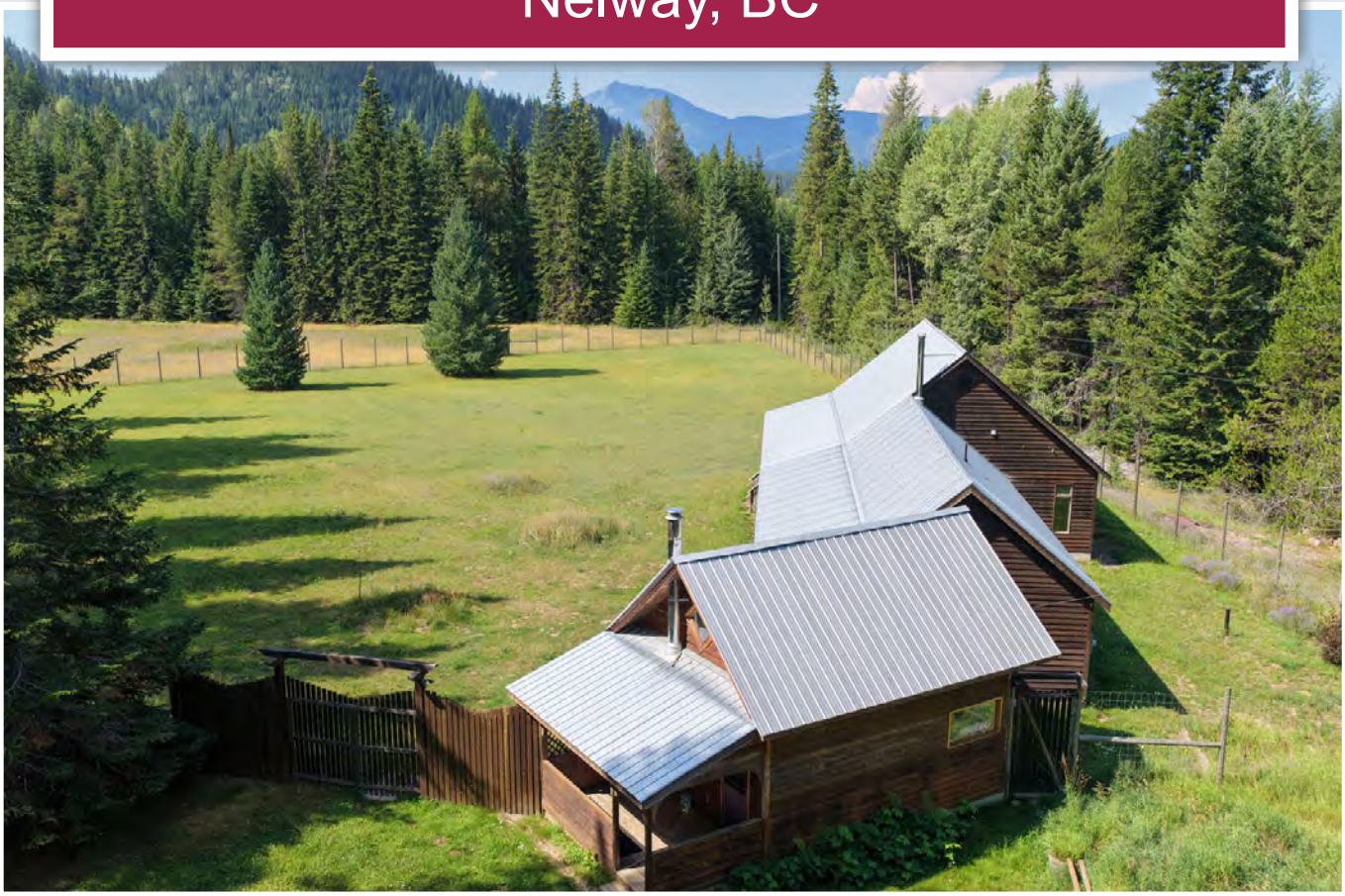
LANDQUEST
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Private Central Kootenays Estate

Nelway, BC



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Sam Hodson
Personal Real Estate Corporation
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Private Central Kootenays Estate

Nelway, BC

PROPERTY DETAILS

Listing Number:	26285
Price:	$1,199,000
Taxes (2026):	$2,536.49
Size:	150.98 acres

DESCRIPTION

Welcome to your private retreat nestled on 150.98 acres of land in the sunny central Kootenay region. This rare gem offers the perfect blend of comfort, privacy, and future investment potential. The property does not include the merchantable timber. The merchantable timber will be harvested prior to the completion of the sale. This area is well-known for its wildlife with moose, elk, white-tailed deer, mule deer, bears and wild turkeys. The property backs onto a massive swath of thousands of acres of untouched Crown land for you to explore on foot, ATV or horseback.

