



6784 6 Highway Coldstream British Columbia

\$400,000

Picturesque 2.5 Acres, RU-ALR land, in the heart of the fertile Coldstream Valley, bordering Coldstream Creek on one side and HWY 6 on the other. Great exposure and visibility with 250 ft. of highway frontage and driveway access to Highway 6. This property presents a unique, affordable opportunity to start your own hobby farm, and /or build a fruit stand! Great soil for growing blueberries, organic garlic, fruit trees, nut trees, vegetables etc. You can have chickens, horses, bees, a dog kennel, small animals etc. The property has the frame of an old house on it, which is a ""Handy Man Special"" but has potential! ALR Designation allows you to have a kennel or a home occupation business. Current Coldstream RU-ALR zoning allows for a duplex, shop, and agricultural outbuildings. The zoning Bylaw is being revised by June 30th, 2024 and may allow some greater flexibility after that date. Great Location between Coldstream and Lavington, only 10 minutes east of downtown Vernon! All Services are there - Natural gas to lot line, electric services are there, the water is already hooked up to Greater Vernon Water utility and a new water meter and pressure reduction valve have already been installed. There is no existing agricultural water allocation on this property, however, the ground is sub-irrigated and there is a high water table, so irrigation is not usually necessary. The owner also will leave cisterns, pumps and irrigation pipes (gathering rainwater). (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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