



**Large Acreage Close to Town and
Ski Resort - Nelson, BC**



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PROPERTY DETAILS

Listing Number:	24245
Price:	\$899,000
Taxes (2024):	\$6,449.42
Size:	268 acres
Zoning:	FR - Forest Resource

DESCRIPTION

Located only 9 km south of Nelson British Columbia sits 268 acres of southwestern exposed land. This large acreage is located along Highway 6 and Whitewater Ski Hill Road. The best access into the property is along Highway 6, where the driveway connects up to a network of logging roads running throughout the property. The property was logged several years ago and most of the merchantable timber has been removed.

Power is at the lot line and a well has been installed. There's a significant elevation drop between the far eastern section of the property down to the highway with the aptly named Rumbling Creek flowing through the property from east to west. The elevation drop on this creek would be very suitable for a micro-hydro system and additional power generation. The property currently has a forest resource zoning, however the current owner is in the process of rezoning to a rural residential zoning.

This property is supremely positioned in close proximity to the community of Nelson and only

minutes to Whitewater Ski Resort. Whitewater Ski Resort is renowned for receiving a stoke-inducing 12+ metres (40 feet) of light, dry powder every season. Located 20 minutes outside of Nelson in the Selkirk Mountains, Whitewater's average temperature of -8°C makes for ideal conditions. Whether you're looking for the perfect rural property for you and your family to enjoy in close proximity to both the modern amenities of town and some of BC's best back country recreation, or looking for business opportunity this large parcel could be the one for you.

Contact the listing agent today for more information or to book a time to go by for a look.

LOCATION

Located Along Highway 6 and Whitewater Ski Hill Road, 10 minutes south of Nelson, BC.

AREA DATA

While it might sound contradictory, perhaps seemingly impossible, Nelson is among just a handful of small cities in North America that can lay claim to a unique mix . . . an unusual abundance of big city cosmopolitan amenities, coupled with an authentic small-town charm. You will feel the funky vibe and authenticity and entrepreneurial spirit following a quick stroll down historic Baker Street, a vibrant main street that is a true adventure in itself.

For those with a zest for fine dining and international fare, retail fashion and new wares, nights on the town or relaxing days and stimulating conversations in a local coffee shop—Nelson brings it all.



On the shores of Kootenay Lake's West Arm, centrally located between Vancouver, BC, Calgary, AB and Spokane, WA, just 30 minutes from the West Kootenay Regional Airport, Nelson has a growing population of 10,600; with Greater Nelson encompassing 18,000 and a trading area near 70,000 the duly-named Heritage City features a heritage downtown and 300-plus restored heritage homes, businesses and churches.

Nelson residents boast of the 50 restaurants and cafes, in fact more per capita than San Francisco, many with outdoor seasonal patios adding to that cosmopolitan feel.

RECREATION

Nelson is a vibrant and picturesque city located in the Kootenay region of British Columbia. Known for its stunning natural beauty and rich cultural scene, Nelson offers a wide range of recreational activities for visitors. Here are some popular recreation options in Nelson:

Outdoor Activities

Nelson is surrounded by breathtaking mountains, lakes, and forests, making it an ideal destination for outdoor enthusiasts. You can enjoy activities like hiking, mountain biking, rock climbing, fishing, kayaking, canoeing, paddleboarding, and boating in the nearby areas. Whitewater rafting on the Kootenay River is also a thrilling option.

Skiing and Snowboarding

In the winter months, Nelson becomes a haven for skiers and snowboarders. Whitewater Ski Resort, located just outside the city, offers excellent powder skiing and snowboarding opportunities with its diverse terrain and stunning views.

Nelson City Beach

Located on the shores of Kootenay Lake, Nelson City Beach is a popular spot to relax and soak up the sun during the warmer months. You can swim in the pristine lake, have a picnic, or simply enjoy the beautiful scenery.

Golfing

Nelson is home to several golf courses that provide scenic views and challenging holes. Granite Pointe Golf Course, with its panoramic vistas of the surrounding mountains, is a favorite among golfers.