The charming 3-bedroom, 1-bathroom home with a gym area and lofted yoga area featuring an open-concept kitchen and dining area, highlighted by high-end wood finishes and beautiful stained-glass feature windows that bring warmth and natural light into the space. There is a custom rock fireplace in the middle of the home for providing comforting heat at all times of the year. Step out onto the massive balcony and take in the peaceful views of the flat, fenced-in pastures that stretch out in front of the home—ideal for livestock, gardens, or simply enjoying nature. The climate on this property is fantastic with mild winters and warm summers with multiple water sources offering convenience and sustainability for your homesteading or agricultural dreams. Located just 10 minutes from Salmo, BC and a short 5-minute drive to the Nelway-US Border, this unique property provides both seclusion and accessibility. Whether you're looking for a serene lifestyle, a working farm this property offers endless opportunities. Don't miss your chance to own a one-of a- kind estate in the heart of the Kootenays.

Call the listing agent for details or to book a time to go by for a look.

LOCATION

152 Talbot Road - Nelway, BC

DIRECTIONS

Please see the mapping section for detailed location. Call the listing agent for access.

AREA DATA

Located on the shores of Kootenay Lake's West Arm and surrounded by mountains, Nelson is a rare gem among small North American cities, offering an exceptional blend of heritage charm and natural beauty. The historic Baker Street, lined with restored heritage buildings, is the heart of the city's thriving arts, dining, and boutique retail scene. With over 50 restaurants and cafés—many with seasonal patios—Nelson has one of the highest per-capita dining scenes in Canada.

Centrally positioned between Vancouver, Calgary, and Spokane, Nelson is just 30 minutes from the West Kootenay Regional Airport.

Nelson offers a unique lifestyle for those seeking a balance of culture, community, and outdoor living—making it an ideal place to invest, live, or relocate. Located just 40 minutes south of Nelson, Salmo is a growing village of approximately 1,200 residents that offers a quieter, rural lifestyle with excellent access to outdoor recreation. Known for its community spirit, affordability, and easy access to four-season adventure, Salmo serves as a strategic hub along Highway 3, linking the Kootenay region with larger markets.

Salmo's local economy is supported by forestry, mining, tourism, and small business, and the village continues to attract new residents seeking value, space, and connection to nature—all within reach of urban services in nearby Nelson or Trail.

RECREATION

The Salmo-Nelway-Nelson corridor offers a truly four-season playground, where recreation is woven into daily life and the wilderness is never more than a few minutes away. From alpine peaks and forested valleys to rivers, lakes, and hot springs, the region is a haven for outdoor enthusiasts year-round.

Spring in the West Kootenays brings a vibrant renewal, with melting snow giving way to lush trails and rushing rivers. Hikers and mountain bikers return to the scenic networks around Salmo Ski Hill, and local forest service roads open up for early-season exploration. Just south of Salmo near the US border, Nelway offers easy access to lesser-traveled backcountry routes and quiet fishing lakes tucked into the Selkirk Mountains. In Nelson, spring is prime time for lakeside strolls, paddleboarding on Kootenay Lake, or venturing to Kokanee Creek Provincial Park, where spawning creeks, sandy beaches, and wildlife sightings provide a family-friendly nature escape.

As summer sets in, the entire region comes alive. Salmo hosts community events like the Shambhala Music Festival, while locals and visitors flock to the water. Kootenay Lake becomes a focal point for swimming, sailing, kayaking, and fishing, with multiple beach access points near Nelson and in nearby parks. Champion Lakes Provincial Park, just a short drive west of Salmo, is a beloved destination for its warm, swimmable waters, excellent picnic areas, and easy lakefront trails. Camping, boating, and mountain biking take center stage in and around both Salmo and Nelson, while quiet routes near Nelway appeal to those seeking off-the-grid tranquility and wildlife encounters.

