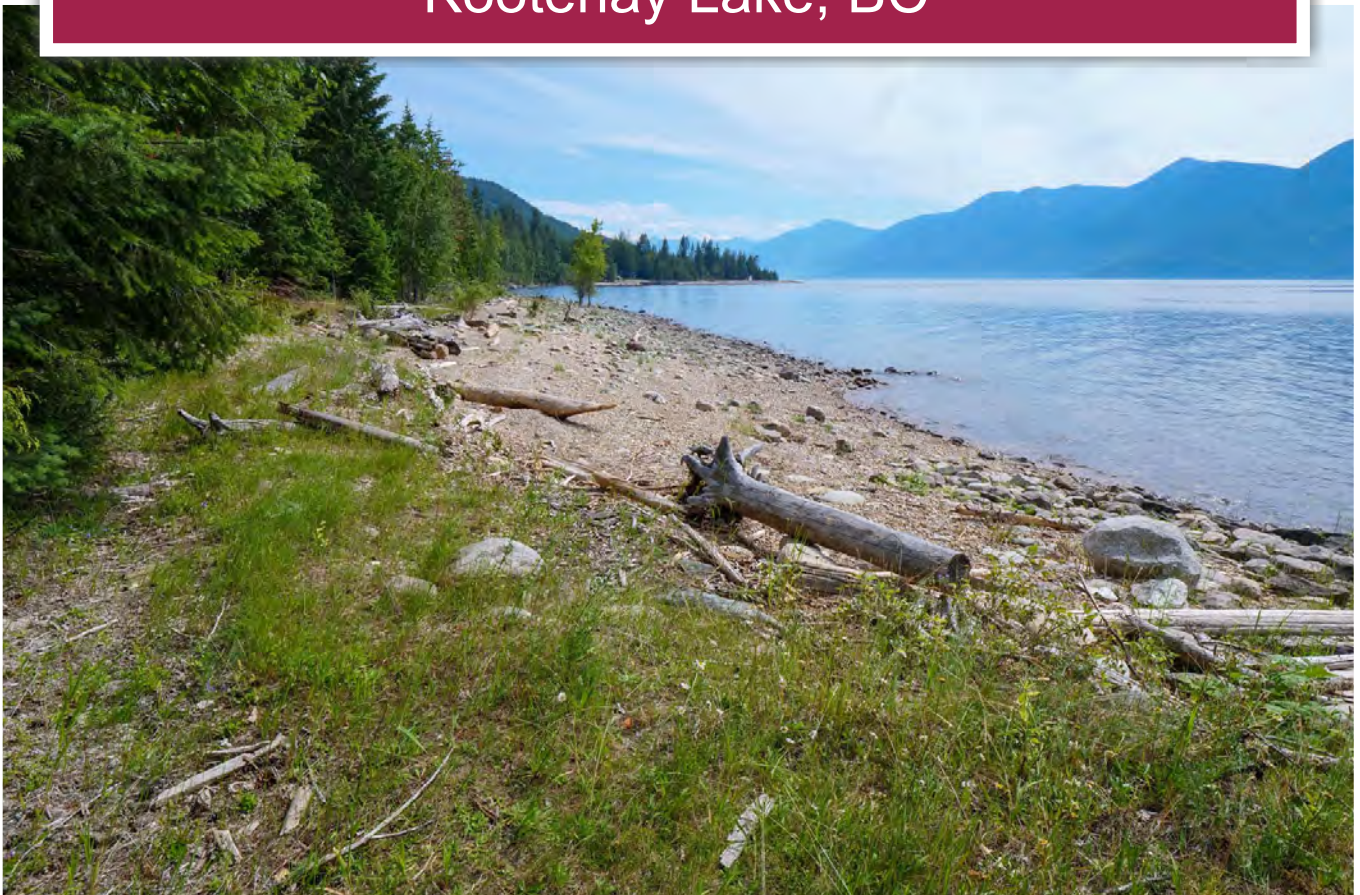




Lakefront Acreage
Kootenay Lake, BC



www.landquest.com

John Armstrong
Personal Real Estate Corporation

john@landquest.com
(250) 307-2100



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Lakefront Acreage

Kootenay Lake, BC

PROPERTY DETAILS

Listing Number:	24141
Price:	\$1,199,000
Taxes (2024):	\$4,341
Size:	4.1 acres
Zoning:	R2

