



Nestled Haven

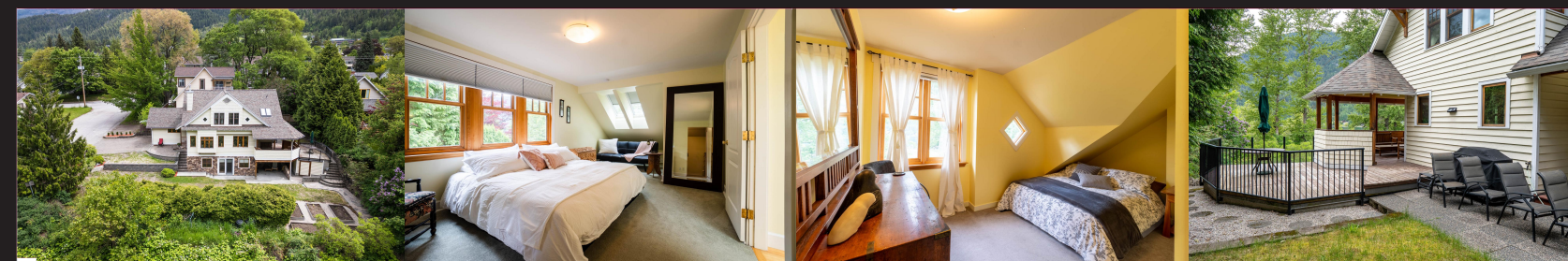
Nelson

306 ELWYN ST

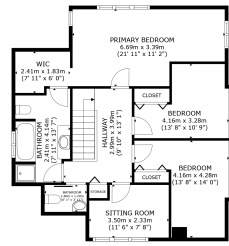


Karen Bennett
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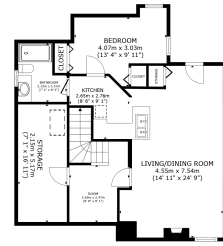


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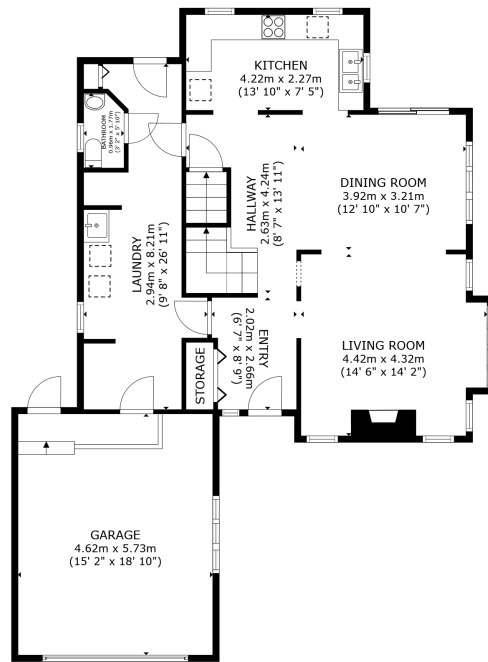
FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 76.5 m² (824 sq.ft.) FLOOR 2 80.3 m² (864 sq.ft.) FLOOR 3 83.4 m² (898 sq.ft.)
EXCLUDED AREAS : GARAGE 26.5 m² (285 sq.ft.)
TOTAL : 240.2 m² (2,586 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 76.5 m² (824 sq.ft.) FLOOR 2 80.3 m² (864 sq.ft.) FLOOR 3 83.4 m² (898 sq.ft.)
EXCLUDED AREAS : GARAGE 26.5 m² (285 sq.ft.)
TOTAL : 240.2 m² (2,586 sq.ft.)
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FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 76.5 m² (824 sq.ft.) FLOOR 2 80.3 m² (864 sq.ft.) FLOOR 3 83.4 m² (898 sq.ft.)
EXCLUDED AREAS : GARAGE 26.5 m² (285 sq.ft.)
TOTAL : 240.2 m² (2,586 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Welcome to your dream home in Nelson, perfectly situated on a quiet dead-end road. This spacious property features 4 bedrooms and 3 bathrooms, offering ample space for a growing family. The main living area boasts a huge open floor plan, seamlessly connecting the living room, dining area, and a kitchen with a large pantry, ideal for modern living and entertaining. Natural light floods the second floor through large sunlights, creating a bright and inviting atmosphere. The home also includes a double garage with extra storage, providing plenty of room for vehicles and additional belongings. One of the highlights is the large covered patio overlooking Lakeside Park, perfect for relaxing or hosting gatherings. Additionally, this property includes a self-contained 1-bedroom, 1-bathroom suite, perfect for guests, extended family, or rental income. This suite features its own entrance, living space, kitchen, and bathroom, ensuring privacy and convenience. With its blend of functional design and a prime location near nature, this home is perfect for anyone seeking comfort and tranquility in Nelson. Don't miss the chance to make this fantastic property your own. Contact us today to schedule a viewing!

Area
Bedrooms 5
Bathrooms 4
Lot Size 0.12
Floor Space 2439

Age
Taxes 5693.8
Tax Year 2023
MLS#
Parking

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



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