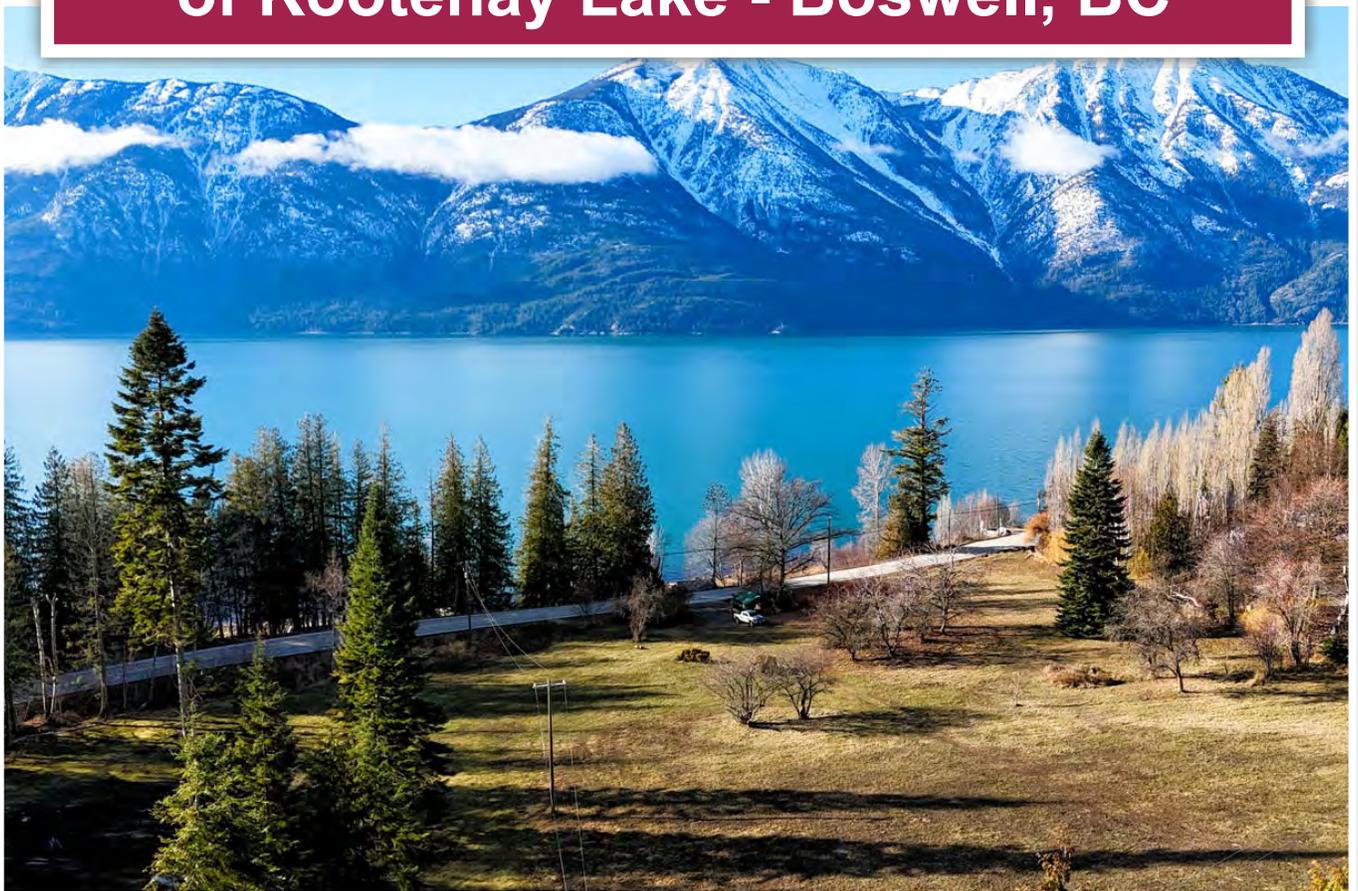




**Lakefront Acreage on the East Shore
of Kootenay Lake - Boswell, BC**

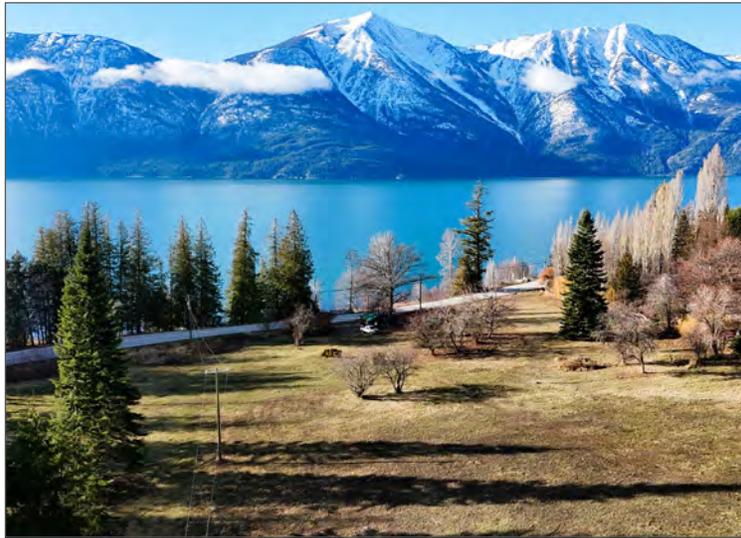


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Lakefront Acreage on the East Shore of Kootenay Lake