DESCRIPTION

Picture your lakeside getaway from the urban rush or, your 'forever' place, along peaceful Kootenay Lake—tucked between the Selkirk and Purcell Mountain Ranges. Bring your family and friends for watery thrills and excitement—or escape—to swing in a hammock. A road is already developed allowing easy access right to 1,200 feet of lakeshore. Kayak and canoe these extensive waters, or launch your boat to fish, waterski, and explore. Only 76 km from Nelson, including a scenic free ferry, and 48 km north of Creston, this property provides privacy and peace while amenities are easily accessed.

In addition to building a single- or two-family home the R2 zoning permits a cabin up to 100 m² or 1,076 ft² and two recreational vehicles as guest accommodation.

LOCATION

Lot A, Highway 3A - Boswell, BC

DIRECTIONS

From Creston, head north on Highway 3A for approximately 60 km. The property is approximately 850 metres north of Mountain Shores Resort, to the left.

AREA DATA

Dominated by mountains and water, the Monashee Mountains cradle the Kootenay region of BC to the west and the east Selkirk and Purcell Mountains. Between these ranges are the enormous Arrow and Kootenay Lakes and the wilderness parks of Valhalla and Kokanee Glacier.

The Kootenay Lake ferry travels across the lake 35 kilometres east of Nelson on Highway 3A, between Balfour and Kootenay Bay. This 35-minute crossing is the longest free ferry ride and is well worth the voyage for the views alone.

This entire region is an inspirational mecca for foodies, artists, music lovers, history buffs, and adventure seekers. From Crawford Bay, past Boswell to Wynndel, Highway 3A hugs the lake shores, meandering past campgrounds and resorts, general stores, golf courses, glasshouses, marinas, parks, and small communities.

To the north, the Historical Gray Creek General Store is a step back in time. Three floors of legendary merchandise range from hardware to housewares, from woodstoves to milk, old-fashioned candy to long underwear and wool pants. Fishing and hunting licences, along with gear and tackle, lake charts, and the list goes on. Their motto is 'If we don't have it, you don't need it.'



The high mountains bring a fair amount of moisture out of the passing weather, fostering the biologically diverse landscape and classifying the region as an interior rainforest. The mountainsides are heavily forested with a mix of fir, hemlock, and cedar.

The lake and surrounding wetlands are home to bald eagles, osprey, red-tailed hawks and owls, and many waterfowl and songbirds. The forests hold elk, white-tailed and mule deer, rocky mountain sheep, black bears, cougar, lynx, and many other species. The lake is home to Dolly Varden, kokanee salmon (a landlocked Chinook), sturgeon, Gerrard rainbow trout, cutthroat trout, burbot, largemouth bass, and whitefish.

RECREATION

Water Sports and Fishing

Kootenay Lake does not freeze over in winter—translating to year-round fishing. The lake supports record-sized rainbow trout and claims to have the world's largest recorded kokanee. Land-locked salmon spawn in large numbers in Kokanee Creek

in the late summer. A good time to fish is in the fall and winter months, with larger fish coming up from the cold depths of 500 feet.

The closest marina, Mountain Shores Resort is just south of the property. The resort has 24 protected boat slips, marine fuel, a well-stocked store, and a year-round boat launch.

Hiking and Biking

The Plaid Lake Trail near Crawford Bay is a full-day hike to this lake and basin—ringed with a significant ridge system below Mount Crawford. Spectacular views of Kootenay Lake and the West Arm are a rewarding feast for the eyes after a long hike. The lake is well-known for fishing and is stocked with cutthroat trout.

