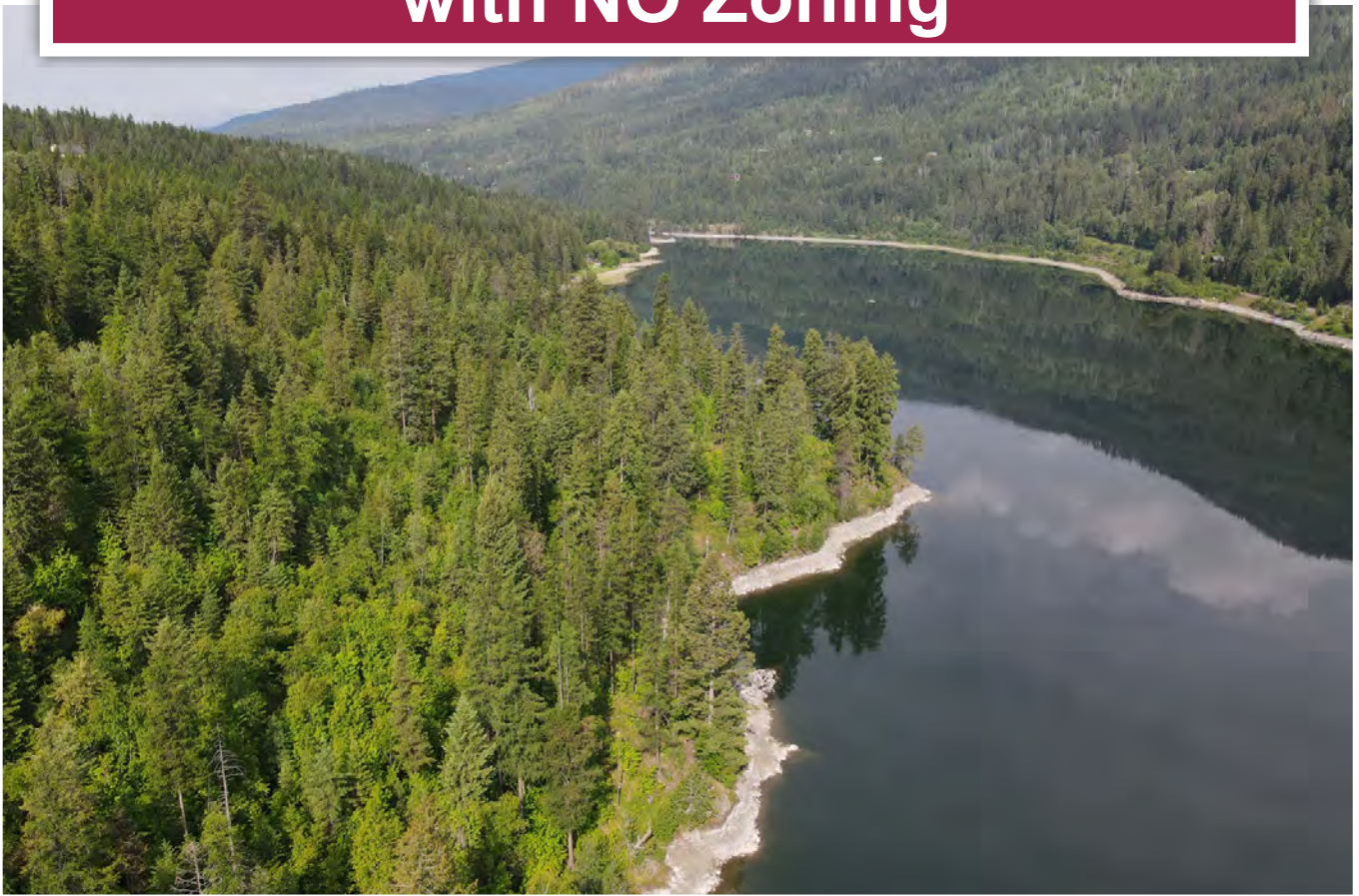




**Large Waterfront Acreage  
with NO Zoning**



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# Large Waterfront Acreage with NO Zoning

Nelson, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24126
<b>Price:</b>	\$2,799,000
<b>Taxes (2024):</b>	\$7,536.19
<b>Size:</b>	62 acres

## DESCRIPTION

Have you been looking for a trophy waterfront acreage that has no zoning allowing you the possibility to develop into a RV resort, campground, residential development, glamping resort or eco village? This is the one you've been looking for.

