



4144 Passmore Upper Road Winlaw British Columbia

\$149,000

Welcome to your private retreat nestled along the serene banks of the Little Slokan River. This beautiful 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. After the flat, usable area of approximately 40' x 280', vehicle access ends--beyond this point, the rest of the property is walking access only. This unique feature creates your very own private hiking trail, leading to a secluded retreat by the river where you can enjoy nature in complete privacy. The property features three water licenses--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)

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