



**39469 COLLEYMOUNT Road Burns Lake British Columbia**  
**\$400,000**

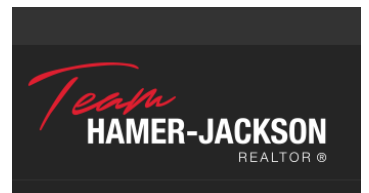
Exceptional 34.41-acre property just moments from the shores of Francois Lake. This flat, highly usable acreage offers endless potential for hobby farming, livestock, recreation, or future development. The 1,710 sq. ft. rancher, built in 2005, features three bedrooms and one bathroom with comfortable one-level living. The property is fenced and cross-fenced, providing excellent functionality for livestock or agricultural use, with some sections that may benefit from maintenance or updating. A 31' x 25' pole shed offers ample storage for equipment, hay, or recreational vehicles. A significant bonus is the reported gravel deposits on the property, adding long-term value and potential income opportunities. Located in a desirable rural setting with easy access to Francois Lake. (id:6769)



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