

1110 GILKER STREET

MLS® 2453599

Major Area **Nelson**
Sub Area **Nelson**
Type **Single Family**
Storeys **Rancher with Basement**
Taxes **\$4,048 (2020)**
MLS# **2453599**
Age **41**
Year Blt **1979**
Zoning Code **R1**

Status **Inactive (Unapproved)**
Possession
Title **Freehold**
List Price **\$724,900**
Price Sold
Uncond. Sale Date

Bedrooms **4**
Bathrooms **3**
Ensuite **1**
Remodelled
Fireplace Type **Conventional**
Fin./Roughed-In **2**
Heat **Other (See Remarks)**
Fuel **Natural Gas, Wood**

Exterior Finish **Stucco**
Construction **Frame - Wood**
Roof **Asphalt/Fibreglass Shingles**
Foundation **Concrete**
Basement **Full**
Basement Devel **Fully finished**
Water Supply **Municipal**
Sewer **Sewer**

	Bsmt	Main	Above	Below
Fin. Sqft	1,870	1,800		
Foyer		8'3x6'6		
Kitchen		8'2x13		
Breakfast Nook		8'2x9'6		
Dining Room		12x15		
Living Room		22'6x16'6		
Bedroom	16'6x13	14'8x13'2		
Bathroom	Full	1/2		
Laundry		10'5x5'8		
Master Bedroom		18x11'8		
Ensuite		Full		
Family Room	12'22'7x16'4			
Games Room	19'10x14			
Bedroom	16'6x11'5			
Storage	5'7x12'9			
Workshop	9x12			
Cold Room	10'9x3'10			

Lot Width
Lot Depth
Parking **RV Parking**
Covered
Site Influence
Water Influence
Equip Included
Restrictions

Lot Area (sqft) **8,276**
Lot Size (acres) **0.19**

PID Number **013-048-821**
Legal **Lot 1 Plan NEP9768 District Lot 304 Land District 26**

If you like large packages then this is the home for you! This absolutely massive home boasts 1800 sq ft on the main floor with a fully finished 1870 sq ft walk out basement. Everything you need is on the main floor from the kitchen, breakfast nook, dining room with hardwood flooring, living room with woodburning fireplace, office/bedroom with built in oak cabinetry, updated powder room, laundry room, and master suite complete with his and her closets, as well as a full ensuite. The lower level features a huge family room, a games room with slate pool table, two enormous bedrooms, newly renovated full bathroom with heated floor, a storage room, a cold room, a mechanical room, and even a cedar sauna! Both floors are showered with sunlight from either massive windows or sliding doors. Outside you'll find a fantastic new detached meditation/yoga studio with cedar siding, and a double carport that could be converted to a garage. Several upgrades have been completed outside including new sod, fruit trees and a large berry patch/butterfly garden. Located on an extremely private property that borders a forest and happens to be right next door to the Granite Point Golf Course! This property is located on a highly desirable street close to an elementary school and Selkirk College. View the virtual tour online now or call to schedule a viewing for the Open House August 8-9th!

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