



## Lot 34 PASS CREEK ROAD Castlegar British Columbia

\$749,000

This scenic & mostly forested rural acreage in Pass Creek offers excellent subdivision potential. The zoning allows lots sizes from one hectare/2.5 acres & the 2 roads circling the land provide ample access opportunities (no road building required), & various connection points to power lines thus lowering the servicing costs. The area predominantly consists of parcels ranging from 2.5 to 10 acres. A cluster development with a mix of lot sizes from 2.5 to 10+ acres would be ideal. Spanning over 70 acres, this property features 2 forested knolls divided by Kinney Creek. The southern section of the creek connects to a small 2-3 acre pasture with rich soils. The forest is approximately 120 years old = timber value. A 10-minute drive south takes you to Castlegar, providing access to all urban amenities. This property is a prime opportunity for subdivision, offering a blend of forested lots, scenic views, some arable land, & creek frontage perfectly suited for a variety of development possibilities. (id:6769)

Listing Presented By:



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