



**Private Estate Property with
Views and Creek - Nakusp, BC**



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Private Estate Property with Views and Creek - Nakusp, BC

PROPERTY DETAILS

Listing Number:	24144
Price:	\$1,299,000
Taxes (2023):	\$2,650.99
Size:	149.42 acres
Zoning:	AG3

DESCRIPTION

Your opportunity to own one of the largest private properties in the Nakusp area. Totally private located at the end of a dead-end road, this property checks all the boxes. The property is generally flat with a slight slope towards Arrow Lake and the perfect westerly exposure. The views out over the lake to the mountains beyond is something you definitely need to see.

The property was recently logged with all merchantable timber being removed. The logging has opened up the property and increased the view corridors to the lake and mountains. The climate in this area is superb and enjoys excellent growing conditions. The buyer for this property will see past the recent logging activity to the potential trophy estate property it can become. The house and out buildings to take in the view and agricultural fields are in this property's future. If you're someone with a vision this is the one to take to the next step.

The north end of the property is bordered by a crystal-clear mountain fresh creek which runs year-round. There is already a well, septic, and

power onsite. At the end of the road, you'll enjoy the local peaceful lifestyle and climate while being just minutes from Nakusp and the great fishing on Arrow Lake, natural hot springs, endless year-round recreation and all the services and amenities of this peaceful rural community. This region is known for growing apples and could also be a good grape growing area. AG4K Zoning permits wide variety of farm use including animals, food, wood, cannabis, boarding stables, horticultures, and accessory uses.

Call the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

944 Guidon Road - Nakusp, BC

DIRECTIONS

From Vancouver, take Highway 1 east to Hope, then follow Highway 3 through Princeton and Keremeos. Join Highway 3A north to Penticton, then Highway 97 North to Vernon. From there, take Highway 6 West through Lumby and Cherryville until you reach Nakusp.

Please refer to the mapping section of this listing for the detailed location.

AREA DATA

Nakusp, nestled in the Kootenay region of British Columbia, is a charming village renowned for its picturesque setting amidst the Selkirk Mountains and alongside the shores of Upper Arrow Lake. This idyllic location makes it a haven for outdoor



enthusiasts, offering a myriad of activities year-round. Whether it's hiking through lush forests, fishing in pristine waters, or skiing in nearby slopes during winter, Nakusp caters to adventurers of all kinds.

Despite its small size, Nakusp boasts a rich history dating back to its origins as a bustling mining town in the late 19th century. Today, remnants of its past can be explored through heritage sites and museums, providing insight into the area's pioneer days and the indigenous cultures that have inhabited the region for centuries.

The village exudes a laid-back vibe, with a tight-knit community that warmly welcomes visitors. Quaint shops, cozy cafes, and local artisans add to its charm, offering a taste of authentic British Columbian hospitality. Additionally, Nakusp is known for its vibrant arts scene, with galleries showcasing the work of talented local artists.

For those seeking relaxation, the village is home to natural hot springs, where visitors can soak in mineral-rich waters while admiring the breathtaking mountain scenery. Whether you're seeking adventure or tranquility, Nakusp offers

a memorable escape into the heart of British Columbia's wilderness.

VEGETATION

Nakusp's vegetation is characterized by the lush biodiversity typical of British Columbia's interior. The village is surrounded by dense forests dominated by coniferous trees such as Douglas fir, western red cedar, and spruce, which thrive in the region's temperate climate. These towering trees provide habitat for a variety of wildlife, including deer, bears, and numerous bird species. Understory vegetation includes ferns, mosses, and wildflowers, adding to the area's natural beauty. Along the shores of Upper Arrow Lake, wetlands and riparian zones support a diverse array of plant life, contributing to the ecological richness of the landscape.

RECREATION

One of the most popular attractions is the Nakusp Hot Springs, renowned for their healing mineral waters and spectacular mountain views. Visitors can unwind in the soothing pools year-round, making it a must-visit destination for relaxation seekers.

For those with a penchant for adventure, Nakusp serves as a gateway to outdoor exploration. The surrounding Selkirk and Monashee Mountains provide ample opportunities for hiking, with trails catering to all skill levels. From leisurely strolls through old-growth forests to challenging alpine treks, there's something for every hiker to enjoy.

