



348 Creighton Valley Road Lumby British Columbia

\$1,049,000

COURT ORDERED SALE PROPERTY IS AS IS WHERE IS. Welcome to 348 Creighton Valley Road, a versatile 28-acre property offering privacy, mountain views, and extensive infrastructure for multi-purpose living. The 3-bed, 1.5-bath home has seen major updates, including a new propane furnace, 60-gallon hot water tank, and a \$28,000 deck perfect for entertaining. A stone fireplace provides cozy supplemental heat, while two electrical meters service the home and outbuildings. The acreage features an impressive list of improvements: a rebuilt workshop with slab foundation and 60-amp subpanel, a newer goat barn with 200-amp service, water and wood stove, a hay barn, and multiple fenced pens and compounds for livestock or pets. An RV carport with power and a partially built cabin add to the possibilities. Water is abundant with three wells (including a new 680-ft well) and dual 1,550-gallon cisterns supplying the home and outbuildings. Other highlights include a fire pit area, graded driveways and extensive investment in infrastructure. With over \$300,000 spent on improvements since 2016, this property is ideal for hobby farming, multi-generational living, or anyone seeking a rural retreat with significant systems already in place. Located just minutes from Lumby and a short drive to Vernon, the setting combines rural tranquility with convenient access to town amenities, schools, and services, making it a rare opportunity in today's market. (id:6769)

- Utility room 6'9" x 2'8"
- Utility room 7'11" x 11'11"
- Storage 9'11" x 11'7"
- Storage 9'11" x 13'0"
- Storage 9'11" x 13'3"
- Storage 11'10" x 15'7"
- Storage 7'9" x 11'7"
- Den 7'3" x 14'0"
- Living room 12'0" x 19'3"
- Laundry room 7'5" x 19'3"
- Kitchen 9'1" x 11'7"
- Foyer 6'2" x 8'1"
- Dining room 19'4" x 15'5"

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Listing Presented By:



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Primary Bedroom 12'3" x 12'4"

2pc Ensuite bath 5'4" x 5'3"