Autumn is a time of rich colours and crisp air, ideal for hiking through the region's expansive trail systems. The Salmo-Creston Pass, known for its dramatic elevation and views, is a popular fall drive, often combined with hikes in surrounding alpine terrain. Locals enjoy fly fishing in local creeks or mountain biking as trails remain open well into October. Kokanee Glacier Provincial Park, accessible from Nelson, offers high-elevation hiking and backcountry camping, with the changing season adding even more beauty to the dramatic landscapes.

In Winter months Salmo Ski Hill, known for its friendly atmosphere and affordable rates, is a local favourite for families and beginners, offering downhill skiing, snowboarding, and night skiing. For more advanced terrain, Whitewater Ski Resort, just outside Nelson, delivers deep powder and challenging runs, often ranked among the best in North America for snowfall and terrain. Cross-country skiing, snowshoeing, and snowmobiling are popular throughout the area, with groomed trails and backcountry routes accessible from Salmo and Nelway. Kokanee Glacier Park is a popular spot for ski tourers, while local hot springs, such as Ainsworth to the north, offer the perfect winter soak.

HISTORY

Nelway sits right on the Canada–US Border south of Salmo, and its history is closely tied to transportation and trade. Long before European settlement, the region was part of the traditional travel and trade routes of the Sinixt and Ktunaxa peoples, who moved through the valleys and waterways for seasonal hunting, fishing, and commerce.

The modern history of Nelway took shape in the early 20th century when it became a key crossing point along the Nelson–Waneta Highway (hence the name "Nelway," derived from Nelson and Way). The construction of the highway and border facilities established it as an important commercial and travel link between British Columbia and Washington State. For decades, logging trucks, freight haulers, and travelers used the crossing heavily, and while traffic slowed in later years with the rise of larger ports of entry, Nelway remains a recognized border station and a reminder of the region's role in cross-border trade and rural connectivity.

MAP REFERENCE

49° 0'32.18"N and 117°16'0.68"W

BOUNDARIES

Please see the mapping section, all boundaries are approximate.

SERVICES

- Power
- Water via creek and cistern
- Septic

IMPROVEMENTS

The Main House is a charming 3-bedroom, 1-bathroom home with a gym area and lofted yoga area featuring an open-concept kitchen and dining area, highlighted by high-end wood finishes and beautiful stained-glass feature windows that bring warmth and natural light into the space. There is a custom rock fireplace in the middle of the home for providing comforting heat at all times of the year. Step out onto the massive balcony and take in the peaceful views of the flat, fenced-in pastures that stretch out in front of the home—ideal for livestock, gardens, or simply enjoying nature.

Covered Carport for storage of larger pieces of equipment such as riding lawnmower and tractor.