Pilot Bay Lighthouse Trail near Kootenay Bay leads to the historic lighthouse—only a 15-minute stroll. Constructed in 1904 and activated in 1905, the Pilot Bay Lighthouse is a rare and well-preserved heritage site.

Crawford Bay Regional Park provides access to the beach with its warm, shallow waters and a sandy beach. The Crawford Bay Wetlands and Trails from the park are ideal for mountain biking and hiking.

Golf

Kokanee Springs Golf Resort in Crawford Bay is the flagship of Kootenay Golf Courses, one of Canada's finest championship 18-hole golf courses. Spectacular views of the Kokanee Glacier and the surrounding area frame each fairway. The Riondel Golf Course, a beautiful 9-hole course, is just 10 minutes from the Kootenay Bay ferry landing.

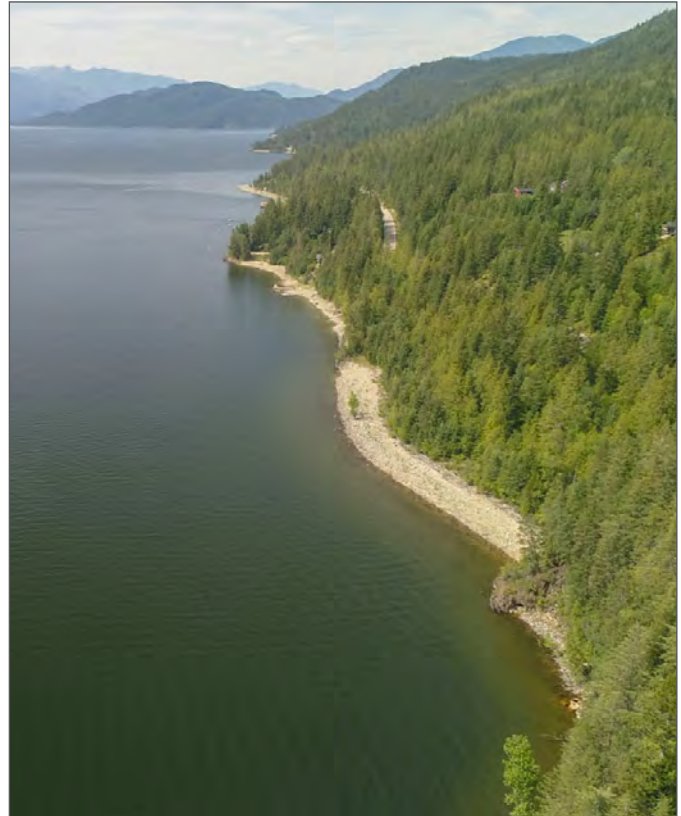
HISTORY

The tiny community of Crawford Bay was settled by English pioneers in 1906. They opened a landing and supply center here to service the steamboats plying the waters of Kootenay Lake. This bay also became the site of the ferry terminal between 1931 and 1947. Gray Creek Store, the oldest store on Kootenay Lake has a fascinating collection of local history books. The Gray Creek Hall, built in 1911, is still enjoyed by the community.

Pilot Bay Lighthouse in Kootenay Bay is significant for its historical association with the sternwheeler era. The lighthouse symbolizes navigation when silver ore, supplies, and people were transported between mining communities by water. It is now the last remaining inland lighthouse in BC. Increased marine traffic meant new requirements for navigational aids, and the lighthouse was subsequently decommissioned.