Arts and Culture

Nelson has a thriving arts and culture scene, with numerous art galleries, theaters, and music venues. Explore local artwork, catch a live performance, or attend one of the many festivals and events that take place throughout the year.

Heritage Walking Tour

Take a leisurely stroll through Nelson's historic downtown area and discover its well-preserved heritage buildings. The city offers self-guided walking tours that provide insights into its rich history and architectural beauty.

Wellness and Spas

Indulge in relaxation and rejuvenation by visiting one of the wellness centers or spas in Nelson. Treat yourself to a massage, yoga session, or holistic therapy to unwind and recharge.

Shopping and Dining

Nelson's downtown area is lined with unique boutiques, local shops, and artisanal markets where you can find one-of-a-kind souvenirs, clothing, and local products. After a day of exploring, you can enjoy a diverse culinary scene with a wide range of restaurants offering local and international cuisine.

These are just a few examples of the recreational activities available in Nelson. The city and its surroundings have much more to offer, and you'll likely find something that suits your interests and preferences while exploring this beautiful region.



HISTORY

The City of Nelson was incorporated on March 4, 1897, population 3,000. It had many fine homes and stores, hotels and churches, a school, a hospital, jail, fire hall, courthouse, water company and the first hydroelectric generating plant in BC.

By 1899 Nelson owned its own electrical utility and was making plans to move its electrical generation from Cottonwood Creek to a dam site on the Kootenay River at Bonnington Falls. This project was accomplished in 1907. A street car system begun by the Nelson Electrical Tramway Company in 1899 and a gasworks started in 1900 were also later taken over and operated by the city until the second half of the century, when they were supplanted by bus transit and natural gas.

Many Nelson men and women distinguished themselves in the First World War, among them the Nelson-based 54th Kootenay Battalion and Nelson's first Victoria Cross winner, Lieutenant Commander Rowland Bourke, R.N. The Depression years saw many work projects improve Nelson's facilities and beauty, including the impressive Nelson Civic Centre: a rink/badminton hall/theatre complex that was described as a "miracle." The Civic Centre spawned the Nelson Midsummer curling bonspiel, bringing visitors to the community for over 50 years.



The Second World War produced another Nelson hero, and Victoria Cross winner, Lieutenant Robert Hampton Gray, R.C.V.V.R.

Education became a new focus for Nelson when Roman Catholic bishop Martin M. Johnson began Notre Dame College in 1950, and the BC Vocational School (with Kootenay School of the Arts) was established in 1960. Now the Notre Dame buildings house the Selkirk College School of Digital Media and Music and the School of Hospitality and Tourism. The former vocational school is now the Silver King campus of Selkirk College, and Kootenay School of the Arts has been re-established in downtown Nelson.

Nelson's heritage potential was realized in 1977 with its centennial of incorporation and the heritage designation of over 350 buildings. Today Nelson serves as the busy centre of West Kootenay government, arts, tourism, commerce, small manufacturing and home-based business.

MAP REFERENCE

49°25'0.68"N and 117°12'51.60"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Drilled well

LEGAL

Proposed Lot 1 to be subdivided from SUBLOT 2 DISTRICT LOT 1241 KOOTENAY DISTRICT PLAN X58 EXCEPT PLANS R266, 11224 AND NEP89131

