



## 760 KANGAROO TRAIL Nakusp British Columbia

\$267,000

Private, charming, treed acreage with the incredible potential for expansive lake and valley views, totalling approximately 5 acres at the end of a no-thru road awaits the right buyer here. A fully functioning septic system and spring fed, shallow well with clean, crisp water service the building. Power line is in- only requiring a new meter drop and a 200 amp service (currently 100). Proper drainage near the building to keep surface water away and prevent any further damage to the build site. This property is elevated above Arrow lake valley and Nakusp and WILL offer spectacular views of the lake and mountains as well as the farm fields of Crescent bay with proper clearing. Current dwelling in need of major restoration. Or if you didn't want it, there is a LOT of useable timber, logs, and boards in it that could be repurposed with your vision. Property may also offer some timber value; plenty of mature cedar and fir for your milling and finishing projects! The clearing around the existing building can be opened up for more breathtaking views. Land is moderately sloped the whole way and there is a second clearing just below the dwelling site that could be used for gardening, outbuildings, 2nd build site. Driveway is in place. Lenders may consider this as land only financing. This is a short 10 minute drive from Nakusp and offers a quiet and private lifestyle with extensive views for the right buyer with a vision. Kangaroo Trail is plowed and maintained. Property faces West. The extraordinary sunsets await you. (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Selkirk Realty



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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