Located only about 12 km west of the City of Nelson, this 62-acre property has approximately 1 km waterfront on the Kootenay River. A small creek flows down the western boundary of the property and pours into the Kootenay River. Good level access to the property is off Kays Road, with the acreage sloping down towards the river in a series of three distinct benches. The topography of the parcel is ideal for development allowing for almost every acre of the property to enjoy a view of the water. There's a series of older logging roads throughout the acreage which will function as a base to further develop from.

Keep in mind that in this section of the Kootenay River the river is approximately a half a kilometre wide and seems closer to a lake than it does a river. The river is flat calm and extremely well known for water sport recreation and its fishery. It would only take 15 minutes in a boat to head upriver to have dinner in Nelson. The property is well timbered with

some mature trees and younger secondary growth. This parcel is totally private and located on a very quiet road. The climate in the area is spectacular with summer temperatures in the 30-35°C range. The property has the water and growing conditions perfect for gardening or a self-sufficient lifestyle.

Properties with no zoning are becoming increasingly challenging to find. A preliminary subdivision layout of 40 river-view lots was considered by current owners but so far has not been taken to the next step. We often receive calls from individuals looking to set up an RV resort, eco village or glamping type resort, but generally properties suitable for this type of use are difficult to find. This property checks all the boxes you would be looking for, physical beauty, privacy, power to the lot line, good access, close to town, no zoning, views from every location, water frontage and easy to develop.

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

## LOCATION

Located only about 12 km west of the City of Nelson in Blewett, BC off Kays Road.

## DIRECTIONS

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

## AREA DATA

Blewett is a small community located in the West Kootenay region of British Columbia. Situated in the southeastern part of the province, Blewett is nestled within the picturesque Selkirk Mountains,





offering stunning natural beauty and a peaceful rural atmosphere.

The community is primarily known for its historical significance as one of the earliest mining settlements in British Columbia. In the late 1800s, gold was discovered in the area, leading to a gold rush and the establishment of Blewett as a bustling mining town. Today, remnants of this mining heritage can still be seen in the form of old mining structures and artifacts scattered throughout the region.

Blewett features a small population, with residents mainly engaged in activities such as agriculture, forestry, and outdoor recreation. The area is characterized by dense forests, rolling hills, and meandering rivers, making it an ideal destination for nature enthusiasts and outdoor adventurers. Hiking, fishing, camping, and wildlife viewing are popular activities in the region, allowing visitors to immerse themselves in the natural splendor of the surrounding landscapes.

While Blewett itself is a small community with limited amenities, it is located in close proximity to the nearby city of Nelson. Nelson offers a broader range of services, including grocery stores, shops,

restaurants, and cultural attractions. It serves as the primary hub for residents of Blewett, providing access to additional amenities and services.

Overall, Blewett is a charming and peaceful community nestled within the scenic beauty of the Selkirk Mountains. It offers a retreat from the hustle and bustle of urban life, allowing residents and visitors to enjoy the tranquility of nature while being within reach of more extensive facilities in nearby Nelson.

## 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.

### **MAP REFERENCE**

49°28'51.37"N and 117°25'47.50"W

### **BOUNDARIES**

Please see mapping section, all boundaries are approximate.

### **SERVICES**

Water

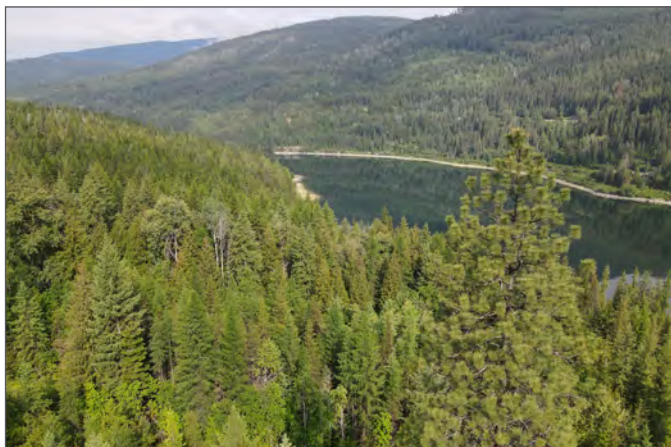
### **ZONING**

None—opens up possibilities such as an RV resort, campground, residential development, glamping resort, or eco-village.

