



REALTOR®



## 7468 Dixon Dam Road Vernon British Columbia

\$1,449,888

170+ acres of prime acreage development. Gently sloped property ideal for gorgeous views. At the end of Dixon Dam Rd ensuring privacy. Numerous walking and riding trails throughout the property and running along the edge of the property is the comforting light sound of BX Creek. Enjoy the walking trails around the creek and be assured by its steady and easygoing flow that water is available. Extensive trail networks through out the property allow for access and viewing of properties development potential. The Seller had plans for a small 2 phase subdivision of two 18(+/-) acre lots however the properties Official Community Plan is for 5 acre lots (34 lot max). Adjacent to the property are two 6 lot subdivisions of 5(+/-) acre lots being developed as well as a close proximity property with a 27 lot 5(+/-) acre subdivision being proposed. The value per acre of this property is the best on the market right now. This is a real opportunity to purchase a private acreage with both immediate and future potential. This is a rare 170+ acres with many drivable roads and walking trails, you can see with your own eyes the tremendous value you are getting and astounding natural beauty. By appointment only, there is a large locked gate at the driveway with enough concrete blocks to give the appearance of the entrance to a fortress. Buyers must be accompanied by an agent at all times. (id:6769)

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