Older greenhouse

Fencing

ZONING

ER - Electoral Area G Land Use Bylaw No. 2452, 2018

- AG
- RA
- R3

LEGAL

DISTRICT LOT 9058 KOOTENAY DISTRICT

PID 015-973-867



























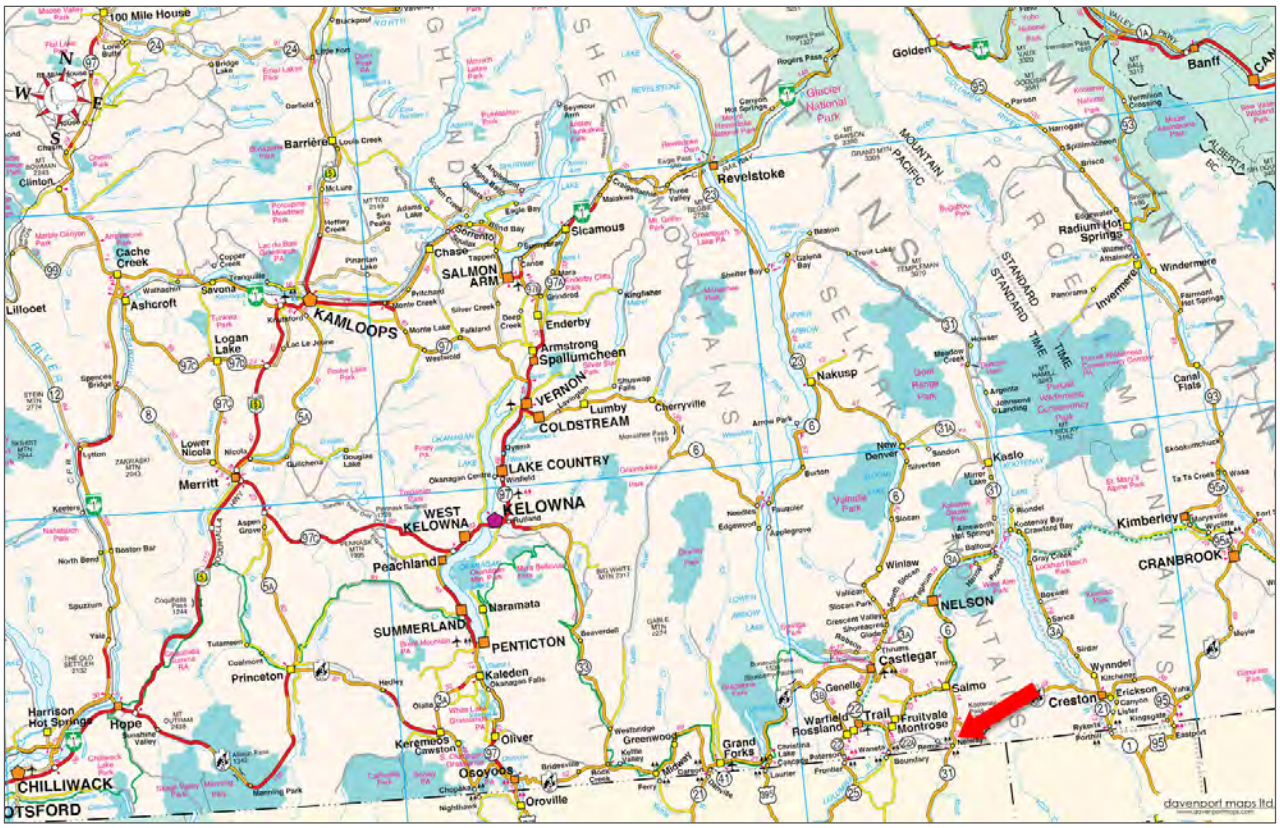


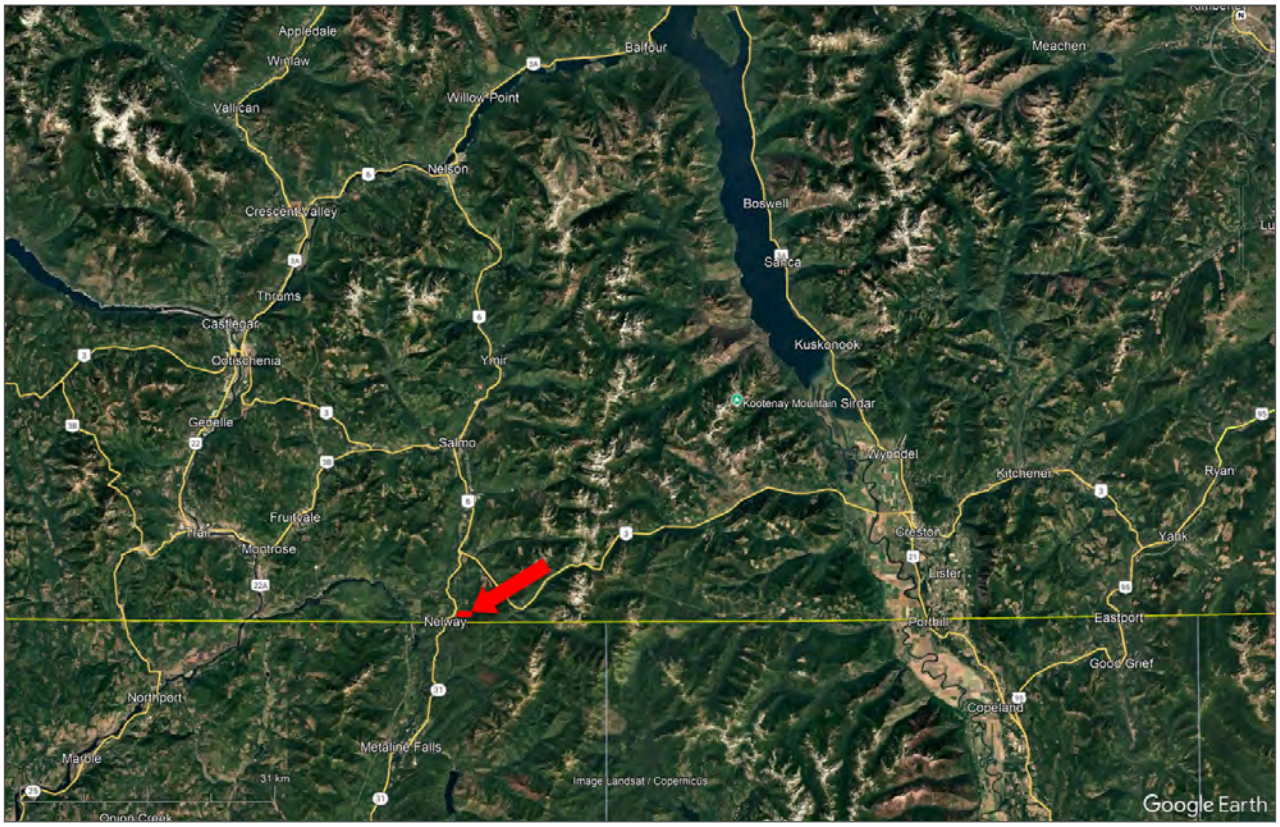


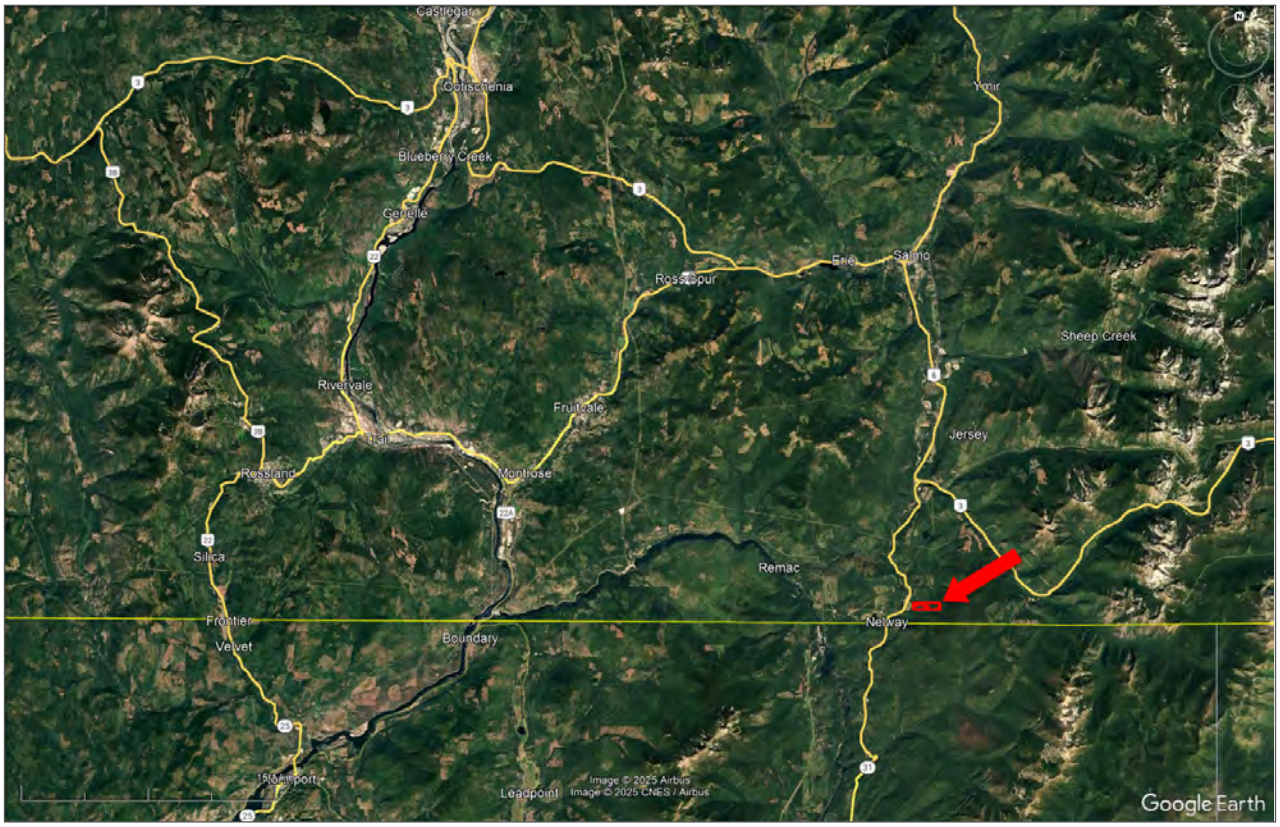




