



2495 Samuelson Road Sicamous British Columbia

\$3,300,000

INVESTOR ALERT - INCREDIBLE POTENTIAL FOR DEVELOPMENT! Considering the various zoning, abundant quality timber, year-round water, southern exposure & breathtaking views. HERITAGE FARMS - Third generation ownership. Property includes FOUR TITLES being sold together: PID 013-140-868; PID 023-234-253; PID 011-987-057; PID 013-003-372. Acquired for its premium timber, year-round potable water, accessibility & beauty - it is exceptional land! Nestled in the Solsqua-Cambie corridor adds market appeal; recently discovered for investment value & possibility. ~158 acres of partially cleared & gently sloping, south-facing land with abundant water, quality timber & stunning views - ideal for a vineyard, equestrian or rec - or bring your own incredible DEVELOPMENT IDEAS & VISION! Numerous plateaus create world-class vistas & natural development sites. Harvestable timber covers an estimated 110 Acres. FIVE GEOGRAPHIC COMPONENTS MAKE UP THE ENTIRE ACREAGE: ~82 Acres Heavy Timber West of Creek; ~26.5 Acres of NE Spring Meadows; ~19.5 Acres Homestead - Main Residence (2,880 sqft; 5 Bedroom/2 Bathroom; Built in 1972); ~3.36 Acre Rental Lot includes two Tenanted Residences - one 4 Bed/3 Bath ~2,005 sqft home & one single-wide Manufactured Home - Registration #38952 - on a rental pad (existing Manufactured Home is a chattel & is excluded from the sale); ~26.5 Acres of Crop Land (grassy knoll & upper pasture combined). Contact REALTORS(R) for more details! READY FOR YOUR IDEAS. CREATE YOUR DREAM. (id:6769)

Listing Presented By:



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Royal

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Workshop 14'3" x 23'3"

Kitchen 9'7" x 17'7"

Foyer 3'8" x 11'6"

Foyer 6'7" x 12'1"

Foyer 5'8" x 6'11"

Storage 15'10" x 9'0"

Laundry room 5'8" x 7'1"

Other 10'10" x 6'2"

4pc Bathroom 11'0" x 8'4"

Foyer 4'6" x 6'1"

Foyer 9'0" x 2'1"

2pc Bathroom 5'0" x 6'0"

Bedroom 9'11" x 11'0"

Family room 9'0" x 11'0"

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Primary Bedroom 13'1" x 14'8"

Foyer 11'11" x 7'1"

Living room 20'9" x 16'3"

Bedroom 11'3" x 9'0"

Dining room 9'2" x 18'4"