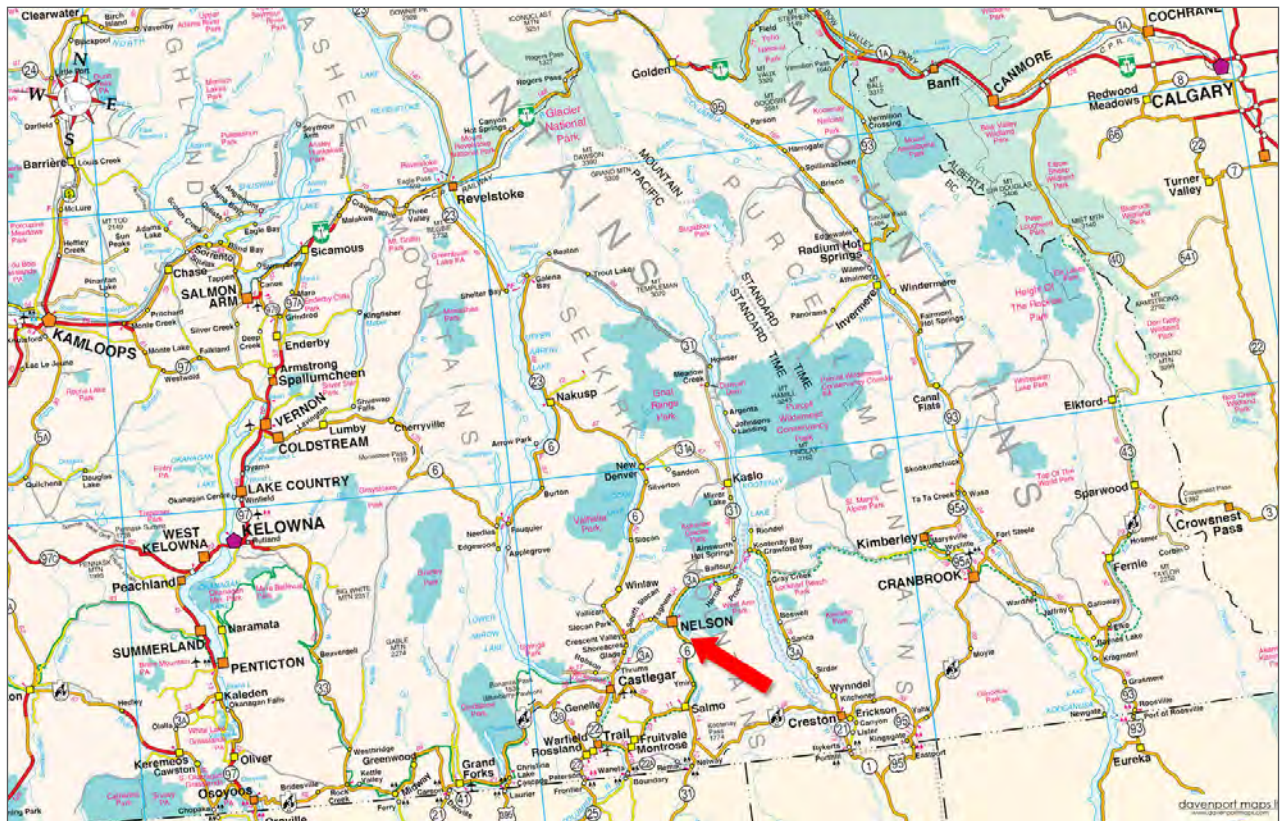
Proposed Lot 1 to be subdivided from PID 007-919-794

