



# 2302 CHOQUETTE AVENUE Nelson British Columbia

\$2,800,000

This mostly forested 40.85 acre lot is located at the very end of the road and offers an abundance of peace, tranquility, and privacy. With it's prime location just outside city limits, the property is unzoned and boasts incredible potential for further development and three separate dwelling units making it an incredible investment property! The first dwelling is a unique 3+ bedroom two bathroom dome-shaped home that is sure to catch your eye. The second dwelling is a lovely one bedroom one bathroom A-frame style home. This home boasts an endless amount of natural light through the large windows, and offers the perfect place to keep cars out of the elements with the heated double bay garage. The third dwelling is a one bedroom one bathroom suite attached to a large 40'x12' shop. The multiple dwellings are perfect for rentals or to start living the increasingly popular multi-generational lifestyle to keep family close. The property has two water licenses on two separate water sources, and also offers an additional large double carport with loft. The potential truly is endless and allows for an out of city living lifestyle while being minutes to town. Don't forget to check out both virtual tours and the floor plans! (id:6769)

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| Bedroom 9'5 x 12'9                       | Primary Bedroom 12'10 x 12'4             |
| Bedroom 10 x 14'4                        | Kitchen 15'10 x 4'3                      |
| Full bathroom Measurements not available | Living room 21'10 x 14'5                 |
| Recreation room 28'8 x 17'2              | Full bathroom Measurements not available |
| Laundry room 12'2 x 7'10                 | Laundry room 5'11 x 7'8                  |
| Bedroom 11'4 x 9'5                       | Bedroom 8'2 x 11'4                       |
| Cold room 9'9 x 8'8                      | Kitchen 17'2 x 12'1                      |

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