



# 7988 China Valley Road Falkland British Columbia

\$799,900

For additional information, please click on Brochure button below. Almost new timber frame house with 65 acres of land. All year running creek with beach area and production hayfield. Fully fenced. House built 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. WETT certified wood stove. Under builder warranty. Large barn with power and three sheds. Water sources include newly drilled well and gravity well. Water filters changed recently and septic tank pumped. RV parking with services next to house. Drilled well shed has dedicated power, heater and booster pump. Engineering and permits used for all work. Advanced water treatment with UV-LED unit. Land consists of flat arable land (can land airplane) and mountain with trees. Access to large crown land from the back of the property. Lot of sun throughout the year. BC Hydro provides power. Farm status with low taxes. Zoning allows secondary home but please verify with district. Fully exempt from foreign buyer ban, speculation tax and airbnb ban. All measurements approximate. Excellent investment or full time living property. Please book appointment for viewing before entering. (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:



Originally Listed by:  
Easy List Realty

<http://www.easylistrealty.ca/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

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.