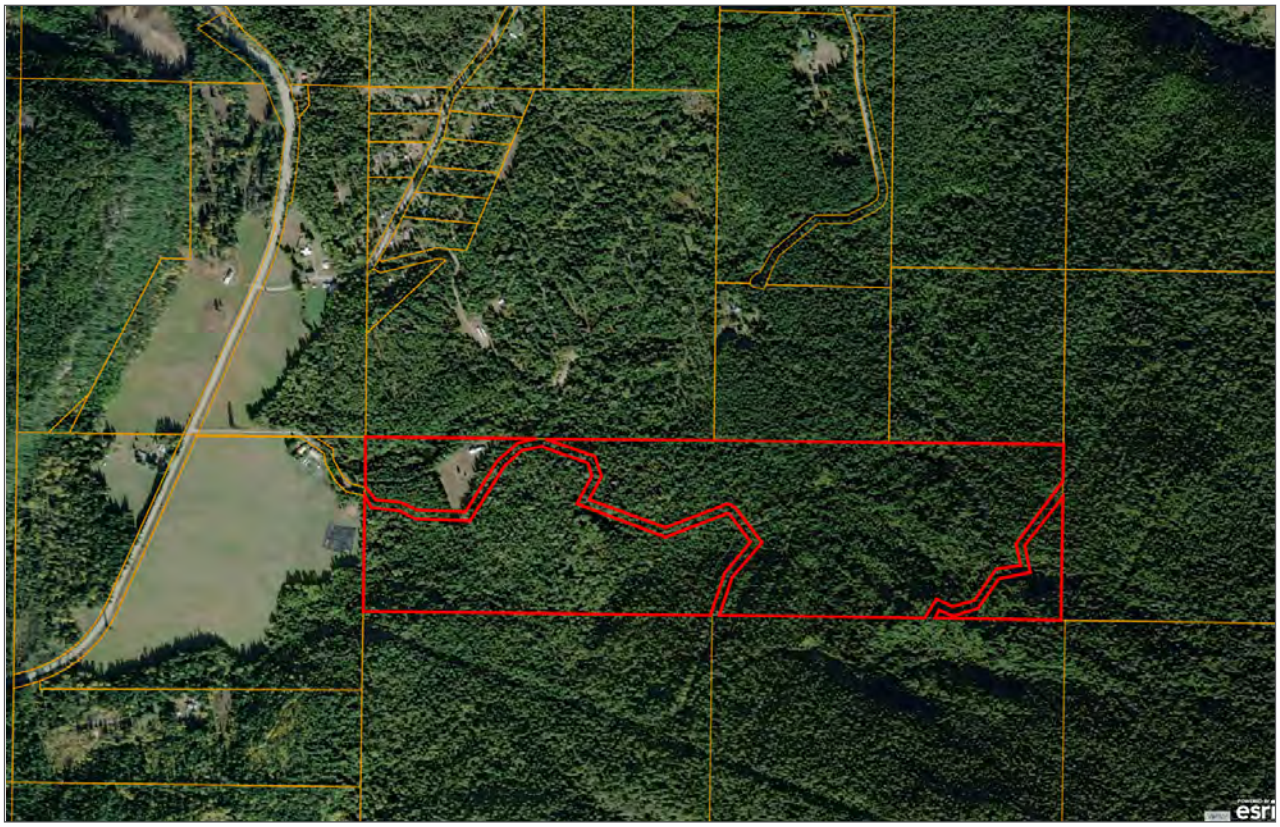

British Columbia
Alberta
Prince George
Williams Lake
Kamloops
Kelowna
Vernon
Penticton
Nelson
Trail
Grand Forks
Vancouver
Victoria
Nanaimo