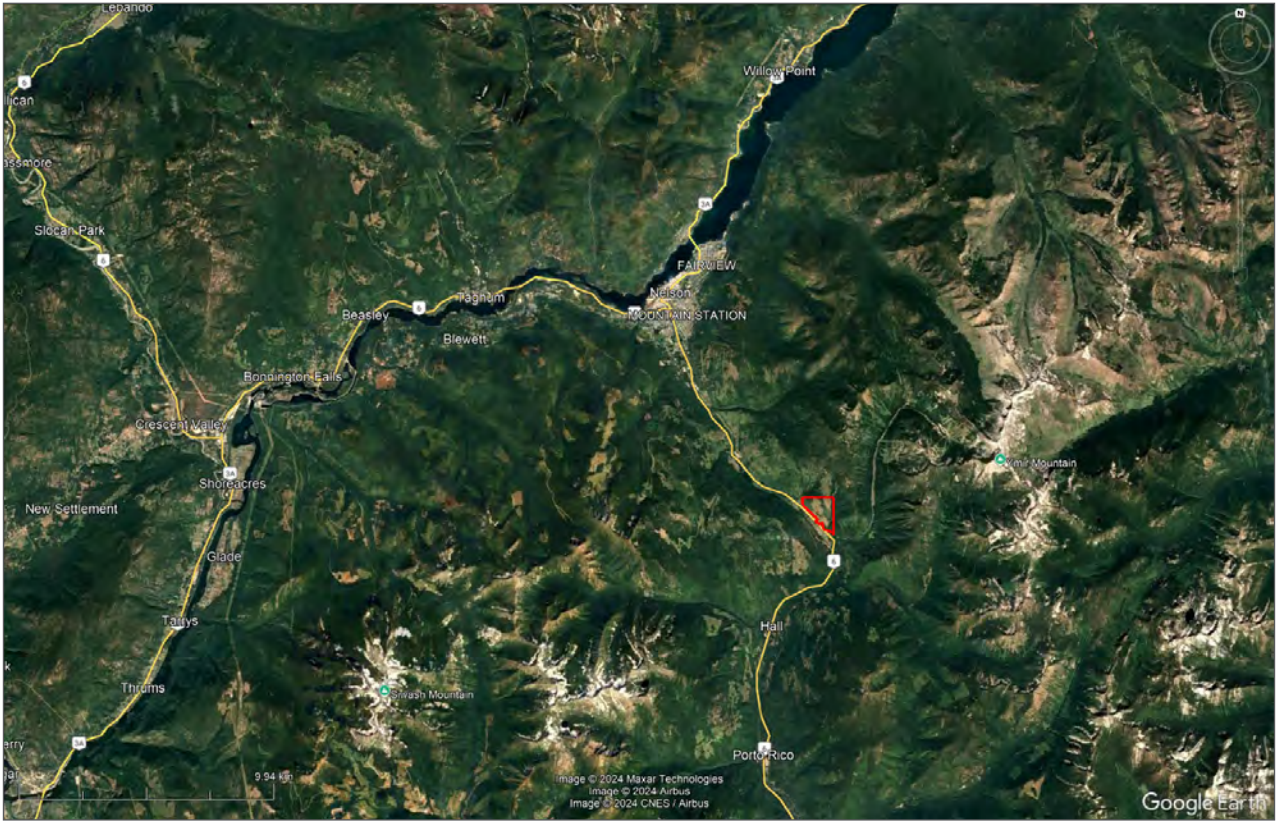
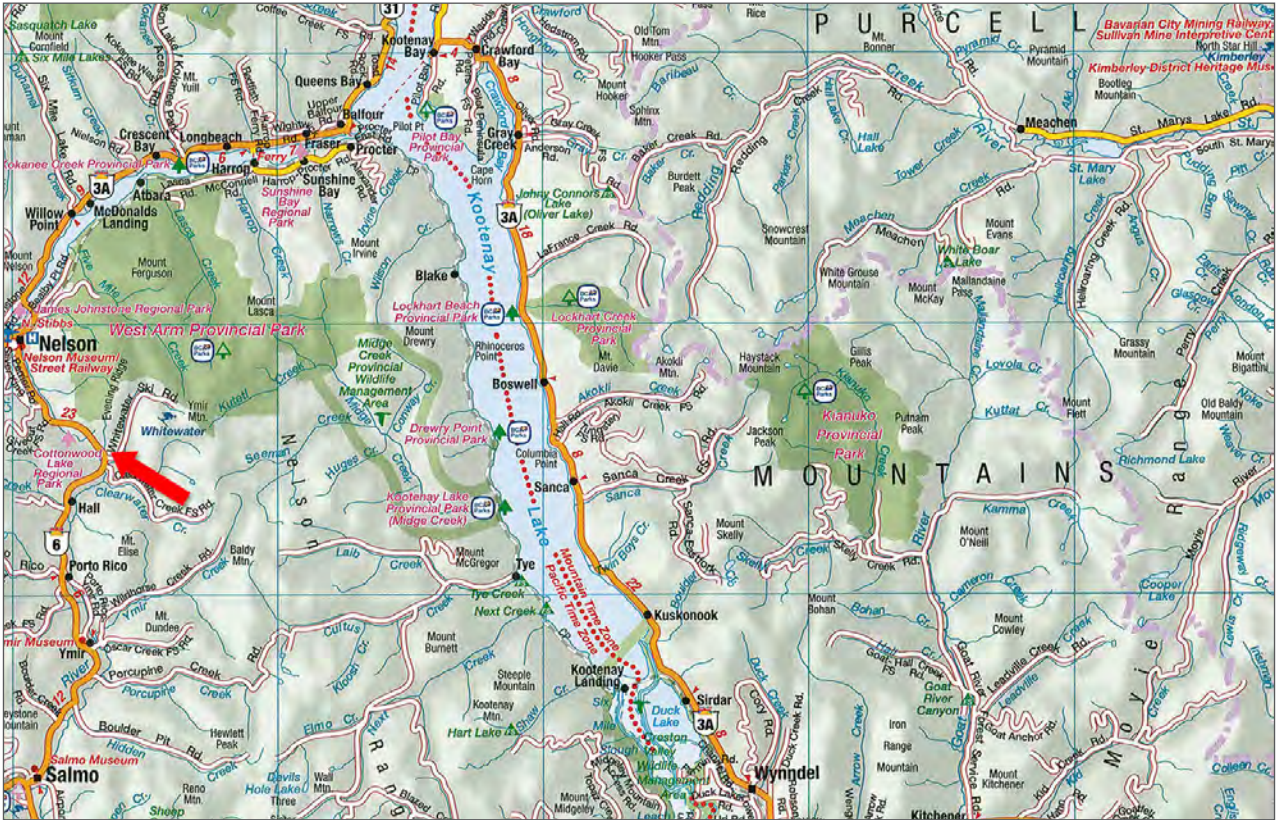


