



7635 ROSS Road Nelson British Columbia

\$749,000

Stunning .37-acre waterfront property located on the peaceful West Arm of Kootenay Lake, just before the charming village of Procter. With approximately 110 feet of sandy beach and a private boat dock, this lakeside retreat offers breathtaking lake and mountain views and endless recreational opportunities—swimming, paddling, boating, and world-class fishing are right at your doorstep. The cozy 2-bedroom home features a wood-burning fireplace, a spacious living room, and an expansive sunroom lined with windows that frame panoramic views of the beach and water. Set near the end of a quiet country road, with minimal traffic aside from passing boats, it's the ideal spot for family fun, peaceful getaways, or full-time living. Kayak across the lake to the "New restaurant" The Landing for food and drinks, or relax around the campfire under the stars. The property includes a full basement for storage, ample parking with space for an RV or 5th wheel, and was upgraded in 2023 with a new well and a state-of-the-art 3-tiered septic system. This rare, affordable lakefront gem is move-in ready with quick possession available—don't miss your chance to own this piece of paradise! (id:6769)

4pc Bathroom Measurements not available

Laundry room 7'9" x 17'0"

Bedroom 9'3" x 10'11"

Primary Bedroom 8'7" x 12'2"

Sunroom 11'1" x 21'11"

Dining room 7'2" x 7'8"

Kitchen 7'2" x 15'4"

Living room 15'2" x 19'8"

Listing Presented By:



Originally Listed by:

RE/MAX Four Seasons (Nelson)



Royal

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