



## Lot 240 Aspen Road Anglemont British Columbia

\$45,000

Nicely treed building lot in Anglemont Estates awaiting your imagination and only minutes away from Shuswap Lake. This large 0.32 of an acre sloped lot has not yet been excavated, which allows you to pick and choose the trees you'd like to keep for privacy vs. which ones you'd like to remove to open up your view. You can buy now and build later as there is no time commitment to build. Water is at the lot line and the closest power pole is across the street. The road is paved and maintained year round. Close to Anglemont Estates Golf Course, Evelyn Falls, Lakeview Community Park, and Anglemont Marina, which is a one-stop shop for groceries, liquor, snacks, gifts, water toys, moorage, boat supplies, marina gas and more. The North Shuswap Elementary School (Preschool to Grade 8) is a mere 15 minutes away, and school bus service is available. The North Shuswap offers endless opportunities for outdoor adventures all year long like boating, fishing, hiking, biking, ATVing, snowmobiling and more! (id:6769)

Listing Presented By:



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