



7988 China Valley Road Falkland British Columbia

\$839,900

For additional information, please click on Brochure button below. New timber frame house with 65 acres of land. All year running creek with beach area and production hayfield. Fully fenced. House finished in 2016 and updated again in 2022/2023. Kitchen, bathroom and other updates including, heat pump/AC, Moen Flo auto shutoff valve, baseboard heaters, new appliances including dishwasher, drilled well, well house, automation and remote management. Under builder warranty. Large barn with power and three auxiliary sheds. Water sources include drilled well and gravity well. Water filters changed recently and septic tank pumped. RV parking with services next to house. New well pump, pressure tank as well as drilled well shed that has dedicated power, heater and booster pump. Engineering and permits for everything. Advanced water treatment with UV-LED unit. Land has flat and usable/arable land (can land airplane) and mountain with trees. Can be used for crops or livestock. Access to large crown land from the back of property. Lot of sun throughout the year so solar panels/farms are feasible or micro hydro via creek. Currently BC Hydro provides power. Farm status with low taxes. Zoning allows secondary home (please verify with district). Exempt from foreign buyer ban and airbnb ban. All measurements approximate. Viewing appointment required before entering the property. (id:6769)

Primary Bedroom 11'0" x 20'8"

Workshop 30'6" x 40'3"

Mud room 8'0" x 11'6"

Living room 10'1" x 11'8"

Kitchen 10'5" x 11'8"

3pc Bathroom 7'0" x 10'2"

Bedroom 10'0" x 10'0"

Listing Presented By:



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