boasts captivating all-season views of the spectacular Slochan Pool and is a must-see to truly appreciate its beauty and potential. Nestled along 435 feet of private shoreline, this estate is situated in the serene rural community of Shoreacres. Easy access to Nelson, Castlegar, and the Slochan Valley, as well as proximity to schools (with bus service), banking, shopping, airport & outdoor activities including paddling, fishing, cycling, and hiking. The property's size and favorable zoning present ample opportunities for development, such as agriculture, raising livestock, erecting additional structures (like shops, sheds, barns, or a manufactured home), or even subdividing. The terrain is predominantly level, with a gentle slope down to the water's edge. Property comes equipped with dual wells, septic system, connections to gas, electricity, cable, and high-speed internet. The well-designed, constructed, and finished residence spans three levels (main, upper, and a basement), includes a two-car garage, and features a separate guest suite. The main residence is comprised of 4 bedrooms, 3.5 bathrooms, an open kitchen, dining room, inviting living room, versatile family/recreation room, bright sunroom, home office, laundry facilities, ample storage/utility space, and a crawl space for additional storage. The guest suite offers private access - complete with a kitchenette/dining bar, combined living/sleep quarters, compact office area & full bath! (id:6769)

Full bathroom Measurements not available

Bedroom 12 x 10'2

Bedroom 12 x 10'6

Primary Bedroom 14'10 x 13'6

Ensuite Measurements not available

Other 4'11 x 4'6

Hallway

Storage 11'4 x 10'8

Utility room 18'4 x 6'6

Storage 26 x 15

Foyer 8'2 x 6

Living room 13 x 19'2

Den 11'6 x 10'2

Sunroom 11'0 x 11'5

Listing Presented By:



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Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Full bathroom Measurements not available

Kitchen 13'4 x 13'5

Bedroom 13'1 x 11

Dining room 13'4 x 12'3

Family room 28'4 x 11'10