



4144 Passmore Upper Road Winlaw British Columbia

\$194,000

Welcome to your private retreat nestled along the serene banks of the Little Slokan River. This beautiful 9.55-acre property offers an incredible opportunity to embrace a peaceful lifestyle surrounded by nature's beauty. With mature coniferous trees, and meandering trails, the land is ideal for those seeking privacy, adventure, and sustainability. The property features three water licences—one for domestic use and two for irrigation. Hydro is conveniently available across the road, and while there's no water system or septic in place, the current setup includes a composting toilet, allowing for low-impact, eco-conscious living. The current owners reside in an RV equipped with a cozy woodstove for year-round comfort. The property is hooked up with a landline, satellite, and internet service—perfect for staying connected while enjoying the seclusion. Additional features include two storage sheds and a firepit, creating a functional basecamp for your outdoor adventures or future vision. If you're looking to get away from it all, while still within a short 30 minute commute to Nelson or Castlegar, this rare riverside property is the perfect solution. (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Rosling Real Estate
(Nelson)

<https://lisahobbs.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca