



5846 SUNSET DRIVE Nelson BC

\$749,000

This custom built home offers a commanding view of the river valley and mountains and features 3 bedrooms, 2 full and 2 half baths, rec room, plus a 1 bedroom 1 bath suite in the ground-level lower floor. The 9-foot ceilings and large windows ensure a light-filled spacious feeling in all the main living areas. Located on a quiet residential cul-d-sac just 10 minutes from town, this property gets sun year round along with colorful sunsets. There have been many recent improvements including the conversion of the suite with upgrades to the septic system, a newer roof, many new windows, new vinyl plank flooring, custom blinds, fresh paint, expanded parking and more. This functional home is on a landscaped half acre with perennial shrub borders, 9 fruit trees (apple, plum, cherry, pear), large raspberry patch, productive raised vegetable garden beds, and detached workshop/shed. Plenty of room for parking with attached double garage, paved drive, newly built 2-vehicle pad plus RV parking with 30amp service. Mortgage helping legal suite currently rented for \$900 per month and is very attractive with its own in-suite laundry and off-street parking. Quiet neighbourhood is a mix of families and retirees, just a short hop from services in downtown Taghum as well as local walking trails and lake access.



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Kitchen 12 x 14

Dining room 15 x 11

Living room 18 x 14

Bedroom 10 x 13

Bedroom 9 x 13

Dining nook 11'4 x 7'8

Master bedroom 13 x 20

Laundry room 8 x 5

Full bathroom Measurements not available

Partial bathroom Measurements not available

Ensuite Measurements not available

Kitchen

Living room

13 x 20

Measurements not available

Measurements not available

33 x 14

13 x 10'6

11 x 13

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