MAP REFERENCE

49°32'3.92"N and 116°47'2.55"W

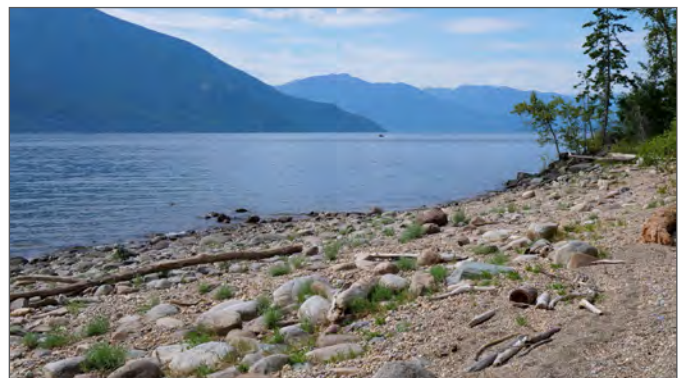
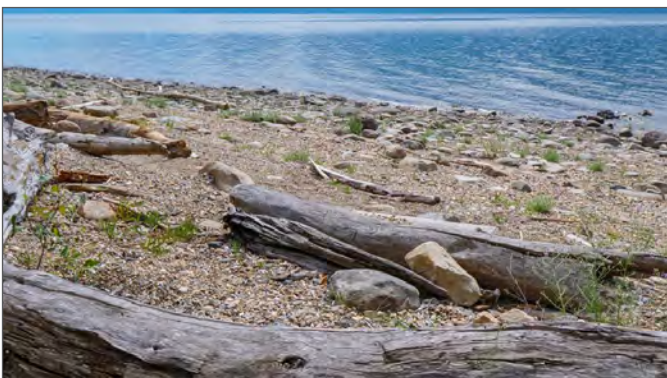


IMPROVEMENTS

Road access to the lake.

LEGAL

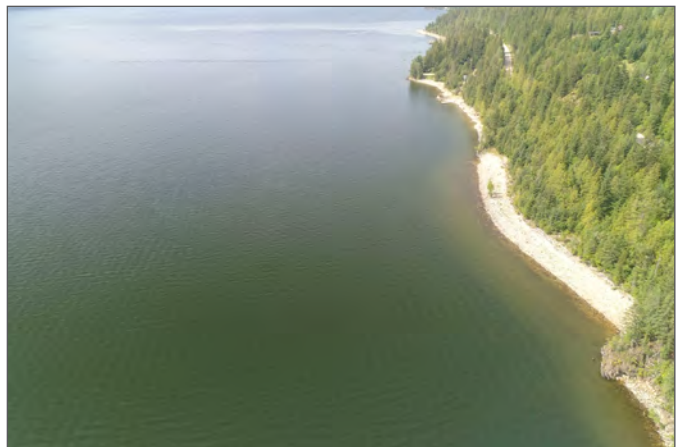
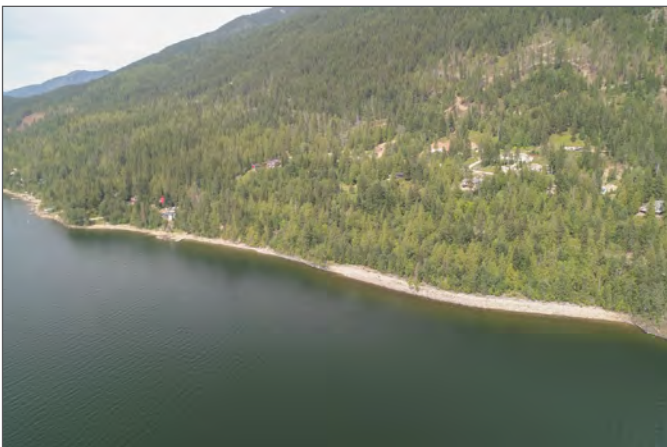
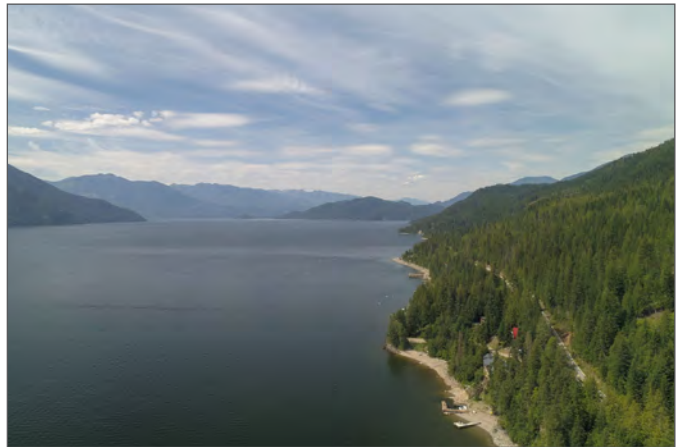
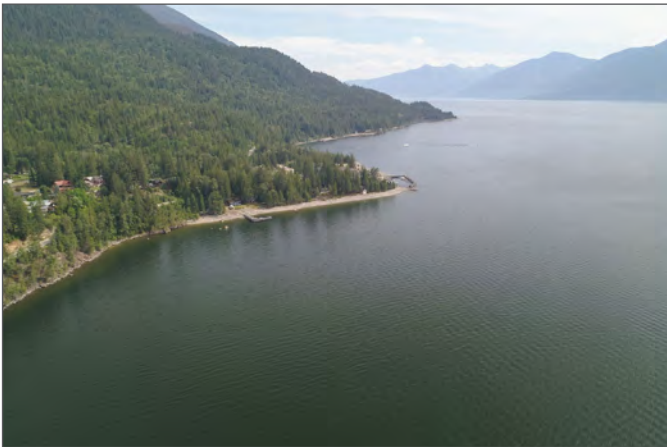
LOT A DISTRICT LOT 4595 KOOTENAY DISTRICT
PLAN 17537 - PID 007-873-514