Water enthusiasts flock to Upper Arrow Lake, where they can partake in fishing, boating, and kayaking. The lake is teeming with trout, making it a prime spot for anglers looking to reel in a big catch. Additionally, the nearby Nakusp Marina offers boat rentals and guided tours for those eager to explore the lake's scenic shoreline.

During the winter months, Nakusp transforms into a snowy wonderland, attracting skiers and snowboarders to nearby resorts such as Revelstoke Mountain Resort and Whitewater Ski Resort. These world-class ski destinations offer pristine powder and exhilarating slopes, drawing outdoor enthusiasts from far and wide.

For a taste of local culture, visitors can explore Nakusp's vibrant arts scene, with galleries showcasing the work of talented local artists. The village also hosts various festivals and events throughout the year, celebrating everything from music and film to food and wine.

HISTORY

Nakusp has a rich history dating back centuries. Before the arrival of European settlers, the area was inhabited by the Sinixt and Ktunaxa First Nations peoples, who thrived in the region's abundant natural resources.

The modern history of Nakusp began in the late 19th century with the influx of miners drawn to the area by the discovery of silver and other minerals in the surrounding mountains. The town quickly grew into a bustling mining community, serving as a vital center for the region's mining industry.

In the early 20th century, Nakusp saw further development with the construction of the Arrow Lakes Hydroelectric Dam, which provided electricity to the area and facilitated the growth of local industries. The creation of Upper Arrow Lake, as a result of the dam, also had a significant impact on the landscape and economy of Nakusp.

Throughout the years, Nakusp has evolved into a thriving community known for its stunning natural beauty, outdoor recreation opportunities, and strong sense of community. Today, the town continues to attract visitors who come to explore its scenic surroundings, relax in its natural hot springs, and learn about its fascinating history.

MAP REFERENCE

50°13'31.13"N and 117°46'23.83"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

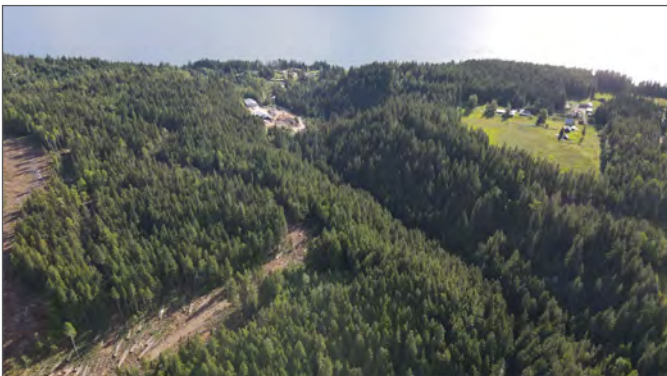
SERVICES

- Well
- Septic
- Power

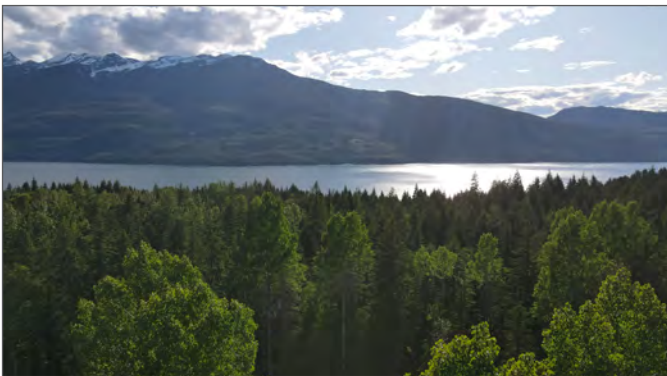
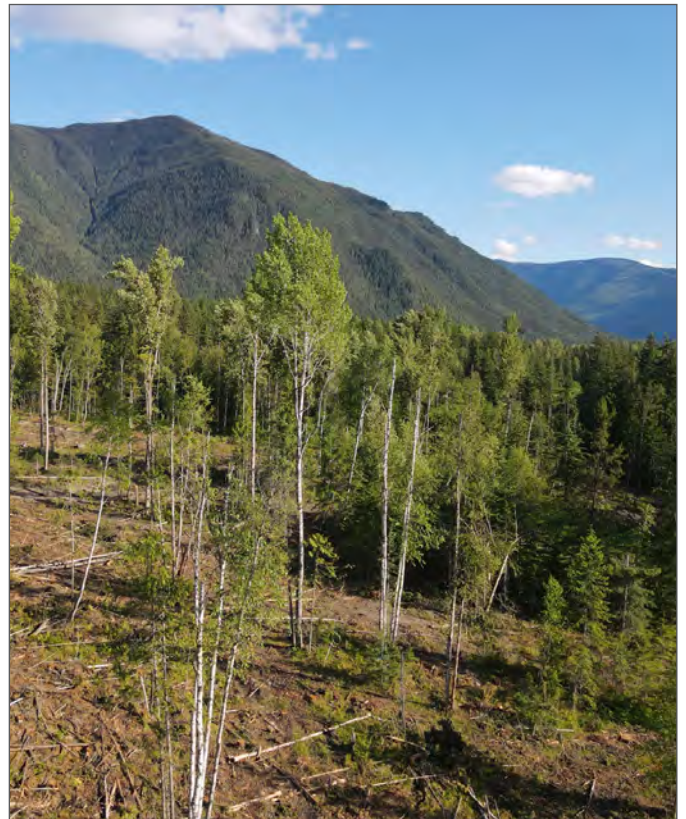
LEGAL

