

# Waterfront Haven

Nelson Rural

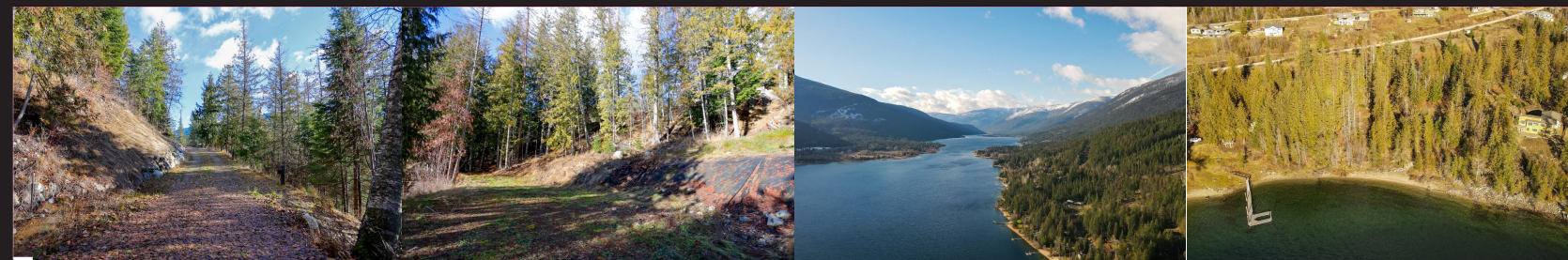


6802 Marian Lane



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<b>Area</b>	Kokanee Creek to Balfour	<b>Age</b>	
<b>Bedrooms</b>		<b>Taxes</b>	2158
<b>Bathrooms</b>		<b>Tax Year</b>	2023
<b>Lot Size</b>	0.99	<b>MLS#</b>	2474490
<b>Floor Space</b>	0	<b>Parking</b>	

Welcome to your piece of paradise in the heart of nature! This stunning waterfront lot, just under an acre in size, offers an unparalleled opportunity to build your dream home in the captivating surroundings of Balfour. Nestled within a recently developed five-lot strata, this property boasts a unique combination of tranquility and luxury. The lush, treed landscape creates a natural setting that seamlessly blends with the scenic beauty of the private beach, providing you with your very own secluded waterfront retreat. A water license is already in place, ensuring a consistent and reliable water source for your future dream home. Privacy is paramount in this exclusive community, where only three high-end, beautifully crafted homes have been built within the strata. Imagine waking up to the serene sounds of the water, surrounded by the untouched beauty of nature, while still enjoying the comforts of modern living. The private beachfront adds an extra layer of exclusivity, allowing you to bask in the sun, or simply enjoy the breathtaking views from your own piece of paradise. The location near Balfour, and only 30 minutes from Nelson, provides easy access to a range of outdoor activities, from boating and fishing to hiking and golfing. The charm of the nearby town adds a touch of convenience without compromising the seclusion and peacefulness that this property offers. Don't miss the opportunity to plan and build your dream home on this prime waterfront lot.