Boswell, BC

PROPERTY DETAILS

Listing Number:	26015
Price:	\$1,250,000
Taxes (2025):	\$1730.36
Size:	13.25 acres

DESCRIPTION

Beautiful lakeside acreage on the East Shore of Kootenay Lake near the community of Boswell.

This very scenic 13.25-acre property has just under 1 acre of land on the lakeside of the highway with approx. 300 feet of quality lakeshore + 7 acres of farm land that's mostly flat/gently sloping between the highway and Hephher Road with numerous mature fruit trees + almost 5 acres of sloped partially treed land above Hephher Road that backs onto Crown land with quad trail access up the mountain. Please see maps.

On the lower lakeside portion of the land and accessed via a driveway off the highway is a power shed with an RV hook up and external outlet powering an adjacent summer kitchen structure (21 feet x 10 feet). This is the ideal setup to enjoy your private beach area. A small removable dock structure is included in the sale.

The "middle" portion of the land is accessible off both the highway and Hephher Road. There are some amazing building sites here with expansive lake and mountain views. The land has both an

irrigation licence as well as a domestic water licence offering the potential to enjoy the perks of acreage living—gardens, fruit trees, horses etc. The land here is flat/gently sloping and mostly cleared.

The upper portion of the land is sloping and offers direct Crown land access and all the back country recreational opportunities that come with it. A logging road (private to this property) zig zags up the land and onto the Crown land above. Great quadding, mtn biking, hiking and wildlife viewing.

The zoning allows a house and or duplex + accessory structures likes shops, barns, RV use and or a cabin for guest and or short-term rentals. The property is also in the ALR and both zoning and ALR allow for various agricultural commercial uses such as a farm stand.

All interested buyers should confirm their exact plans work with both the zoning and ALR guidelines.

LOCATION

12608 Highway 3A - Boswell, BC on the East Shore of Kootenay Lake

Notable Driving Times

- Crawford Bay Ferry: 25 minutes
- Creston: 40 minutes
- Nelson: 1 hour 35 minutes
- Cranbrook: 1 hour 50 minutes
- Kelowna: 5 hours 20 minutes
- Calgary: 6 hours

DIRECTIONS

Accessible off both Hephher Road and the Highway.

AREA DATA

This scenic property is located on the East Shore of Kootenay Lake near the rural community of Boswell, a quiet and scenic area known for its natural beauty, privacy, and strong connection to the surrounding landscape. The East Shore of Kootenay Lake is widely regarded as one of the most peaceful and unspoiled stretches of the lake, offering a slower pace of life and expansive views across the water to the Selkirk Mountains.

Kootenay Lake itself is one of British Columbia's largest and most striking inland lakes, extending over 100 kilometres in length and reaching depths of approximately 150 metres. Its long, narrow form and exceptional depth help moderate the local climate, contributing to milder winters and warm, enjoyable summers along the shoreline.

The lake is framed by dramatic mountain ranges on both sides. The Purcell Mountains rise directly behind the East Shore, providing a rugged backdrop of forested slopes, alpine meadows, and high peaks, while the Selkirk Mountains across the lake create a stunning westward panorama. This mountain-lake setting delivers breathtaking scenery in every season, from snow-capped winter views to lush green summers and vibrant autumn colours.

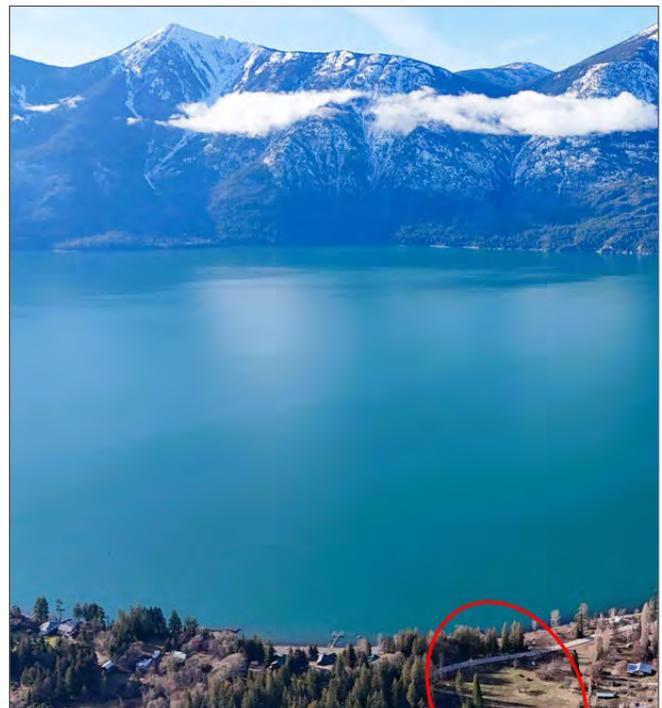
The East Shore is characterized by low-density development, agricultural land, and extensive stretches of natural shoreline. Communities such as Boswell, Gray Creek, and Crawford Bay are small, close-knit, and valued for their rural character, making the area particularly appealing to those seeking privacy, space, and a strong sense of place. Ferry access at Crawford Bay connects

the East Shore to the West Kootenay communities while preserving the region's tranquil atmosphere.

