



# 16072 CRAWFORD CREEK ROAD Crawford Bay British Columbia

\$537,000

Charming 19-Acre Homestead on East Shore of Kootenay Lake! Experience rural living at its finest with this serene 19-acre homestead on the East Shore of Kootenay Lake. Nestled in a peaceful location, this property offers both privacy and convenience, being close to the artisan village of Crawford Bay. The current owners are unable to completely finish their dream 1.5-storey 2 bedroom 1.5 bath home, so it now awaits your finishing touches. With over 1200 sq. ft., of living space, this charmer includes an all-new 200 amp electrical service, heat pump for efficient heating & cooling, a certified wood stove, all new plumbing, and new drywall ready for painting throughout. You decide and customize the interior to suit your personal style and needs. The major exterior work is done: new Hardi plank siding, a newer roof, a full septic system, and a licensed spring water supply are all in place. This heritage property is ideal for a hobby farm or retreat, and also features multiple alternative prime building sites with wonderful mountain views including Woodbury Glacier. This location is situated in a recreational paradise, with opportunities for golf, fishing, boating, hiking, and hunting. Just a short distance to Crawford Bay's townsite, you'll enjoy artisan shops, pubs, restaurants, and a market. The fruit growing community of Creston is an hour south, while the Kootenay Bay ferry terminal is 15 minutes away, and the vibrant small city of Nelson is a 1.5-hours to the west. Opportunities like this are rare- book a showing today! (id:6769)

Partial bathroom Measurements not available

Kitchen 10'3 x 9'7

Primary Bedroom 23 x 11'3

Full bathroom Measurements not available

Bedroom 23 x 8'7

Laundry room 13'2 x 8

Living room 23 x 20'10

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