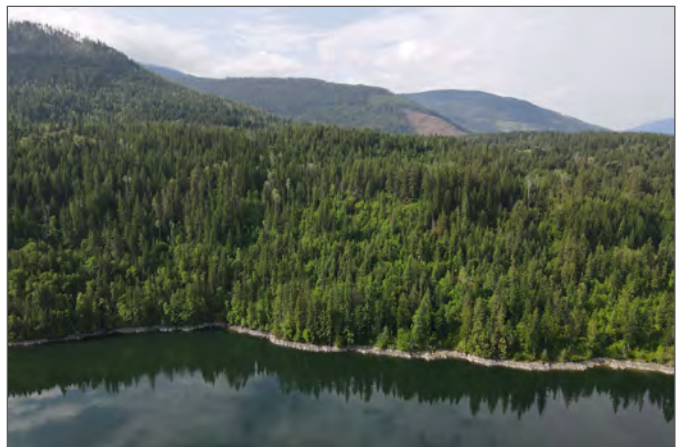
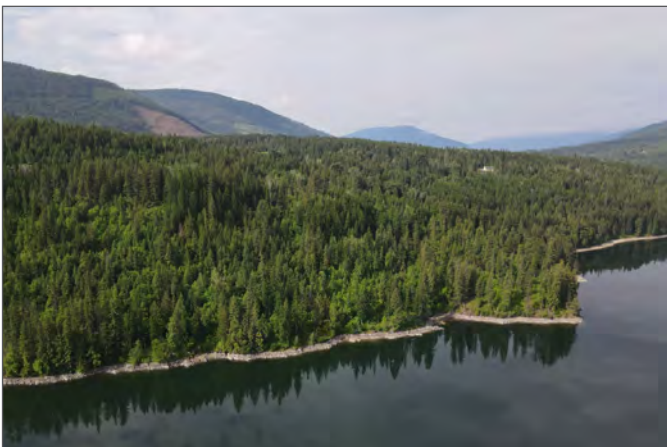
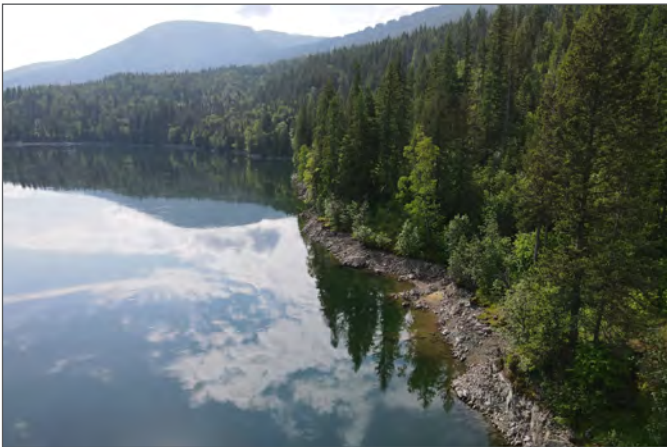
### **LEGAL**