RECREATION

Recreation is central to life along Kootenay Lake, with the lake itself serving as a four-season playground. Renowned for boating, sailing, kayaking, and paddleboarding as well as having some amazing golf and backcountry recreational pursuits in the surrounding mountains.

Kootenay Lake offers lots of open water, sheltered bays, and scenic shoreline ideal for both leisurely cruising and extended exploration. Fishing on Kootenay Lake is world-class, highlighted by the legendary Gerrard rainbow trout, one of the largest freshwater trout in the world, as well as kokanee salmon, bull trout, and whitefish, drawing fishing enthusiasts from across the region. The property is ideally suited with a nice gradual slope to the lakeshore allowing for convenient boat launching.



The East Shore is equally prized for its land-based recreation. The area around Boswell (and the property) offers access to quiet back roads, forest service trails, and nearby hiking routes that lead through old-growth forest, open meadows, and into the Purcell Mountains, providing opportunities for everything from casual walks to more adventurous alpine hikes. For golf enthusiasts, Boswell is conveniently located within reach of several well-regarded courses. Crawford Bay Golf & Country Club is approximately 35 minutes away, while Balfour Golf Course and Kokanee Springs Golf Resort, one of Canada's premier championship courses, are each roughly an hour's drive. Combined with the East Shore's quiet bays, dark skies, and low-density setting, these recreational opportunities make the area especially appealing to those seeking an active lifestyle immersed in nature.

In winter, the region transforms into a hub for outdoor adventure. Snowmobiling opportunities are abundant in the surrounding Purcell Mountains, with extensive trail networks and access to high-elevation terrain that attract riders seeking deep snow and expansive backcountry views. Snowshoeing, cross-country skiing, and backcountry touring are also popular.

MAP REFERENCE

49°28'33.11"N and 116°46'6.00"W

BOUNDARIES

Please see maps and aerial photos, lines are sketched in and approximations only.

INVESTMENT FEATURES

Ability to have a tourist accommodation/term rental cabin/RV.

SERVICES

Power extended down to lakeside where there is a power shed with an RV connection and then powering the nearby summer kitchen structure—pot lights, 3 outlets.

IMPROVEMENTS

- Summer kitchen - 21 x 10 feet
- Older single garage - 15 x 10 feet

ZONING

Property is zoned Country Residential (R2) and allows a house or a duplex. You are also allowed some accessory uses, e.g., . . . an additional cabin for guests or short-term rentals. An RV can also be used for guests. A number for farm related uses are allowed as well—more below.

Permitted Uses

Single Detached Home, Duplex

Accessory Uses

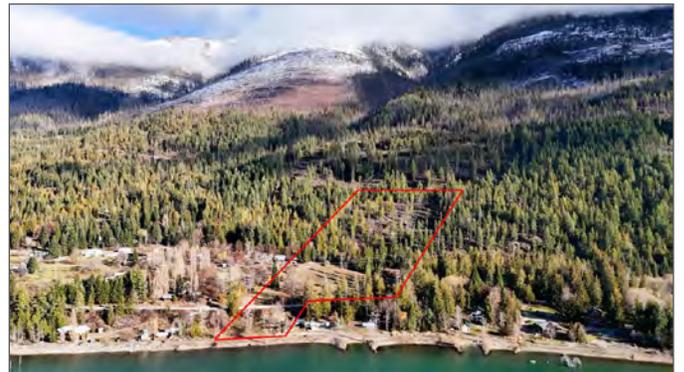
Accessory Buildings and Structures, Accessory Dwelling Unit, Sale of Site Grown Farm Products, Day Care Facility, Accessory Tourist Accommodation, Keeping of Farm Animals, Horticulture, Day Care

