



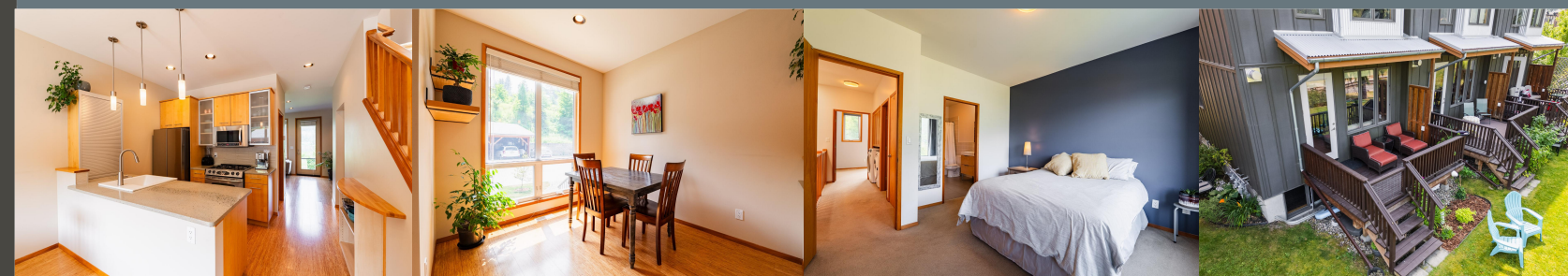
# Lakeview Townhouse

Nelson



**Karen Bennett**  
Bennett Family Real Estate

3-1106 SEVENTH ST



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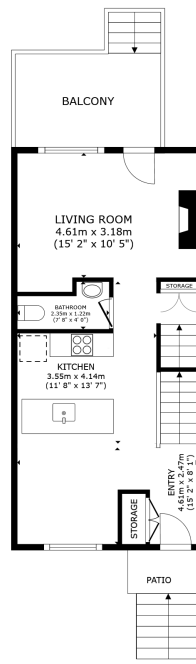
FLOOR 3

GROSS INTERNAL AREA  
FLOOR 3 42.7 m<sup>2</sup> (459 sq.ft.) FLOOR 2 46.1 m<sup>2</sup> (496 sq.ft.) FLOOR 3 47.5 m<sup>2</sup> (511 sq.ft.)  
EXCLUDED AREAS: BALCONY 10.3 m<sup>2</sup> (110 sq.ft.) PATIO 4.7 m<sup>2</sup> (51 sq.ft.)  
TOTAL: 136.2 m<sup>2</sup> (1,466 sq.ft.)



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 42.7 m<sup>2</sup> (459 sq.ft.) FLOOR 2 46.1 m<sup>2</sup> (496 sq.ft.) FLOOR 3 47.5 m<sup>2</sup> (511 sq.ft.)  
EXCLUDED AREAS: BALCONY 10.3 m<sup>2</sup> (110 sq.ft.) PATIO 4.7 m<sup>2</sup> (51 sq.ft.)  
TOTAL: 136.2 m<sup>2</sup> (1,466 sq.ft.)



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 42.7 m<sup>2</sup> (459 sq.ft.) FLOOR 2 46.1 m<sup>2</sup> (496 sq.ft.) FLOOR 3 47.5 m<sup>2</sup> (511 sq.ft.)  
EXCLUDED AREAS: BALCONY 10.3 m<sup>2</sup> (110 sq.ft.) PATIO 4.7 m<sup>2</sup> (51 sq.ft.)  
TOTAL: 136.2 m<sup>2</sup> (1,466 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



3-1106 SEVENTH ST

Nestled in the picturesque town of Nelson, Unit 3 at The Graine Condominiums, located at 1106 Seventh Street, offers a luxurious and serene living experience. This stunning townhouse boasts three spacious bedrooms and three well-appointed bathrooms, spread across 1500 square feet of elegantly designed living space. The unit is distinguished by its exceptional views of the lake, which can be enjoyed from the private patio, perfect for relaxation and entertaining. With only one shared wall, residents can enjoy a heightened sense of privacy and tranquility. The townhouse's prime location offers unparalleled convenience, being just a short stroll away from the beautiful Lakeside Park, where outdoor activities and scenic walks await. The interior features modern finishes and an open-plan layout that maximizes natural light, creating a bright and welcoming atmosphere. This property not only provides a comfortable and stylish home but also an enviable lifestyle, blending the charm of lakeside living with the convenience of nearby amenities. Unit 3 at The Graine is an exceptional find, ideal for those seeking a blend of modern comfort and natural beauty in the heart of

Area	1602	Age	15
Bedrooms	3	Taxes	3987.25
Bathrooms	3	Tax Year	2023
Lot Size		MLS#	
Floor Space		Parking	

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To view interactive floor plans scan this QR code with your smart phone



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