



## 7436 Estate Drive Anglemont British Columbia

\$125,000

Build your dream home on this 0.24 acre lake and mountain view flat lot in Anglemont Estates. A lot of work has been completed already. Trees have been cleared, driveway is in, gravel rock has been poured, BC Hydro power pole is already installed on the lot, the PERC test has been completed and the septic design plan from Rhino Environmental has been pre-approved by the CSRD, and a bunkhouse from Old Hickory Buildings of Canada was installed in 2023 and insulated, making this lot ready to use this summer. There is a rustic outdoor kitchen, storage shed and an outhouse on the lot as well. This property is being sold AS IS WHERE IS (motorhome not included). Take advantage of this wonderful opportunity to immerse yourself in the natural beauty of the North Shuswap and leave behind the hustle and bustle of city life. Enjoy the convenient proximity to Shuswap Lake, Anglemont Estates Golf Course, Talking Rock Golf Course, Anglemont Marina, Crowfoot Mountain for sledding, Evelyn Falls and Onyx Falls for hiking, Celistia Estate Winery, as well as everyday essentials like grocery stores, gas stations, a hardware store, post office, and pharmacy located 20-mins away in Scotch Creek. Families with young children will find North Shuswap Elementary School (Pre-K to Grade 8) just a 10-minute drive away in Celistia. Unleash your creativity and bring your design ideas to life in the North Shuswap today. (id:6769)

Listing Presented By:



Originally Listed by:  
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