LOT A DISTRICT LOTS 6304 AND 7703  
KOOTENAY DISTRICT PLAN NEP23488  
PID 023-587-024

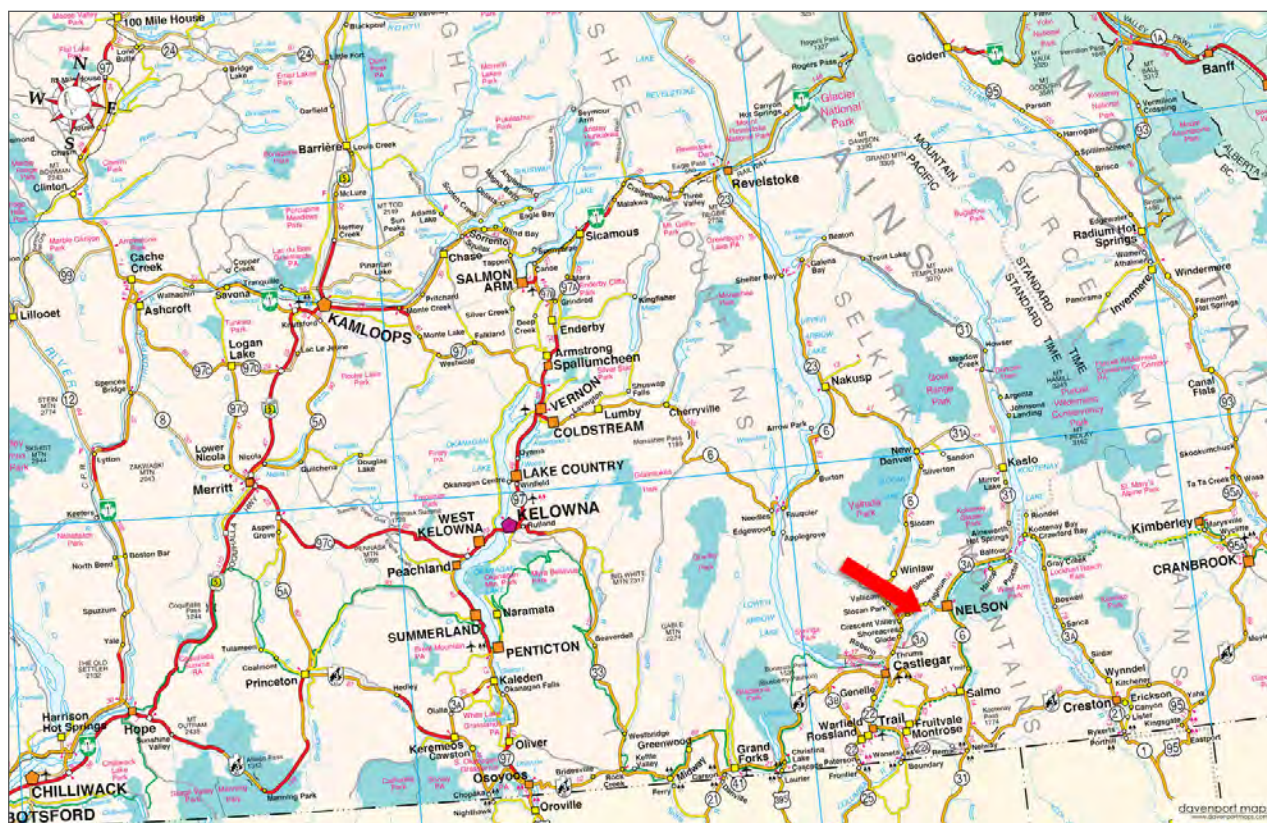
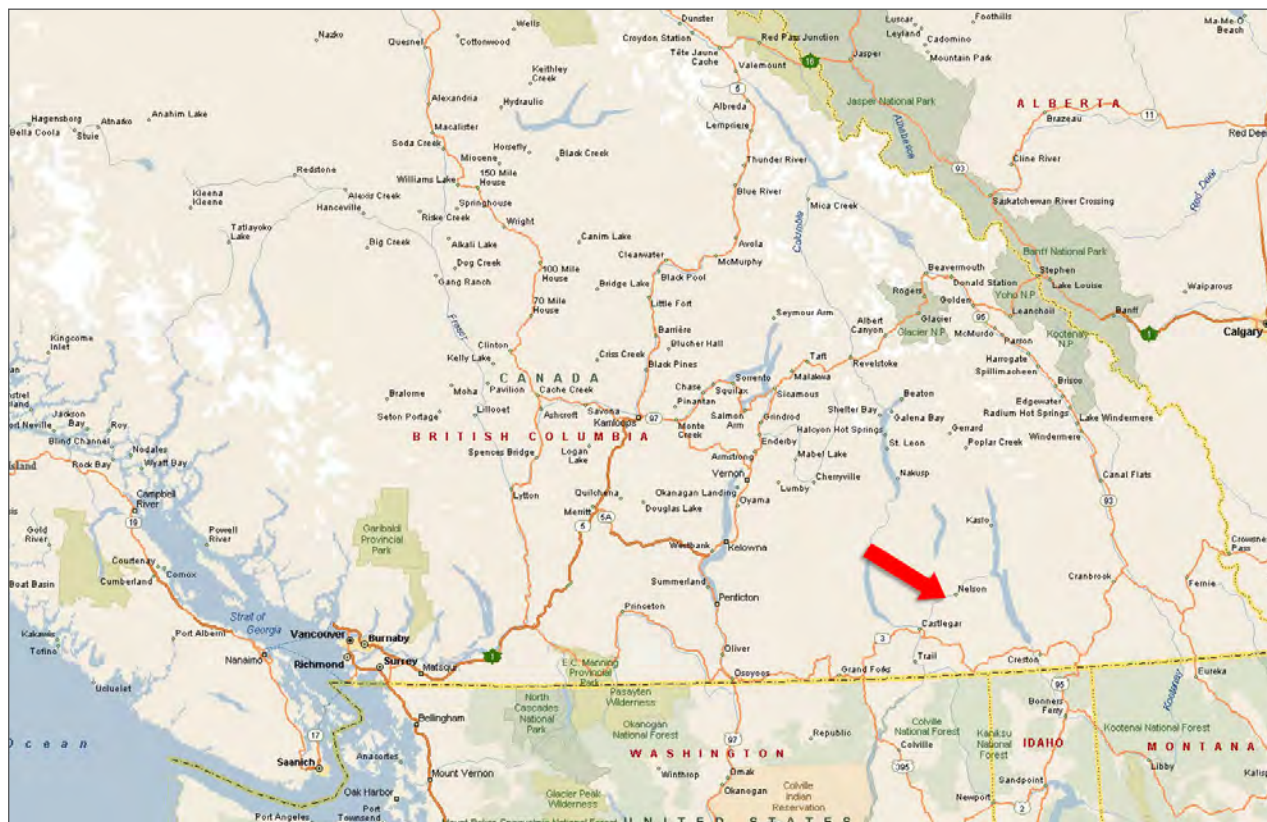




