

10333 3a Highway
Kuskanook, BC V0B 1G0

CENTURY 21
Assurance Realty Ltd.

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MLS# 10374180



\$1,750,000

2 Bedrooms | 1 Bathroom | 2,178 Sqft

A rare lakeside gem on the shores of Kootenay Lake! Never before made available for purchase, this 15.49 waterfront property is an incredible find. From the moment you drive down the lane it will feel like home. Beautiful landscaping with an assortment of fruit trees, garden beds, berries, sprawling lawns, perennial flower gardens & mature trees gracefully surrounds the home while wide open views of Kootenay Lake can be seen from the entire west side of the home. Walking paths meander throughout the nearly 4 acres of land on the lake side, a short, simplified walk to your own private sandy beach, complete with natural rock bluffs & even an Osprey nest. The owners have foreshore rights that may need to be re-applied for by the Buyers, & an incredible feature of this property is legal permission for private moorage right on the land, with a boat house & mechanism in place that takes your boat to & from the lakeshore for you. The modest home is filled with warmth, character & charm that has had some wonderful updates done including the addition of a very spacious 3 season sunroom that fills the room with natural light. 'The Pines', a separate guest cottage provides a comfortable & private accommodation for family & guests. This property has 4 registered water licenses allowing for both domestic and irrigation use. Subdivision



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