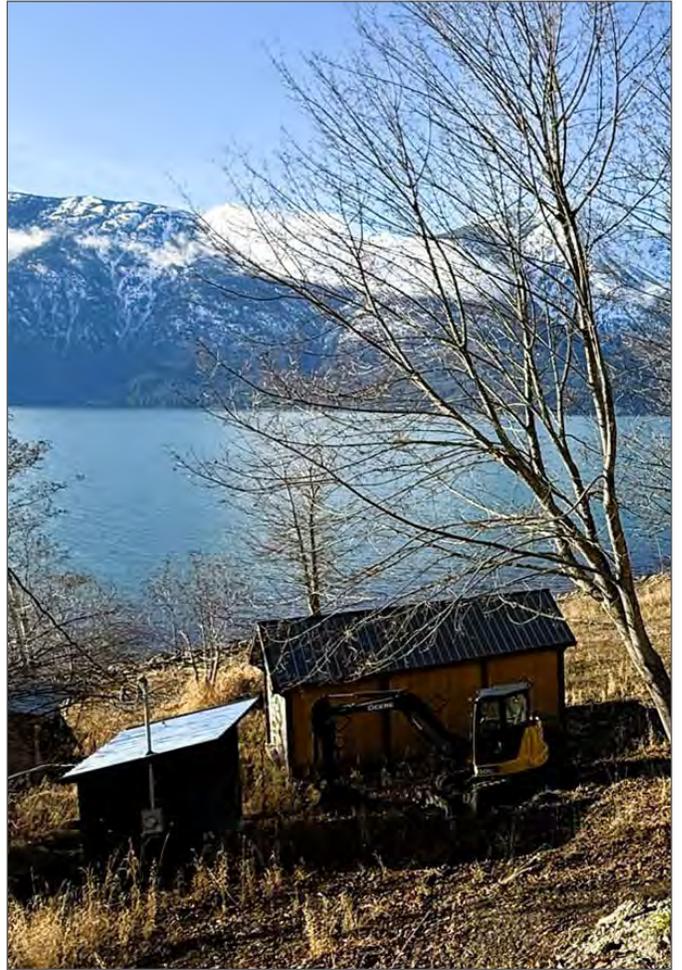
Property is also in the ALR

LEGAL

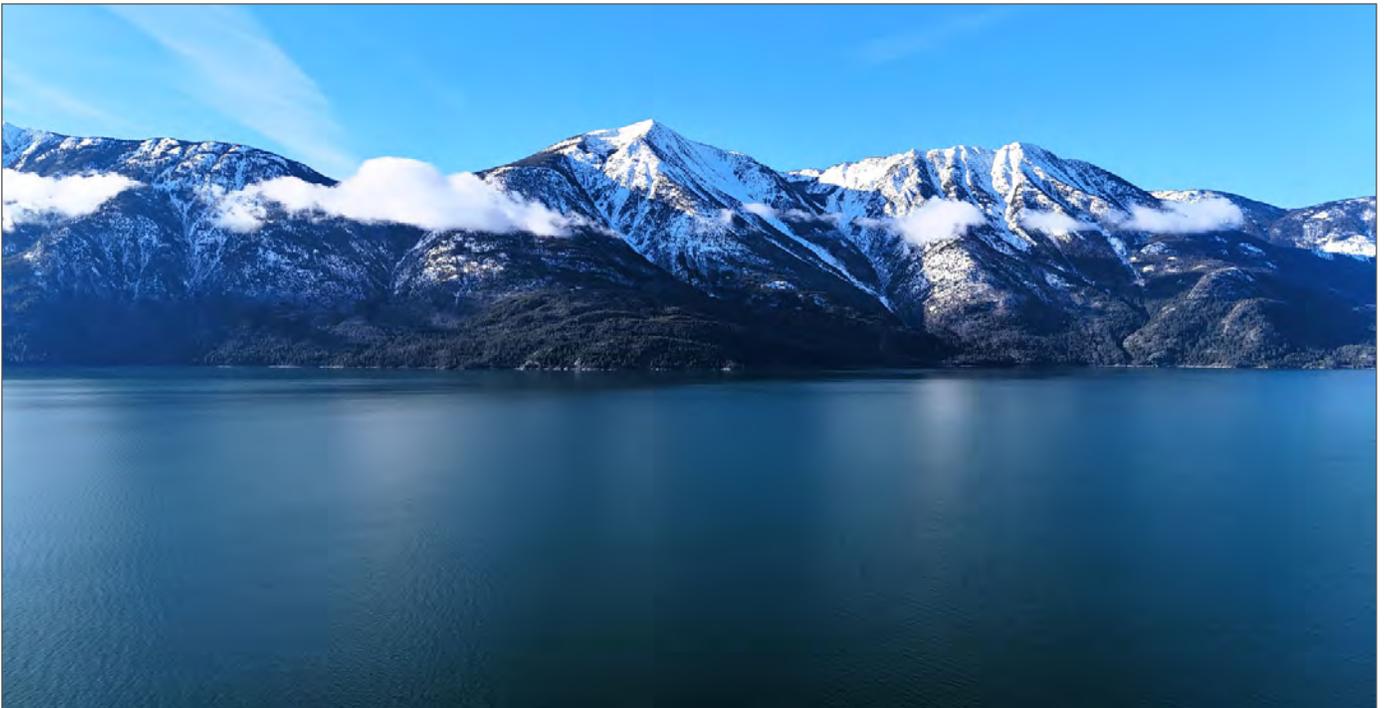
Parcel C, District Lot 5027, Kootenay Land District, (See 29/434/16850A) Except Part Included in Plan 6358

