



1097 LAKEVIEW ARROW CREEK ROAD

Creston British Columbia

\$799,000

THIS INCREDIBLE PROPERTY IS ON 52.67ACRES BACKS ONTO CROWN LAND, THERE IS A YEAR ROUND CREEK! (Nancy Creek - VIDEO INCLUDED) A WATER LICENCE MAY BE AVAILABLE. THE PROPERTY HAS SPRINGS ALSO. THE HOME IS ON A WELL. THIS IS A GREAT AREA FOR HORSES. THE CURRENT CARETAKERS WERE ABLE TO RIDE THEIR HORSES TO THE BACK OF THE PROPERTY ONTO CROWN LAND, THERE ARE TRAILS ON ARROW MOUNTAIN, THEY WENT AS FAR AS ERICKSON! THE HOME HAS 2 BEDROOMS, HARDWOOD FLOORING. THE UNFINISHED BASEMENT HAS LARGE WINDOWS AND GREAT FOR FURTHER DEVELOPMENT - THE HOME IS AN OLDER HOME WHICH WAS BROUGHT IN AND PUT ON A NEW CONCRETE FOUNDATION 2003. THE PROPERTY HAS BEEN CLEARED. THERE ARE TWO DRIVEWAY ACCESS POINTS FORM EACH SIDE OF THE PROPERTY. A SURVEY HAS BEEN COMPLETED ALSO THE SURVEY FOR A 25 ACRE SECTION HAS ALSO BEEN COMPLETED IF SOMEONE WISHES TO CONTINUE THE SUBDIVISION PROCESS. THE LAND AROUND THE HOME HAS BEEN TILLED, THE SOIL IS BEAUTIFUL AND FREE OF STUMPS AND ROCKS, NEARLY READY FOR PLANTING GRASS, GARDENS AND CROPS. THE MAIN ROAD IS A SCHOOL BUS ROUTE AND THEREFORE VERY WELL MAINTAINED. GST IS APPLICABLE. THIS PROPERTY HAS BEEN COMMERCIALY LOGGED. THE PROPERTY VIDEO INCLUDED SHOWS THE LAND, NANCY CREEK AND ONE OF THE SPRINGS COMING FROM THE HILLSIDE. Prop tax \$3439.07 (2023) (id:6769)

Other 37'3 x 30'5

Foyer 9'3 x 8'3

Kitchen 13'4 x 12'9

Laundry room 7'9 x 5'11

Ensuite Measurements not available

Bedroom 18'9 x 8'7

Primary Bedroom 10'9 x 18'9

Living room 19'1 x 11

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