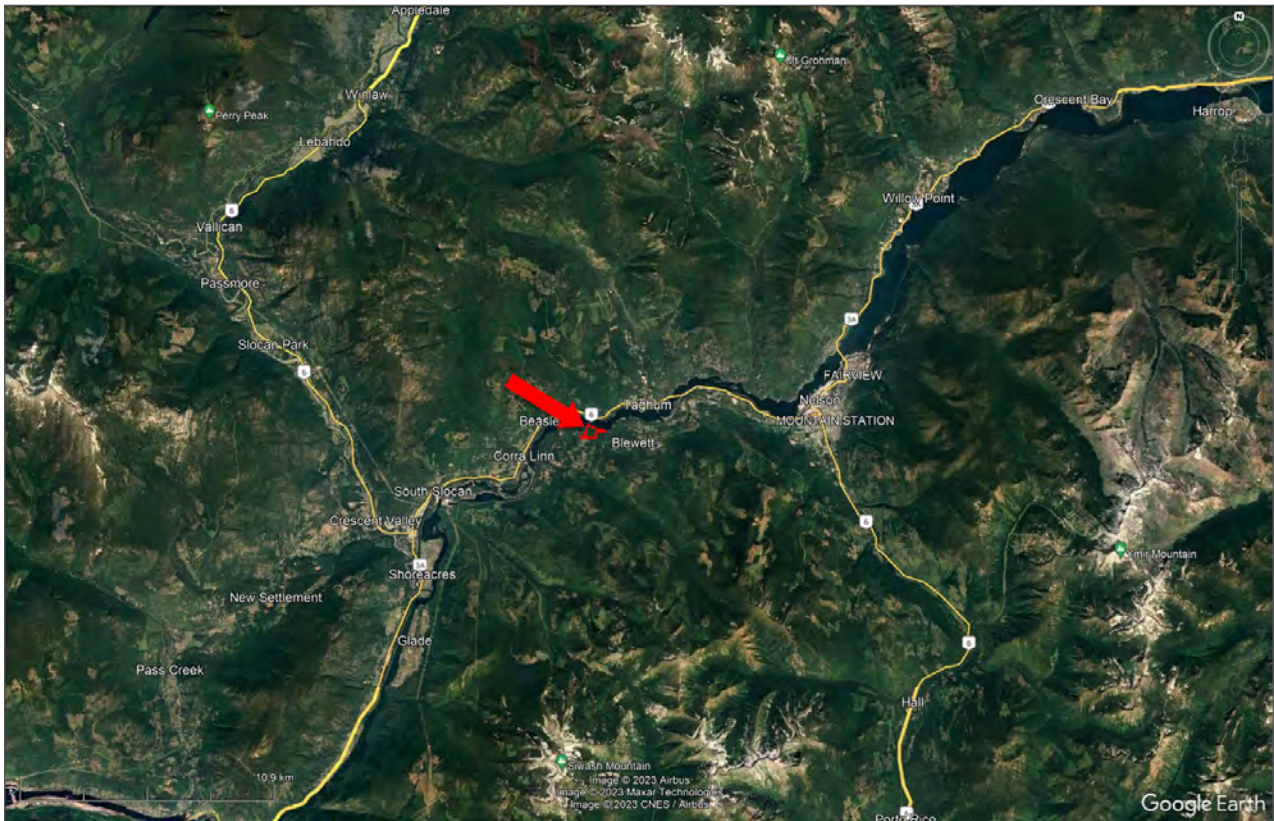
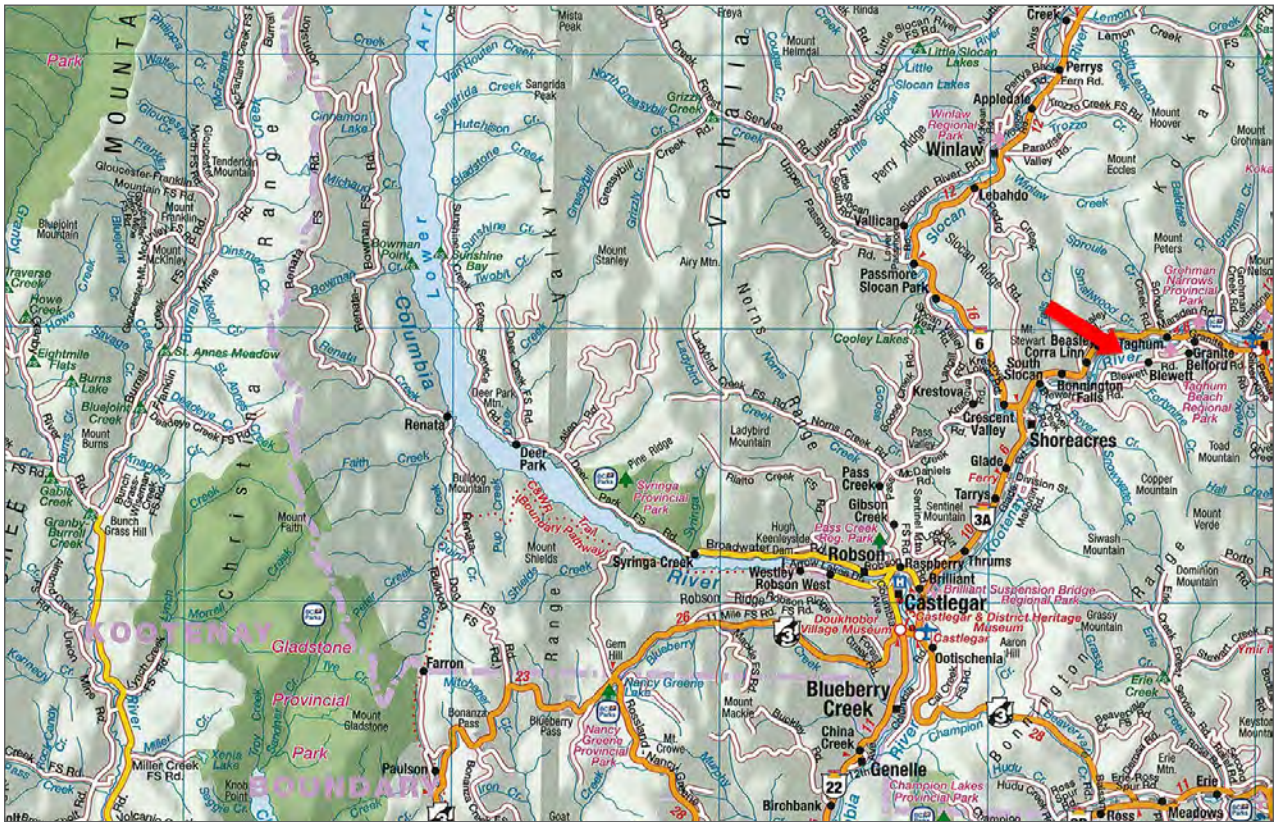








