



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)

Kitchen 15 ft X 8 ft ,1 in
Dining room 8 ft ,1 in X 6 ft ,7 in
Living room 25 ft ,1 in X 20 ft ,1 in
Bedroom 2 12 ft ,5 in X 10 ft ,1 in

Bedroom 3 12 ft ,5 in X 10 ft ,3 in
Primary Bedroom 16 ft ,9 in X 13 ft ,1 in
Laundry room 7 ft ,8 in X 3 ft ,1 in

Listing Presented By:



Originally Listed by:
Royal LePage Aspire Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.