

\$445,000 - 12830 3a Highway, Boswell

MLS® #10345502

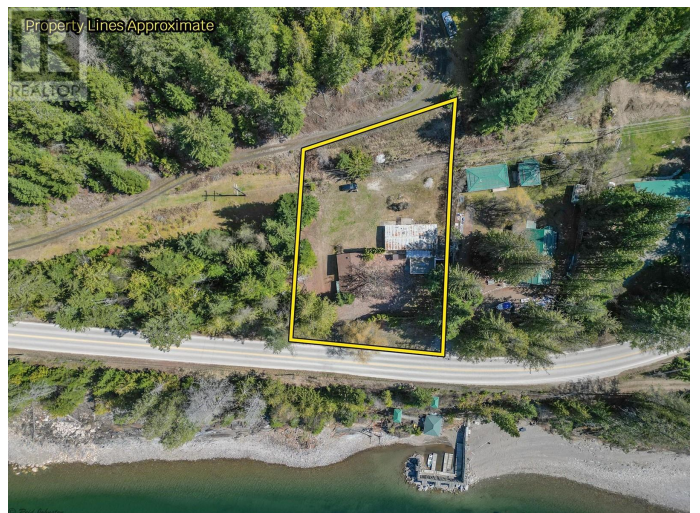
\$445,000

3 Bedroom, 1.00 Bathroom, 1,121 sqft
Single Family on 0.64 Acres

East Shore, Boswell, British Columbia

Set above Kootenay Lake with panoramic views of the Selkirk Mountains, this 3-bedroom, 1-bathroom home offers comfort, space, and versatility. Stay cozy year-round with a wood-burning stove, and enjoy summer days under the natural shade of mature trees. A partially covered sun deck takes full advantage of the lake views, while the sunny backyard—complete with upper-lot exposure, a drilled well, and plenty of space—is perfect for gardening. Recent upgrades include a new hot water tank, CSA-certified electrical in the modular home, a concrete deck with railing, and siding enclosing the under-deck storage. A separate studio suite above the garage offers additional space or rental income potential. It features its own bathroom, kitchenette, and private entrance, along with beautiful lake views—perfect for guests, extended family, or a vacation rental. The 34' x 21' detached garage/workshop below offers plenty of room for hobbies, storage, or future conversion. The property also offers level and accessible RV and boat parking, two driveways, and a peaceful, private setting. Just minutes from the Boswell boat launch, close to hiking trails, and only 45 minutes from Creston. Whether you're after a full-time residence, vacation home, or investment opportunity, this lakeside retreat checks all the boxes. Contact your Realtor to book a viewing! (id:6289)

Built in 1973



Essential Information

Listing #	10345502
Price	\$445,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,121
Acres	0.64
Year Built	1973
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12830 3a Highway
Subdivision	East Shore
City	Boswell
Province	British Columbia
Postal Code	V0B1A4

Amenities

Amenities	Park, Recreation
Features	Level lot, Private setting
Parking	RV
View	Lake view, Mountain view, View of water, View (panoramic)

Interior

Heating	Wood Baseboard heaters, Stove
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

Exterior

Exterior	Aluminum
Exterior Features	Level
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Real Broker B.C. Ltd



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