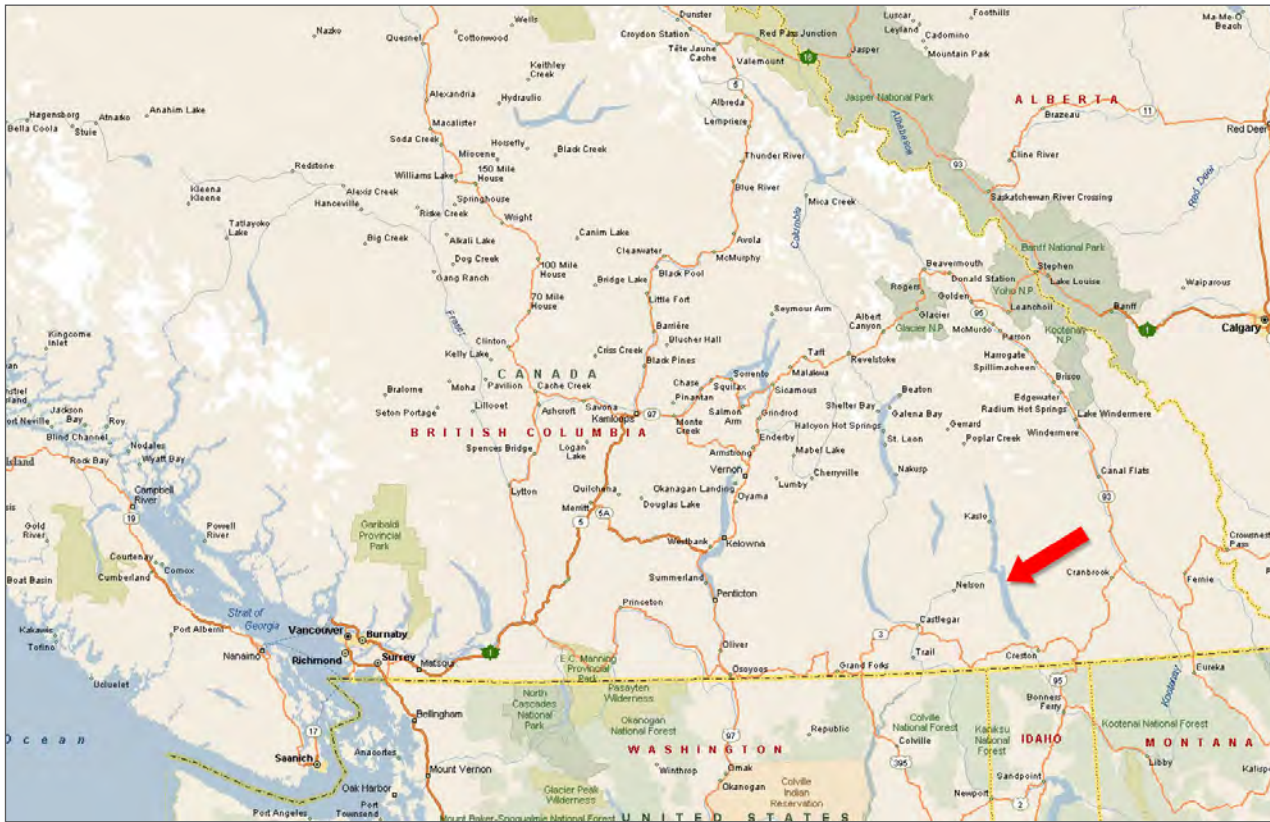


