



878 Deep Creek Road Enderby British Columbia

SE Salmon Arm

\$998,000



Take in the beautiful valley views on this 102 acre rural property. Developed with 2 modular home pads leased out for \$1,000. per month, each with 100 amp hydro service, Telus fibre optic conduit and joint water and septic hookups. There are 3 hydro meters on the property, 2 for the modular homes and another 200 amp service dedicated for an additional full sized home. The easy grade driveway takes you to the upper bench where a private building site has been developed for the future home. Also on this bench is a 10 acre (approx.) hay field/pasture for any livestock you wish to raise. There is another approximate 50-60 acres which can be further developed into hay/pasture land. The land has both open and treed areas with good water supply from both a drilled well with the log indicating 8 GPM and a 16ft surface well producing 1.5 to 2.0 GPM. There are also a couple of small streams on the property. Adjacent to Crown Land there is access to miles of quad and riding trails right out your back door. Rural Holdings Zoning (RH) allows for many uses of the property, please call for info. package. Centrally located between Armstrong, Salmon Arm and Enderby you are a quick trip in any direction to schools, shopping and all the recreational amenities the Okanagan/Shuswap offers. (id:6769)

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