



## 395 BOVEN ROAD Nelson British Columbia

\$729,000

Discover a hidden paradise just a short boat ride from Nelson, BC, at 395 Boven Rd in Ghroman Creek. This captivating property offers a harmonious blend of seclusion, nature, and convenience. Nestled on 7.49 sunny acres, this enchanting retreat features a charming 3-bedroom, 2-bathroom home designed for comfort and relaxation. Inside, you'll be greeted by the warmth of hardwood floors and the beauty of custom tilework. Large windows allow natural light to flood the living spaces, offering breathtaking mountain views that create a serene and picturesque backdrop. The property includes a carport with a studio above, providing an ideal space for creative endeavors or additional living quarters. Garden enthusiasts will be delighted by the extensive gardens and large solarium, perfect for cultivating plants and enjoying the outdoors year-round. The land is adorned with fruit trees, offering fresh produce right from your backyard, and a creek running through the property adds a touch of tranquility. For those seeking adventure, the property offers access to endless backcountry for hiking, biking, and skiing. Despite its seclusion, the property is conveniently located just 10 minutes from Nelson, providing easy access to amenities, dining, and entertainment. Additionally, the property includes a separate area with road access to a clearing, perfect for a tiny home or cabin, offering potential for guest accommodation or rental income. The boat slip at Grohman Dock ensures you can fully enjoy the nearby water activities. (id:6769)

Bedroom 10 x 11'10

Full bathroom Measurements not available

Primary Bedroom 18 x 9'10

Storage 14'10 x 19

Sunroom 20'6 x 8'1

Foyer 8'10 x 4'4

Bedroom 9'11 x 6

Kitchen 20 x 9'8

Dining room 17'5 x 17

Living room 16'3 x 13'6

Full bathroom Measurements not available

Listing Presented By:



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Royal

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