



## 2200 HIGHWAY 3B Fruitvale British Columbia

\$649,900

Beautiful 4 acre property on the edge of town, located minutes from downtown Fruitvale, Champion Lakes, golfing, skiing, hiking, and the elementary school. This beautiful acreage has great access from Old Salmo Road and Highway 3B, plus fronts onto Beaver Creek with your very own private swimming hole in the summer and skating rink in the winter! Modern 4 bedroom and 2 bathroom split level home is perfect for family with a cozy livingroom and wood stove, large eating area, modern open functional kitchen, and laundry on the main floor. Upstairs has a modern renovated bathroom and 3 good size bedrooms with new carpet throughout. The basement has a large recroom, a fourth bedroom, an office area, plus a large unfinished crawl space that is a good height and perfect for storage. The 4 acre property is very usable with gardens, dirt bike tracks, play areas, firepits, shed, chicken coop, tons of parking, and a private path to the swimming hole at Beaver Creek. This property is located in the RDKB Area A, but is on Village of Fruitvale water and a private septic. Subdivision potential with appropriate approvals and criteria. This is an outstanding small acreage package for many different types of buyers who are looking for space, parking, recreation, and privacy, but still located close to town. Call your REALTOR(R) for a viewing. (id:6769)

Full bathroom Measurements not available

Bedroom 9'2 x 11'2

Bedroom 9'2 x 11'4

Bedroom 9'11 x 14'6

Bedroom 10'2 x 10'10

Recreation room 10'8 x 22

Den 8'7 x 7'4

Living room 12 x 17

Kitchen 11 x 11

Dining room 12 x 11

Partial bathroom Measurements not available

Laundry room 6 x 7

Listing Presented By:



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RE/MAX All Pro Realty

<http://www.teamdewitt.ca/>



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