



## 8265 CHRISTIAN VALLEY ROAD Other Areas BC

\$349,000

Looking to be away from people? Want endless quading, hunting, horseback riding, fishing and exploring? Want quick access to the river? Want to do a campground or outfitter? This 6+ acre property has NO ZONING, NO ALR. Barth Creek runs through the property and there is a large grassy field with separate driveway, and a nice forested house setting. Nicely private, minimal neighbours. The rancher is a 1 bedroom, 2 bath with full unfinished basement. Gravity fed water, but also has a drilled well. 3 RV spots. Propane hot water. Wood stove. Septic just cleaned. Currently running off a generator, but you could put a solar system in. Located 51km on the road north of Westbridge. Installed Wilson router allows you to text, but not call. Internet & TV available through satellite if you install. Backing onto Crown Land and Barth FRS & Grano FSR are right near the property. Good hunting area. Kettle River access only a few yards down Grano FSR. Duplicate Listing Single Family ~ 180901

Living Room 15x14

Dining Room 14x7

Kitchen 15x10

Master Bedroom 15x11

Laundry Rm 7x5

3pc Ensuite

2pc Bathroom



**JENNIFER BROCK**

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