



## 1619 CARIBOO HWY 97 North West BC

\$359,900

Vacant and ready for quick possession, 2-bedroom, 2-bathroom home located in the serene town of Clinton, BC. This property offers a comfortable and convenient living experience, with several notable features: New Roof: The house boasts a brand-new roof installed in 2021, providing both durability and peace of mind for the future. Updated Furnace and Hot Water Tank: In August 2023, a new furnace and hot water tank were added, ensuring efficient heating and a reliable hot water supply. Partially Finished Rec Room: The basement features a partially finished recreation room, offering you the option to customize how you like. Carport: A practical carport that can be closed in provides protection for your vehicles and additional storage. Spacious Yard: Situated on a generous .52-acre lot, the property offers ample outdoor space. It's an ideal setting for gardening, outdoor activities, or simply enjoying the natural surroundings. Detached workshop with power.

3pc Bathroom

4pc Ensuite

Living 12x16\6

Dining 11x14

Kitchen 9x11

Bedroom 10x11

Mast BR 11\8x13\6

Other 7x7

Rec Room 15x18

Listing Presented By:



Originally Listed by:  
EXP REALTY

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