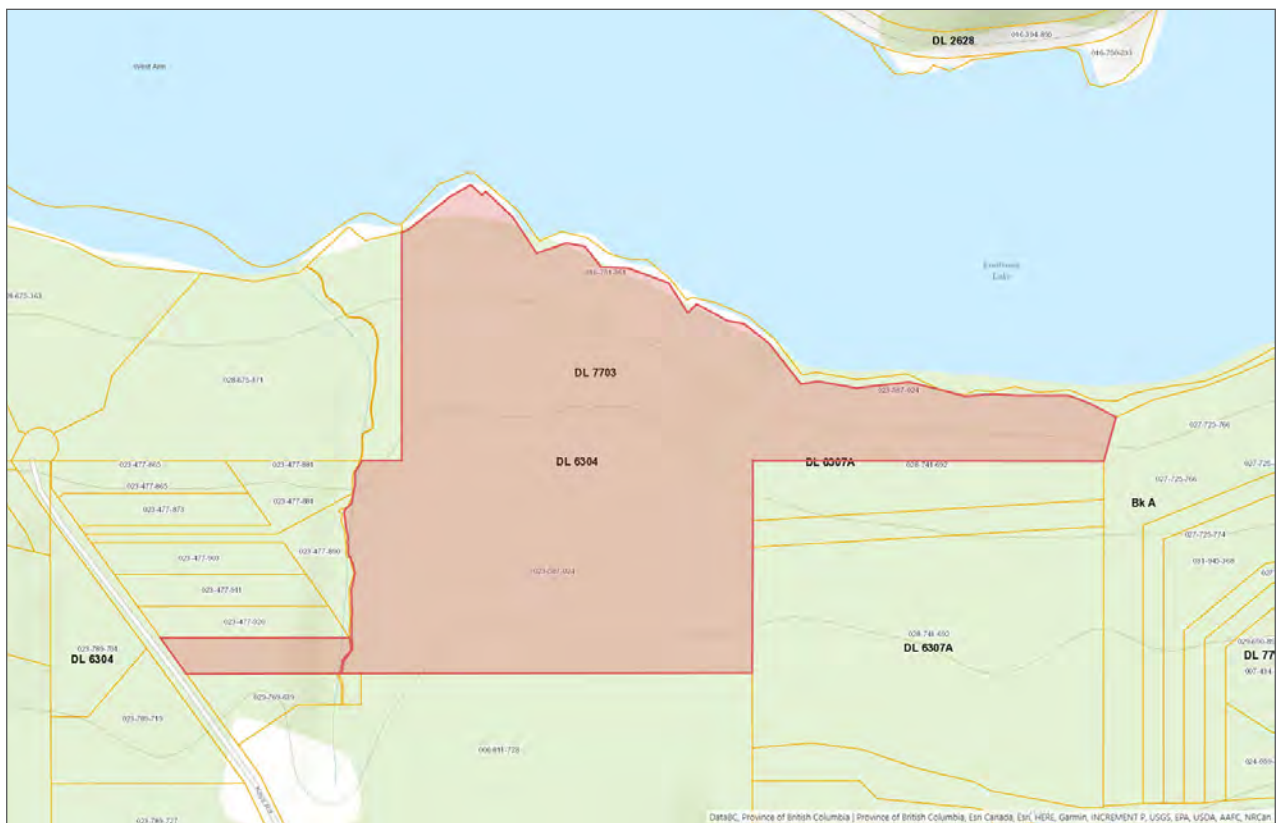
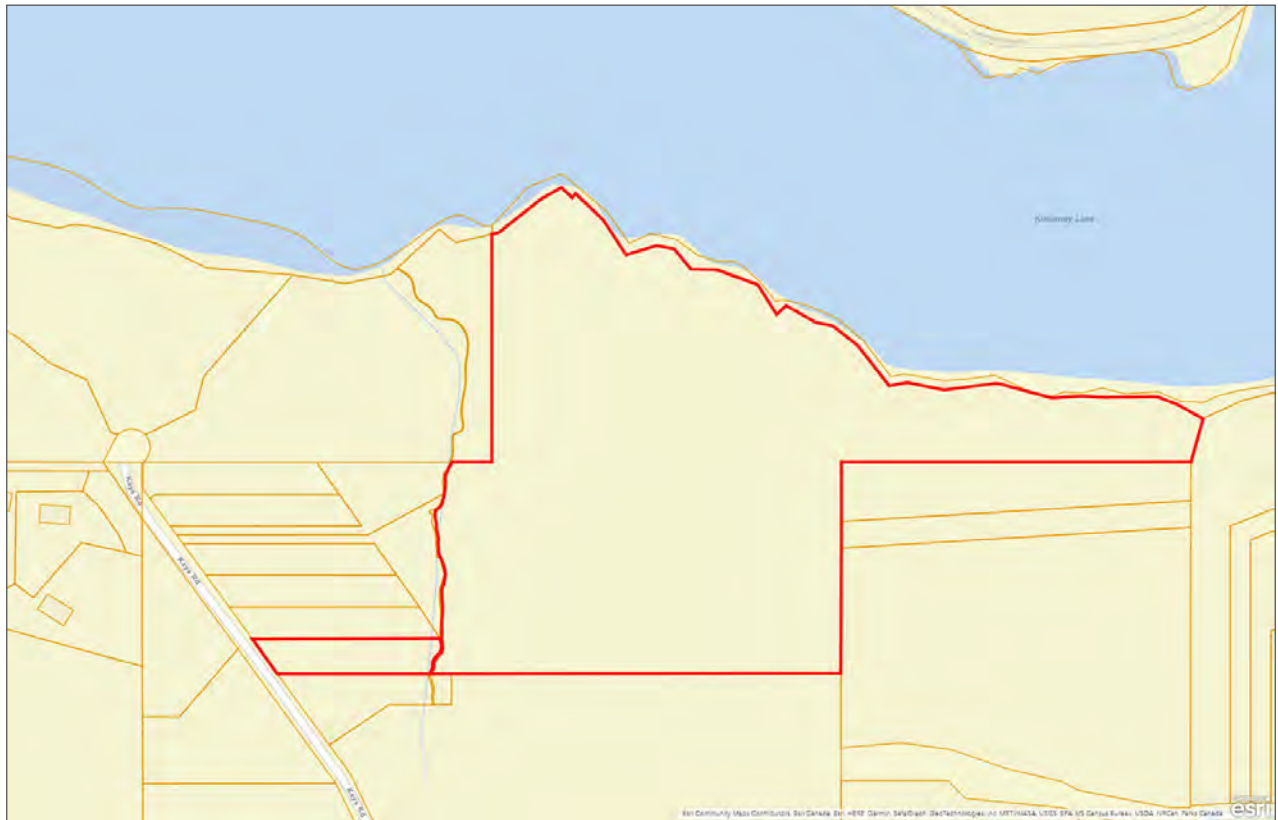














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