



## 2516 BIRCH ISLAND LOST CRK RD North East BC

\$674,900

Private acreage located only 15 minutes to Clearwater & only a few minutes from Birch Island or Vavenby. This property features 12 acres with a beautiful home tucked away in a private setting with fenced & cross fenced fields for animals, chicken coop, detached enclosed shop, and several covered vehicle parking outbuildings, hay storage, & wood shed. This well maintained home features a bright main floor layout with vaulted ceilings accented with large windows in the front offering a functional kitchen that leads into the dining & living room area with access to exterior wrap around deck, 3 good sized bedrooms and full bathroom. The lower level is finished with 1 more bedroom, bathroom, laundry, family room, mechanical room, & storage area. Basement features walk out access from family room or side entry. Perfect set up for a turn key hobby farm or peaceful setting. Covered under the Vavenby Fire Protection. Call today for more info or a private viewing!

3pc Bathroom  
4pc Bathroom  
Kitchen 10x12  
Dining 11x12  
Living 14x20  
Bedroom 9x11  
Bedroom 11x12

Bedroom 10x11  
Mast BR 12x15  
Family Room 14x32  
Laundry 5x7  
Entrance 5x10  
Utility 6x11  
Storage 6x11

Listing Presented By:



Originally Listed by:  
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**Royal**

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