PARCEL 5 (SEE 78631) DISTRICT LOT 398
KOOTENAY DISTRICT - PID 008-613-982

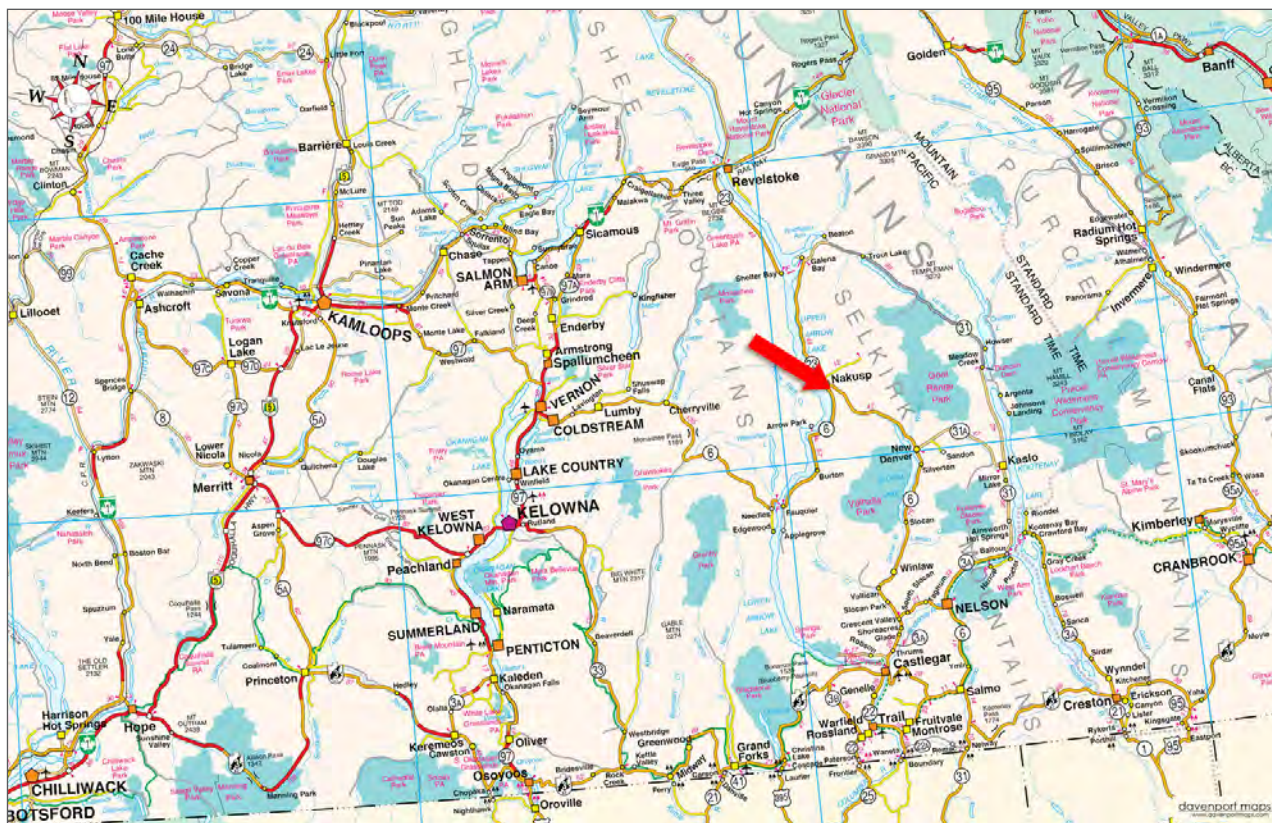