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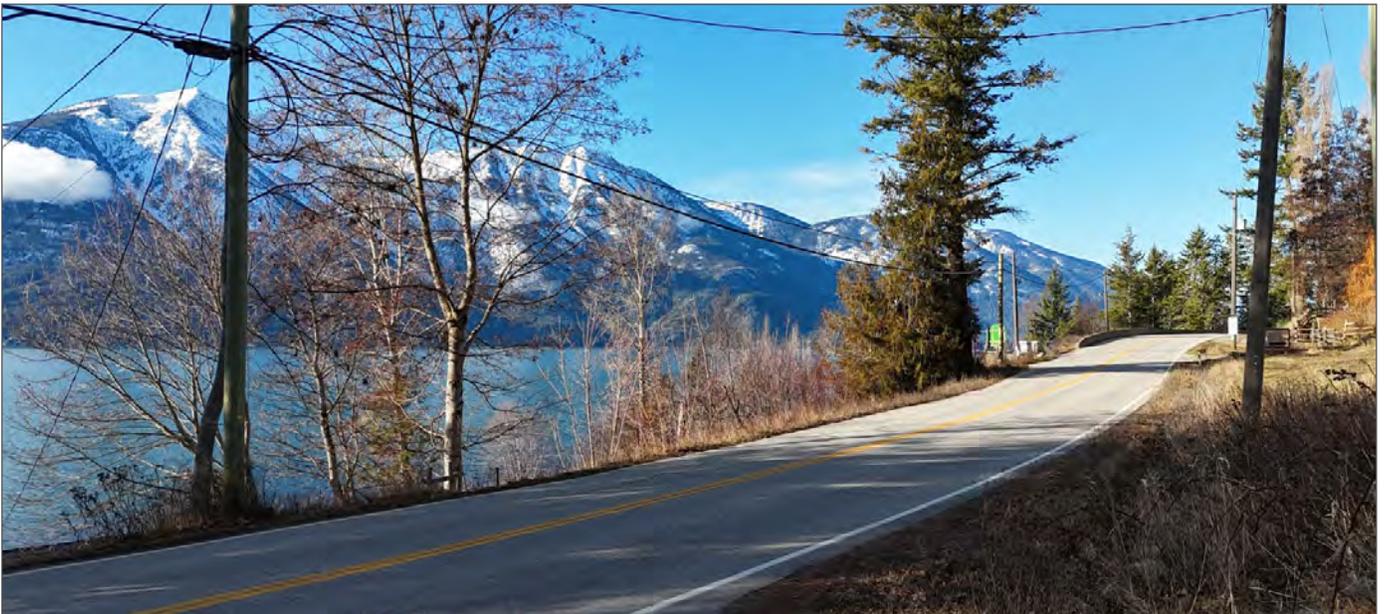






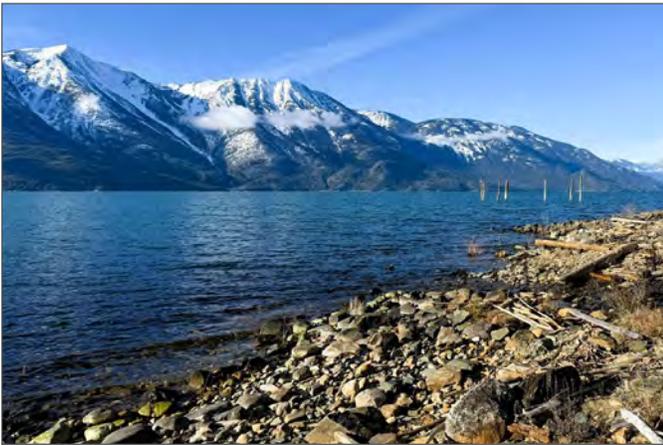
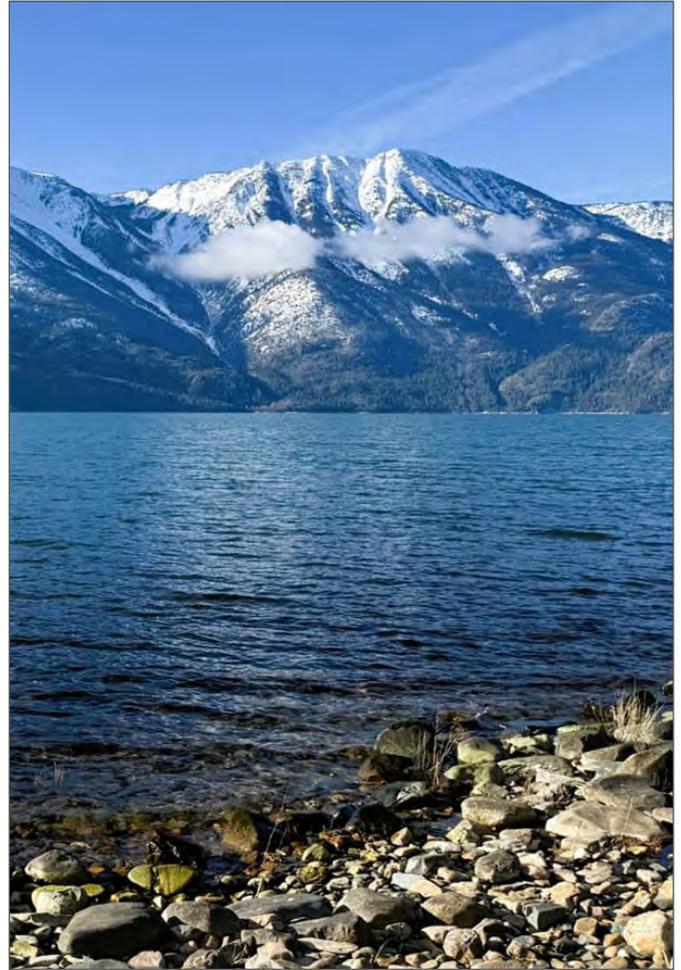