Abbotsford
Calgary
Red Deer
Lethbridge
Medicine Hat
Edmonton
Fort McMurray
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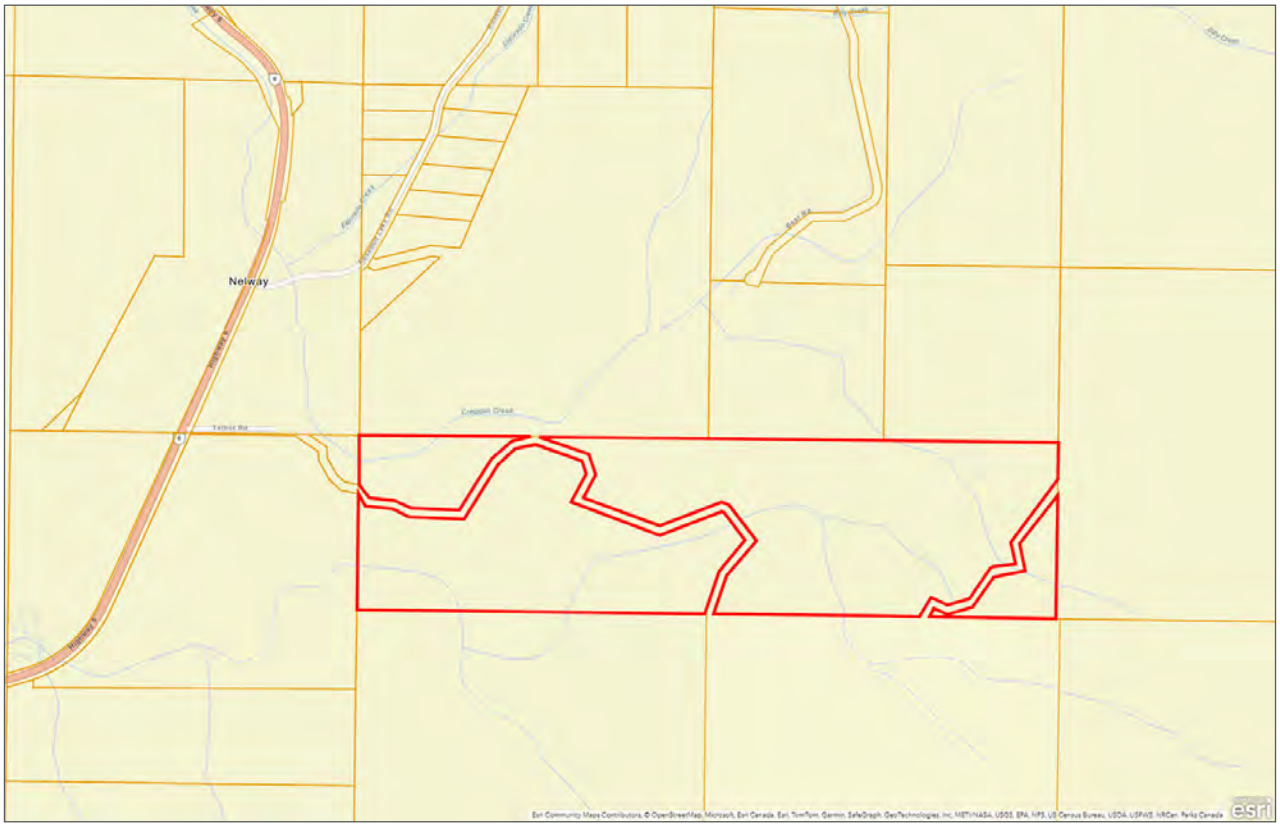

