



# 4038 WOYKIN ROAD Passmore British Columbia

\$1,649,000

Experience the tranquility of this 32+ acre retreat along the Little Slokan River! Located just 30 minutes from Nelson or Castlegar on a well-maintained public road, the acreage features a spacious six-bedroom farmhouse with an expansive kitchen, four bathrooms, a generous living room, and a country kitchen - ideal for a growing family. The property includes a secondary house built in 2000, boasting two bedrooms and two lofts. Various outbuildings, such as a barn, chicken coop, storage sheds, plumbed and heated workshop, studio guest space, two root cellars, two hoop houses, tractor shed, and ample covered parking, complement the main residences. With over 20 years of organic certification, the property has established berry bushes, tree fruits, and vegetable beds. The fields are securely fenced, mainly with 6 ft fencing. Enjoy a refreshing summer swim in the river or unwind in the wood-fired hot tub during the winter. In 2013, in collaboration with the BC Wildlife Federation, a wetland area was established to attract local wildlife along the river frontage. Explore the potential for multi-generational living, agri-tourism or a peaceful oasis with opportunities offered by the additional residences. Don't miss the chance to immerse yourself in the serene beauty of this exceptional property and embrace a back to the land lifestyle with a closer connection to nature. (id:6769)

- Full bathroom Measurements not available
- Bedroom 12'2 x 12'2
- Den 7'4 x 7'7
- Ensuite Measurements not available
- Den 7'6 x 9'4
- Bedroom 10'5 x 11'11
- Bedroom 12'10 x 18'11
- Dining room 13 x 12'10
- Kitchen 13'0 x 13'0
- Living room 23'6 x 26'10
- Bedroom 9'4 x 17'8
- Den 9'4 x 13'5
- Primary Bedroom 14'9 x 13'4
- Ensuite Measurements not available
- Den 7'7 x 5'5
- Other 5'4 x 7'5
- Dining room 9 x 10'6
- Kitchen 11'0 x 11'0

Listing Presented By:



Originally Listed by:  
Bennett Family Real Estate

<http://nelsonproperty.com>



Royal

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