



## 824 SPROAT DRIVE Nelson British Columbia

\$835,000

This adorable modern 3 bedroom/ 2 bathroom home is in the the upscale subdivision in the Fairview area known as John's Walk. This affordable home was built in 2016 and is a stones throw away from waterfront and has a view of Kootenay Lake. This energy efficient home offers aluminum clad fir windows and doors , thicker walls with thermal break, electric water boiler, infloor radiat heat (main) & radiators on upper floor, sound proofng between floors , & an efficient wood burning stove. To add to this amazing list of features it has a complete fenced backyard with raised beds, underground electricity to the the backyard shed & a timber frame front balcony to enjoy your morning coffee. This community has flat walking to the best shops, parks & beaches in and around Nelson. This community is walking distance to the highschool , a great elementary school and several different restuarants and cafes. Only a 20 minute drive to Whitewater Ski Resort for those winter enthusiasts. This gem offers the best of Kootenay Living. (id:6769)

Full bathroom Measurements not available

Bedroom 10'1 x 13'5

Bedroom 10'1 x 13'1

Utility room 12'5 x 11'10

Kitchen 12'1 x 11

Living room 10'10 x 13

Full bathroom Measurements not available

Bedroom 10'1 x 13'6

Listing Presented By:



Originally Listed by:  
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