100 Mile House
Clinton
Cache Creek
Ashcroft
Lillooet
Barrière
Chase
Sicamous
Revelstoke
Golden
Banff
SALMON ARM
KAMLOOPS
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Okanagan Falls
Oliver
Osoyoos
Oroville
Princeton
Merritt
Logan Lake
Lower Nicola
Harrison Hot Springs
Hope
CHILLIWACK
Keremeos
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Greenwood
Grand Forks
Rossland
Trail
Fruitvale
Montrose
Castlegar
Nelson
Creston
Kaslo
Nakusp
New Denver
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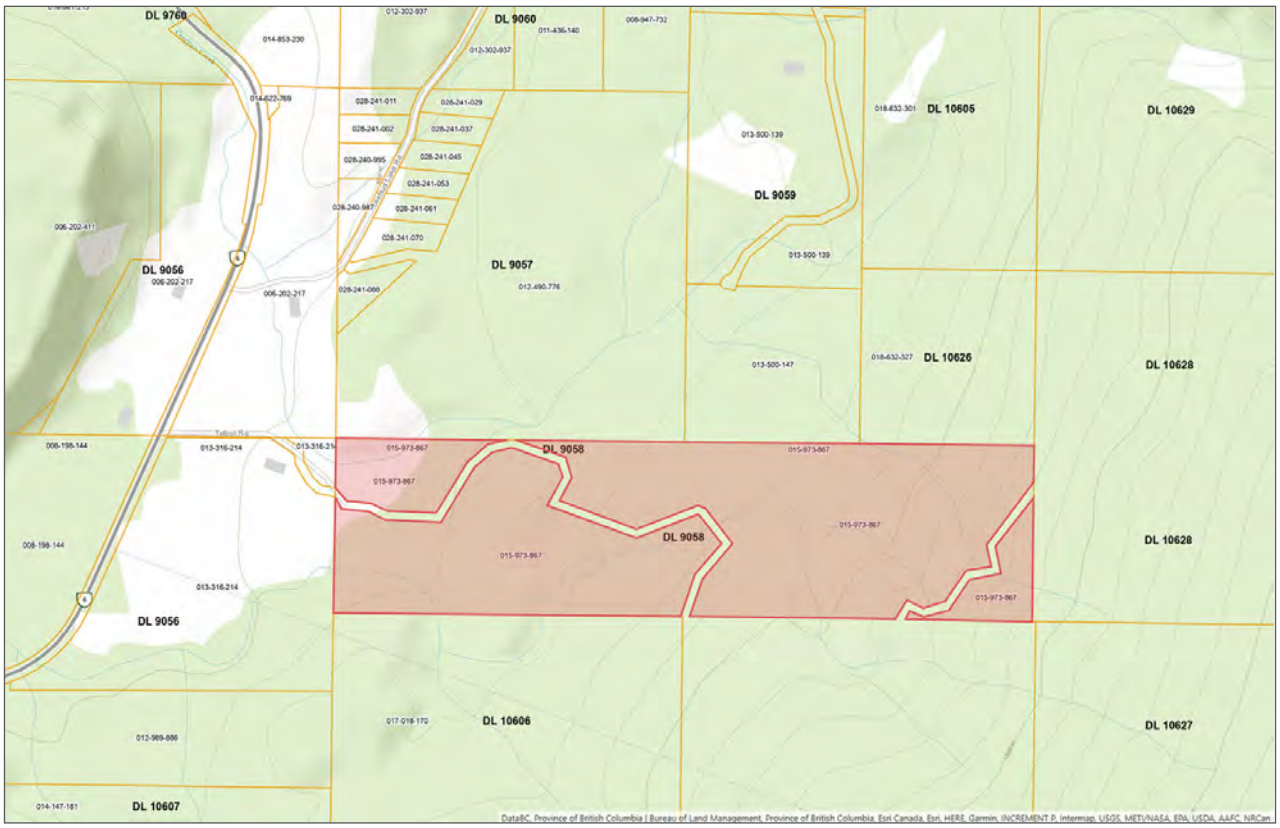

Appledale
Winlaw
Balfour
Meachen
Vallican
Willow Point
Nelson
Crescent Valley
Boswell
Silica
Thrums
Castlegar
Kuskonook
Odlaschenia
Ymir
Kootenay Mountain Sirdar
Genelle
Salmo
Wynndel
Kitchener
Ryan
Fruitvale
Trail
Creston
Yahk
Montrose
Lister
Nelway
Porthill
Eastport
Good Grief
Northport
Copeland
Metaline Falls
Marble
31 km
Image Landsat / Copernicus
Google Earth


Castlegar
Odlaschenia
Ymir
Blueberry Creek
Genelle
Erie
Salmo
Rossspur
Sheep Creek
Riverdale
Fruitdale
Jersey
Trail
Ressland
Montrose
Silica
Remac
Frontier
Nelway
Velvet
Boundary
Metaline Falls
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Remac
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Nelway
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Nelway
Highway 3
Tallman Rd
Creston Creek
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Tallman Rd
DataBC, Province of British Columbia | Bureau of Land Management, Province of British Columbia, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, AAFC, NRCan

Notes

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