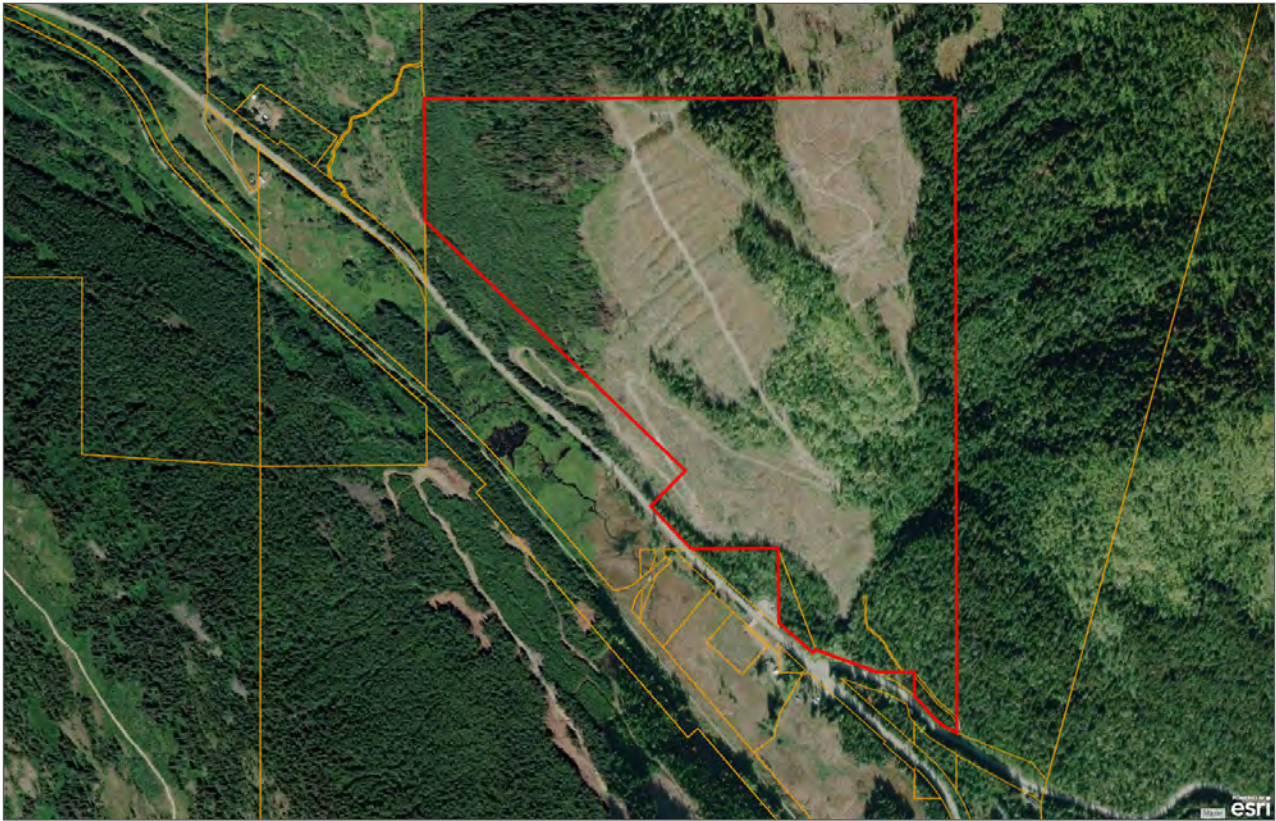


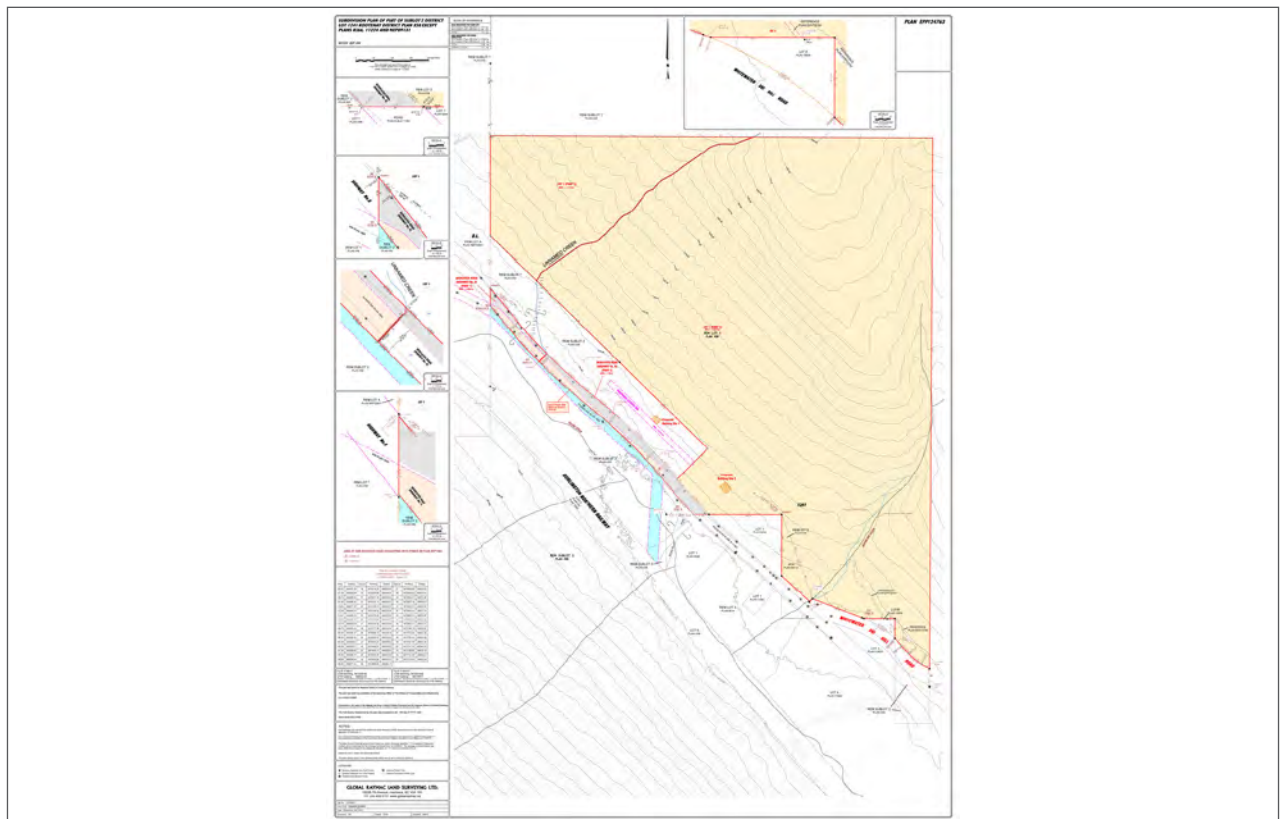












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