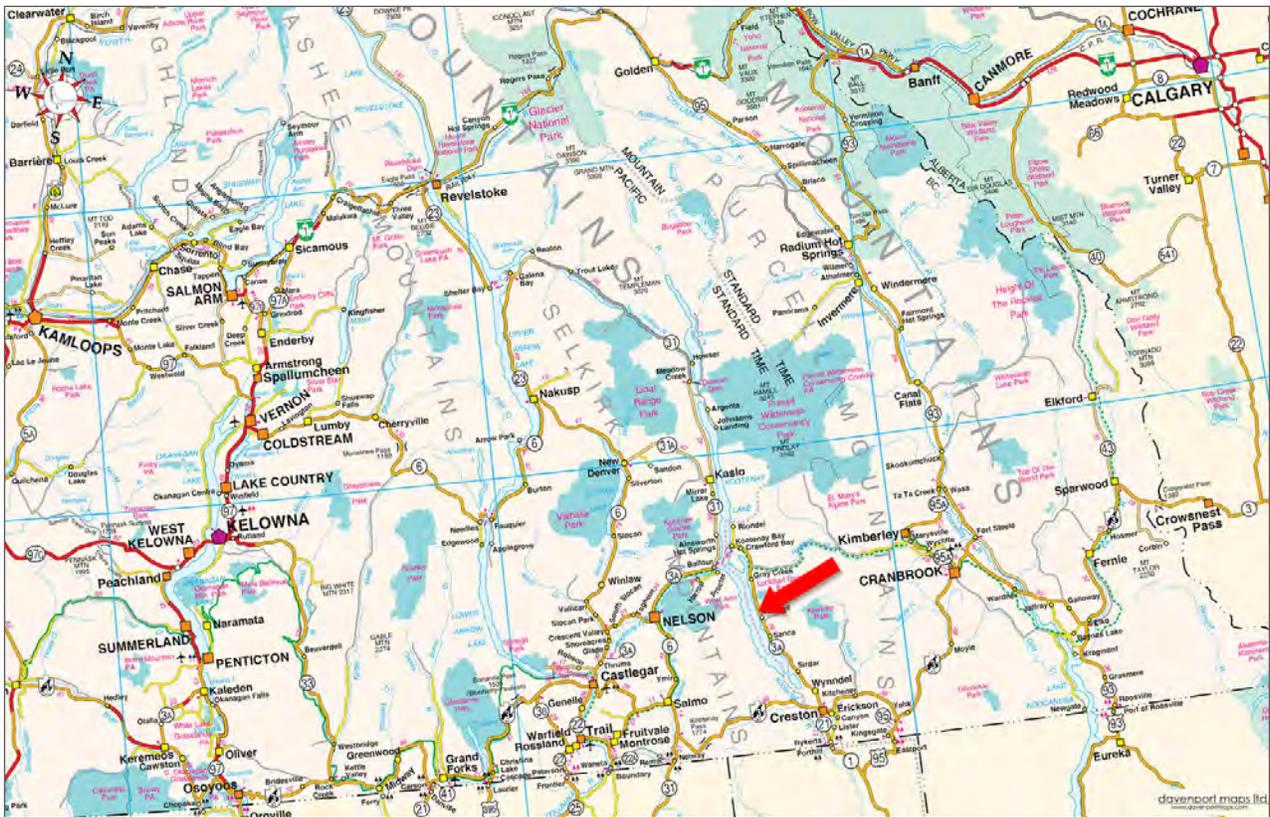


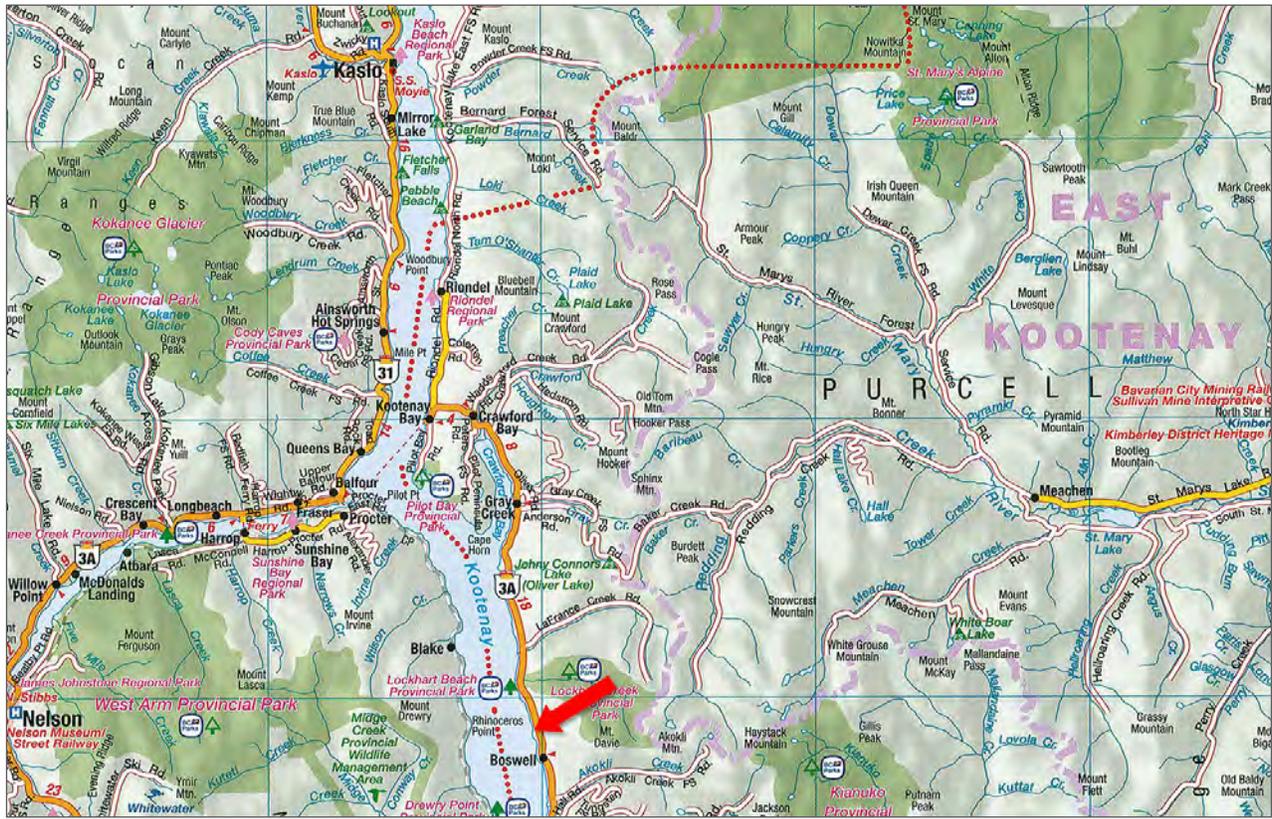


