



717-715 Josephine Street Nelson British Columbia

\$1,040,000

LOCATION! LOCATION! LOCATION! Endless possibilities await with this beautifully maintained and newly upgraded Duplex, ideally located just steps from downtown Nelson. This charming side-by-side property offers exceptional versatility, whether you're seeking a multigenerational home, investment opportunity, or a creative live-work space. Each side of the duplex is incredibly spacious, with the downtown-facing unit (Unit 715) featuring a fully finished 3-bedroom, 2-bathroom layout. It boasts stunning original hardwood flooring throughout much of the main living area, deep wood accents, classic wainscoting, high ceilings, and a timeless heritage exterior that will melt your heart. The uphill unit currently operates as a woodworking studio on the main level, complete with a convenient half bath. Upstairs, a newly started suite is taking shape with 1 bedroom, a den, and 2 bathrooms (unfinished), offering a fresh canvas for customization. This unit also includes a large attic space perfect for a studio or additional room. Both units enjoy private basement entries with ample storage space. Extensive upgrades across the property include updated electrical and plumbing, new insulation, some new windows, and a new furnace, ensuring comfort and efficiency, new back deck & even new landscaping. Outdoors, you'll find a serene back patio shaded by a mature maple tree—ideal for summer relaxation—and off-street back parking accessed via the alley. The generous backyard placed on a 52x100' lot also offers exciting potential for a future laneway or carriage home. This unique and versatile property truly combines classic charm with modern updates in an unbeatable central location. (id:6769)

Other 1' x 1'

Other 1' x 1'

Den 13'8" x 6'0"

Primary Bedroom 19'0" x 12'5"

Dining room 13'8" x 7'3"

Kitchen 10'0" x 10'0"

Bedroom 14'3" x 12'5"

Primary Bedroom 13'8" x 21'7"

Partial bathroom Measurements not available

Other 2'5" x 2'5"

Partial bathroom Measurements not available

Kitchen 10'0" x 10'0"

Listing Presented By:



Originally Listed by:

RE/MAX Four Seasons (Nelson)



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Foyer	12'5" x 6'8"	Dining room	13'4" x 18'7"
Full bathroom	Measurements not available	Living room	17'8" x 17'9"
Bedroom	12'4" x 14'3"	Foyer	17'8" x 7'1"