

# Comfort Living

Nelson



1222 SELBY ST



Karen & Chuck Bennett  
Bennett Family Real Estate

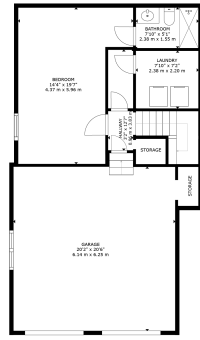
566 Baker Street

karenandchuck@nelsonproperty.com  
nelsonproperty.com



Karen & Chuck Bennett  
Bennett Family Real Estate





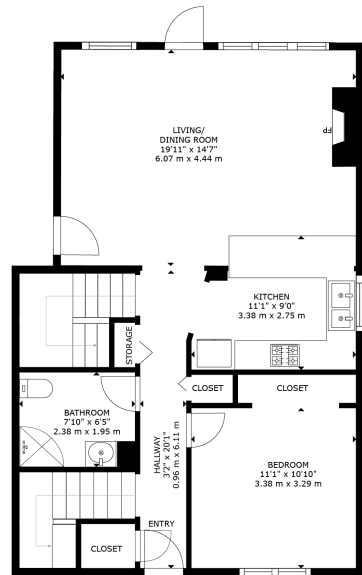
FLOOR 1

GROSS INTERNAL AREA:  
FLOOR 1: 457 sq. ft. 42 m<sup>2</sup>  
FLOOR 2: 459 sq. ft. 42 m<sup>2</sup>  
FLOOR 3: 459 sq. ft. 42 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 418 sq. ft. 38 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



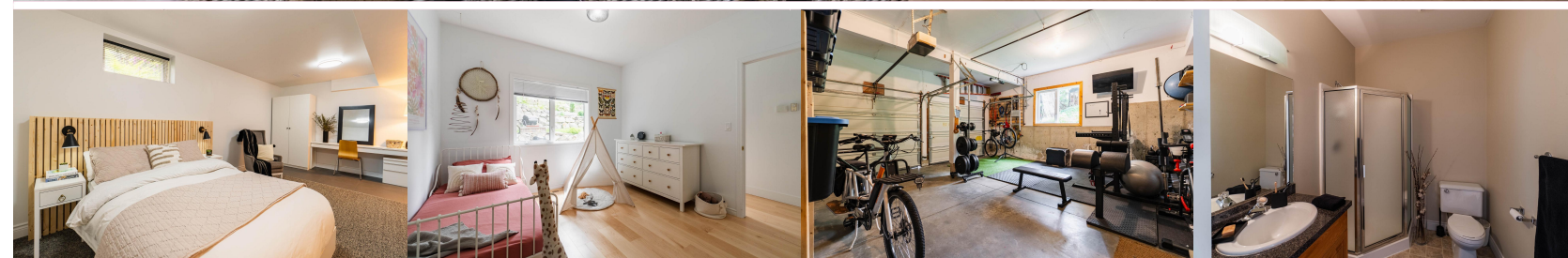
FLOOR 3

GROSS INTERNAL AREA:  
FLOOR 1: 457 sq. ft. 42 m<sup>2</sup>  
FLOOR 2: 459 sq. ft. 42 m<sup>2</sup>  
FLOOR 3: 459 sq. ft. 42 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 418 sq. ft. 38 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA:  
FLOOR 1: 457 sq. ft. 42 m<sup>2</sup>  
FLOOR 2: 459 sq. ft. 42 m<sup>2</sup>  
FLOOR 3: 459 sq. ft. 42 m<sup>2</sup>  
TOTAL: 1,375 sq. ft. 126 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 418 sq. ft. 38 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## 1222 SELBY ST

Welcome to 1222 Selby Street, a stunning strata property nestled in a serene complex of only four units in the heart of Nelson. This exquisite 3-bedroom, 3-bathroom residence offers a perfect blend of luxury and comfort, with breathtaking views of the lake visible from the expansive open living space. The main floor boasts a spacious kitchen, living room, and dining area, all enhanced by large, lake-facing windows that fill the home with natural light. The entire top floor is dedicated to a master bedroom retreat, featuring a walk-in closet and an ensuite with double sinks. A large bedroom in the basement comes complete with a generous ensuite, providing ample privacy and space for guests or family. The property also includes a double garage with abundant storage, making it ideal for an active lifestyle. Enjoy the tranquility and beauty of lakeside living in this remarkable home, perfect for those seeking a blend of modern convenience and natural splendor.

<b>Area</b>	
Bedrooms	3
Bathrooms	3
Lot Size	0.02
Floor Space	1405

<b>Age</b>	
Taxes	3684.37
Tax Year	2023
MLS#	
Parking	