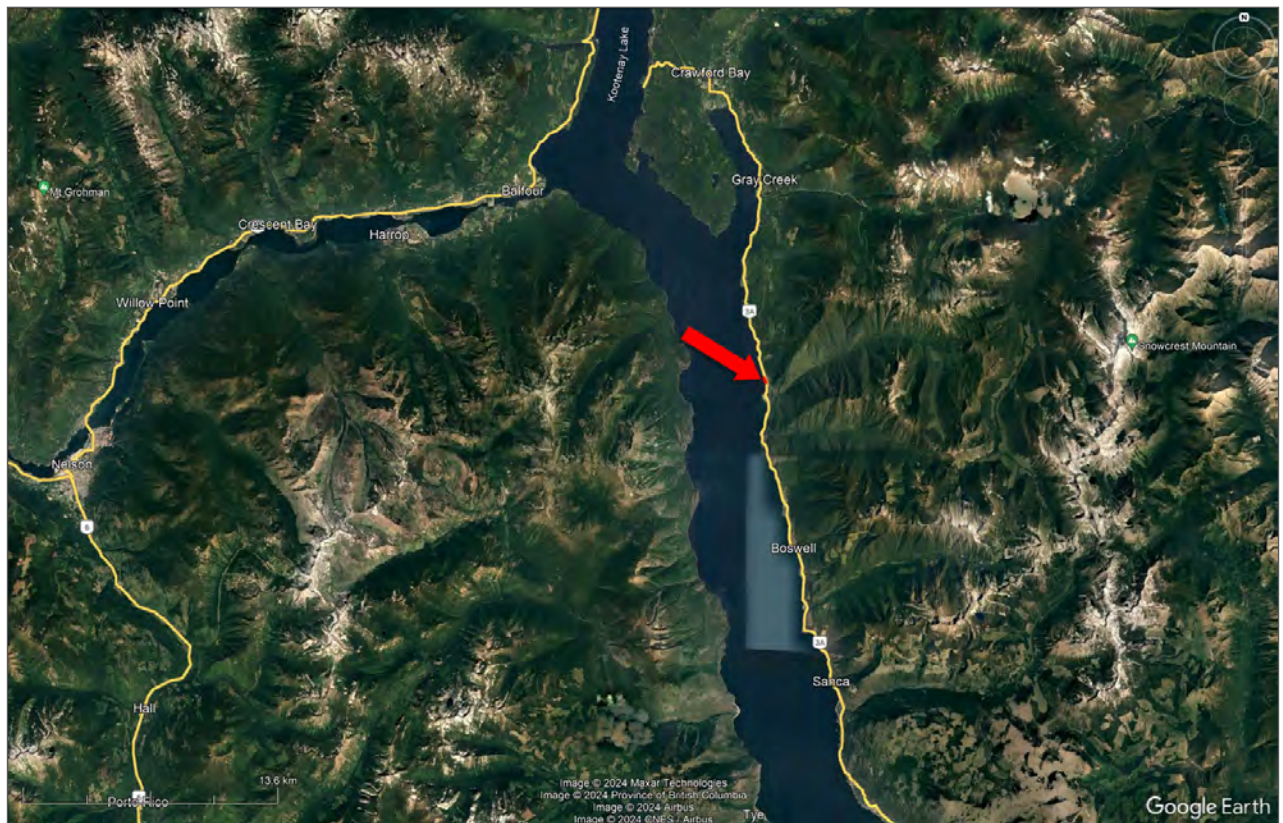