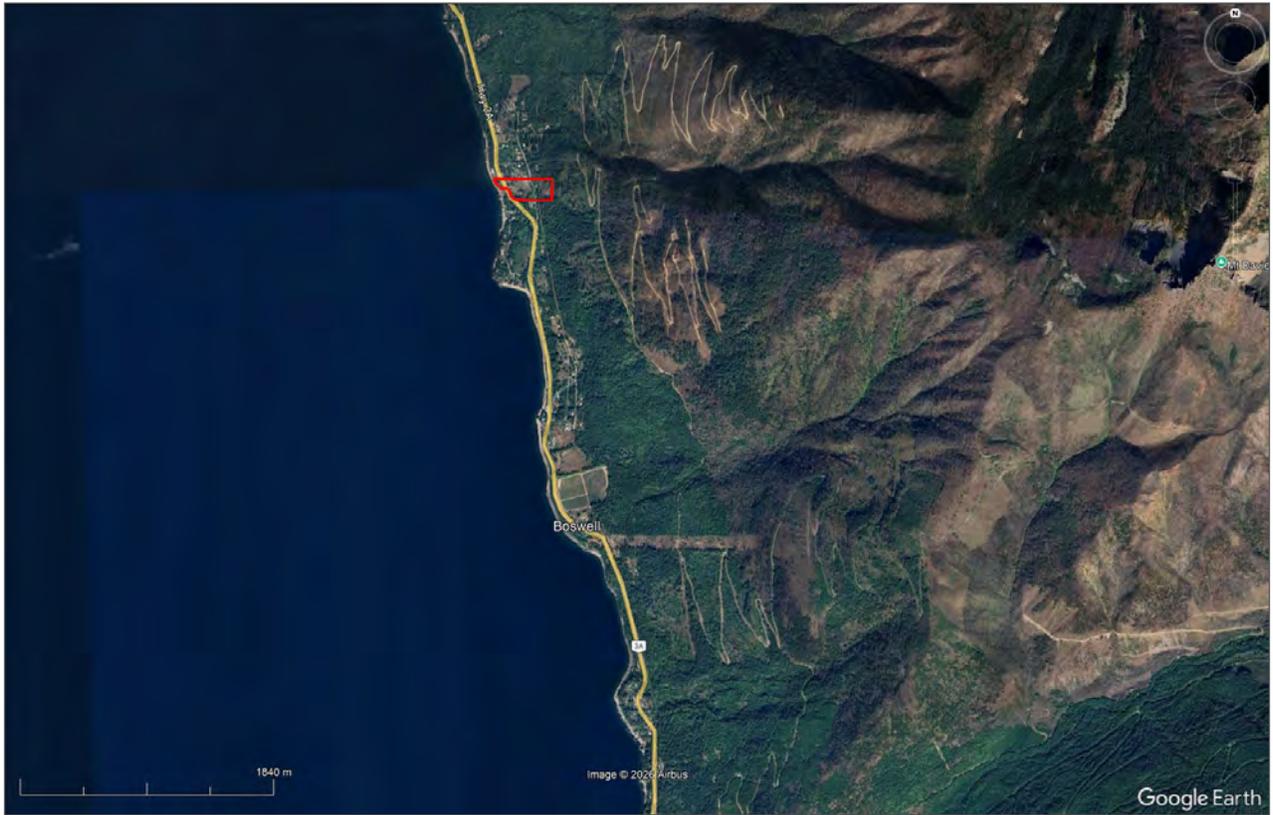


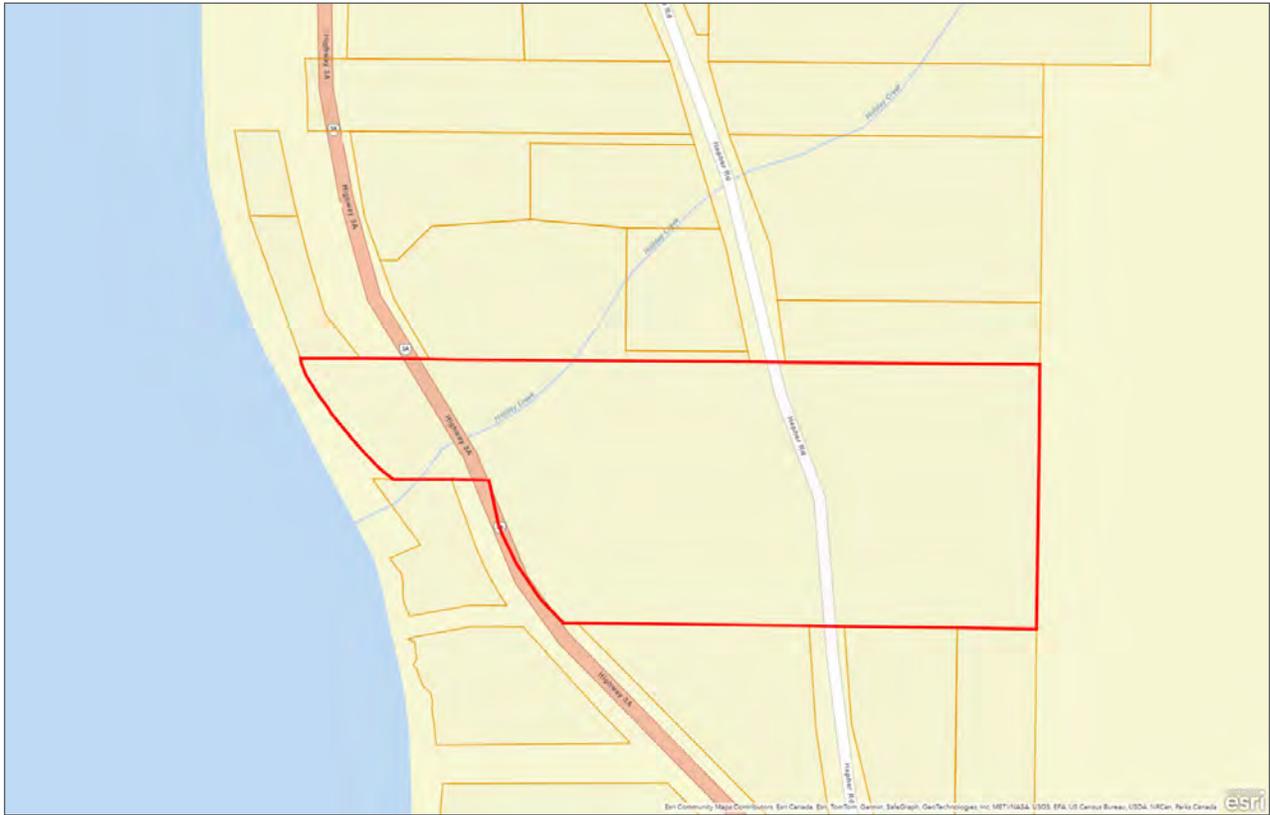














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