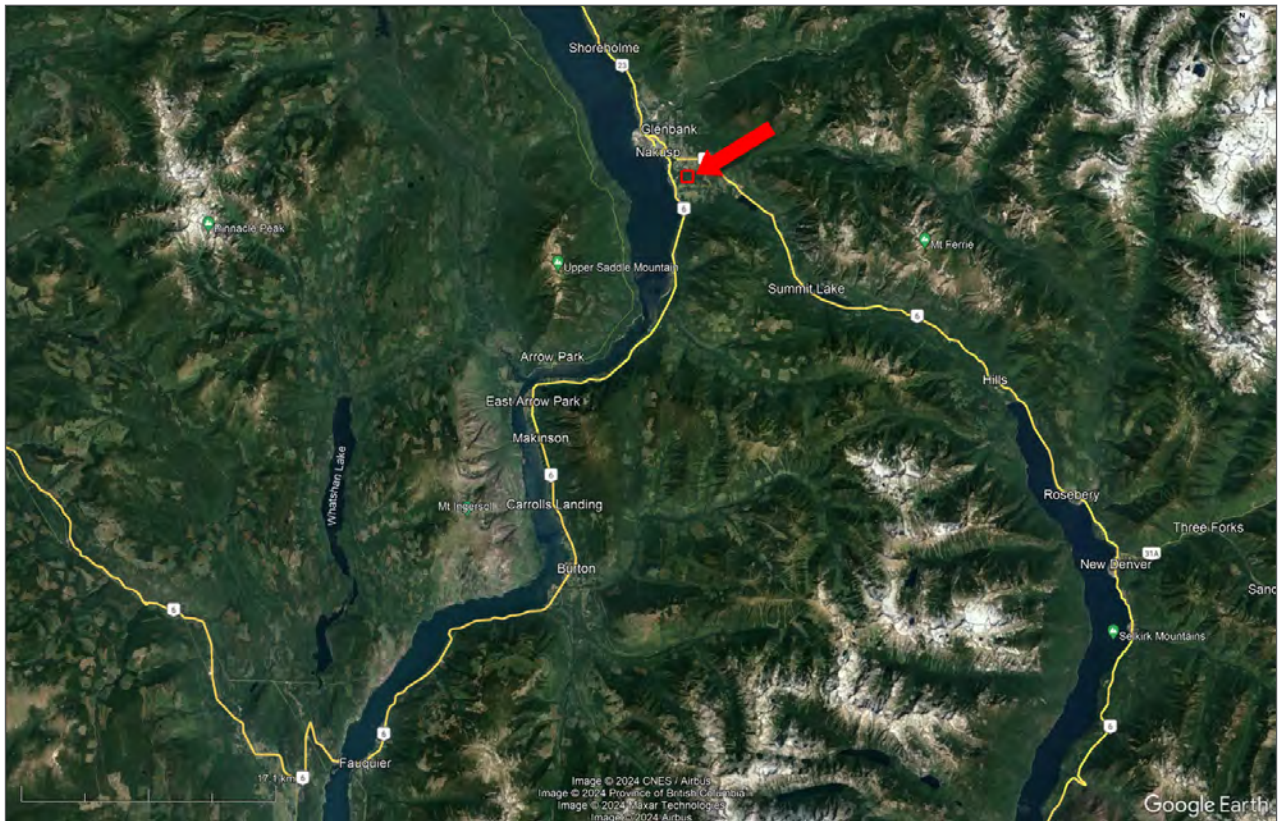
















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