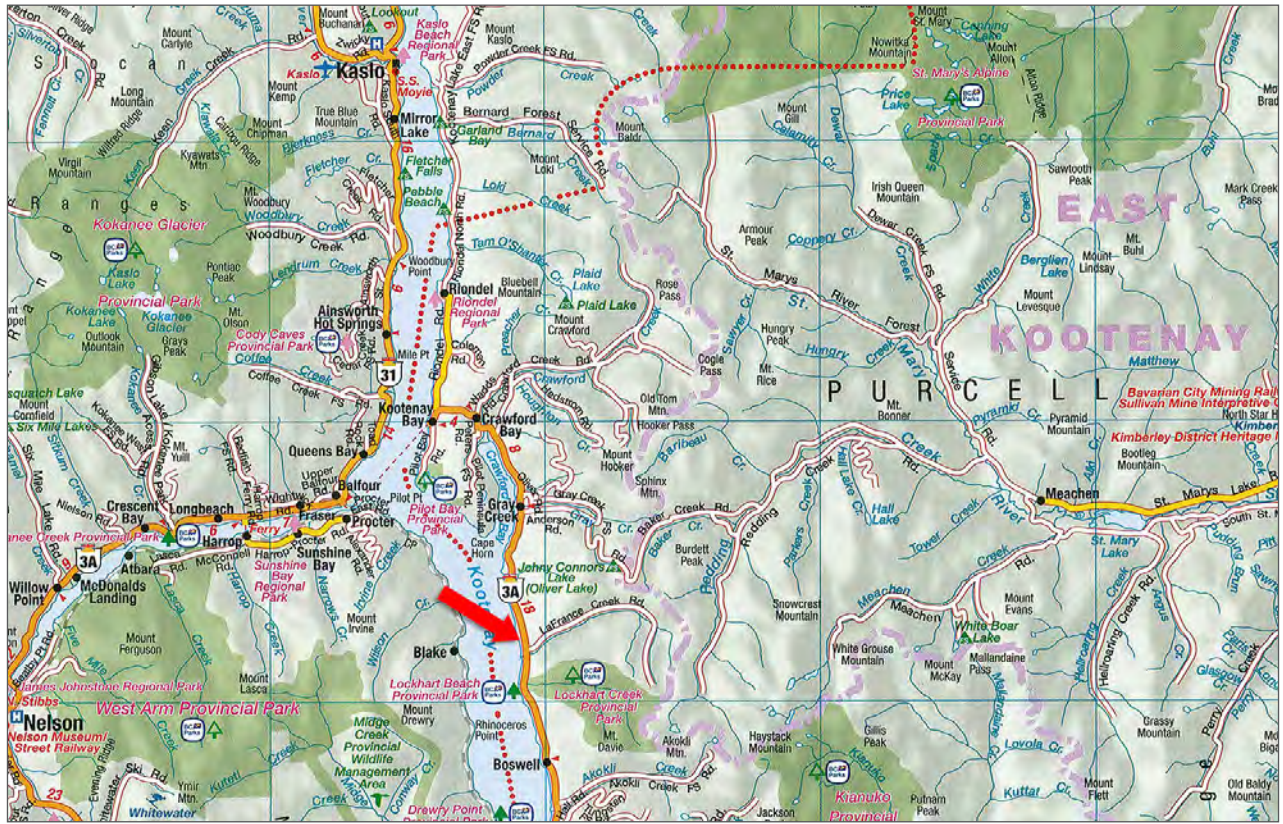


