



# 7988 China Valley Road Falkland British Columbia

\$799,900

For additional information, please click on Brochure button below. Almost new timber frame house with 65 acres of land. All year running creek with beach area and production hayfield. Fully fenced. House built in 2016 and updated again in 2022/2023. Kitchen, bathroom and other updates including, heat pump/AC, Moen Flo auto shutoff valve, baseboard heaters, new appliances including dishwasher, drilled well, well house, automation and remote management. WETT certified wood stove. Under builder warranty. Large barn with power and three sheds. Water sources include newly drilled well and gravity well. Water filters changed recently and septic tank pumped. RV parking with services next to house. Drilled well shed has dedicated power, heater and booster pump. Engineering and permits used for all work. Advanced water treatment with UV-LED unit. Land consists of flat arable land (can land airplane) and mountain with trees. Access to large crown land from the back of the property. Lot of sun throughout the year so solar panels/farms are feasible or micro hydro via creek. Currently BC Hydro provides power. Farm status with low taxes. Zoning allows secondary home but please verify with district. Some water rights may be available. Exempt from foreign buyer ban, speculation tax and airbnb ban. All measurements approximate. Excellent investment or full time living property. Viewing appointment required before entering. (id:6769)

Primary Bedroom 11'0" x 20'8"

Workshop 30'6" x 40'3"

Mud room 8'0" x 11'6"

Living room 10'1" x 11'8"

Kitchen 10'5" x 11'8"

3pc Bathroom 7'0" x 10'2"

Bedroom 10'0" x 10'0"

Listing Presented By:



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