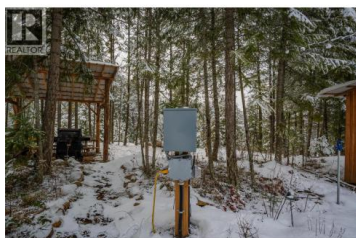




## Forest Road Winlaw British Columbia

Passmore/Winlaw/Slocan

**\$339,900**



TWO separately titled parcels totalling 2.67 acres - no zoning & services in place! This package includes Lot 7 (1.13 acres) & Lot 8 (1.54 acres). Each property is assessed at \$183,000, for a total assessed value of \$366,000. In addition to this base assessment, you will benefit from the added value of a quality shed, 200-AMP power connection with two breaker boxes, water hookup, garden enclosure and access road. Plus, both properties have independent wells and there are buried water lines installed. Enjoy creek frontage and gorgeous mountain views, including the local favourite, Frog Peak! The tiny home is available for purchase separately, or you can bring your own trailer and easily hook up to water and power. The two parcels offer upper and lower areas connected by a road, providing privacy and excellent development flexibility. The solid storage shed is 11' x 9', the fenced garden space is 32' x 13' with organic soil, and the property also has a lovely outdoor kitchen / hang-out area with beautiful stonework. Backing onto Winlaw Creek and a Crown land border, you'll enjoy peace, privacy, and natural beauty. The property is also a 10-minute walk to central Winlaw, a community with an elementary school, restaurants and local shops. Perfectly positioned to enjoy everything the Slocan Valley has to offer. Live simply or build your dream home on this versatile property...



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