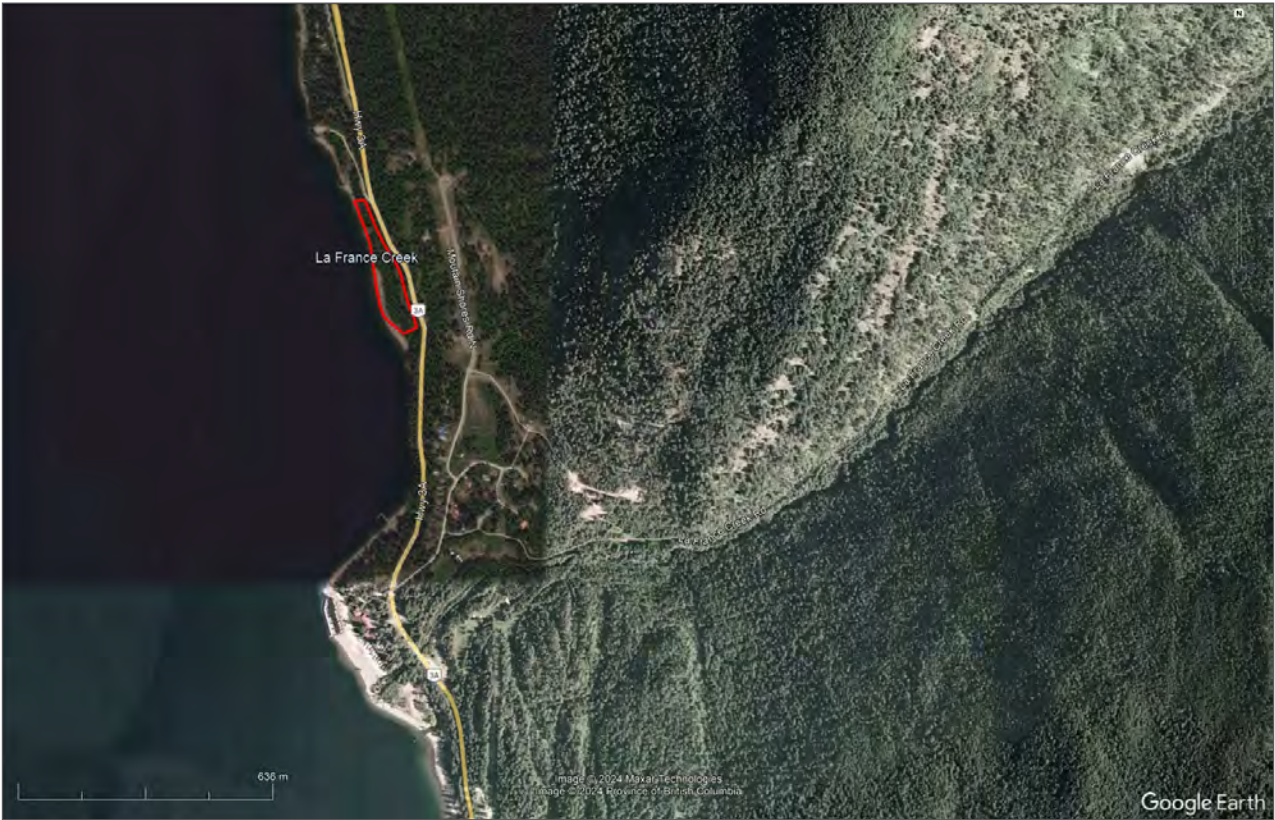
















Marketing British Columbia to the World®



www.landquest.com



John Armstrong
Personal Real Estate Corporation
Representative
john@landquest.com
(250) 307-2100