3633 BROADWATER RD Castlegar British Columbia

$439,000

Lots of potential with this property!!! 1.5 acres zoned R1 with a house and shop. The R1 zoning could possibly allow for 1 dwelling per half acre (3 separate houses) or subdivide into two separate parcels, subject to RRID, Interior Health, MOT and RDCK approval. The house needs some work, but has great bones. The roof has a leak on the back side of the house that needs to be fixed asap. The ceiling and walls were opened up to dry out and check for any mold. The walls and foundation are solid, no mold was found. The large shop is every handyman's dream, lots of covered storage, dedicated workspace with separate electrical panel. There is a garden area with great soil for planting. Walk across the road to a secrete sandy beach and swimming and fishing hole. This is a great investment property. Call or text your agent to book your private showing. Property boundaries in the pictures are approximate. (id:6769)

Den 12 x 12	Dining room 8 x 9
Den 12 x 12	Living room 14 x 12
Family room 16 x 12	Bedroom 12 x 10
Laundry room 12 x 8	Bedroom 12 x 10
Storage 6 x 10	Full bathroom Measurements not available
Kitchen 14 x 12	Bedroom 10 x 9