



# 1993 Highway 3A Other Thrums British Columbia

\$699,000

LOCATION LOCATION LOCATION ! This property in SUNNY Thrums, BC, offers an appealing combination of features for potential buyers. Conveniently situated 25 minutes from Nelson and 15 minutes from Castlegar, providing a balance of country living with access to nearby amenities. 7+ Flat acres, perfect for various uses such as agriculture, gardening, or simply enjoying open space. The house includes 3 bedrooms and 1 bathroom, with an open area basement that has a separate entrance—ideal for a variety of renovation ideas. A notable feature is the SUPER large 40ft by 60ft shop with a 12-foot door and approximately 16-foot ceiling, providing ample space for vehicles, machinery, or a workshop. Additional storage or housing options for small animals can be found in the several outbuildings on the property. The fertile land is currently being used to produce hay, and certainly has other agricultural potential. Access is via a paved driveway from Highway 3A and secondary access from Loff Road adds convenience to the property. The well pump has been recently replaced, ensuring a reliable water source. This property is promising for someone looking for a bit of land with a home that has room for improvement and expansion. (id:6769)

Utility room 10' x 8'	Dining nook 3'6" x 4'8"
Laundry room 21' x 13'	Mud room 6'8" x 5'4"
Other 15' x 14'	Pantry 7' x 4'
Unfinished Room 25' x 13'	Bedroom 10' x 7'
Storage 10' x 5'	Full bathroom 10' x 8'
Kitchen 13'6" x 10'	Bedroom 10' x 8'10"
Living room 22'6" x 13'	Primary Bedroom 13' x 10'2"

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