



## 6222 SLOCAN RIVER Road Winlaw British Columbia

\$529,000

Located in the agricultural area of Appledale near Winlaw. Simple, solid 1950's, 3 bedrooms, 1 bath home on beautiful 7.66 acres fenced property in the ALR. The home has many upgrades. There is an attached office/studio that would be suitable for a home-based business and a large, covered, screened-in porch. Full, partially finished basement with separate entrance offering recreation room, cold room, laundry and plenty of storage. Water is from Angus Creek with domestic and 1.25 acre-ft licenses. In addition, there is an unused shallow well with cement collars situated in the "orchard" in the lower field. Outbuildings include a 2 stall barn with tack room and detached carport. Approximately 15 years ago, there was a separate mobile home between the carport and barn. There is water to that location and in the barn is a separate electrical service. The septic for the secondary dwelling site is not to code. This property offers peace and quiet, with fruit trees, beautiful valley views, rolling pasture, fenced garden area and great sun exposure. Quiet location with good access off a secondary road, minutes away from "downtown" Winlaw and the Slocan River. A 35-40 minute commute to Nelson or Castlegar. (id:6769)

Utility room 12'0" x 30'0"

Recreation room 12'0" x 12'0"

Storage 12'0" x 7'0"

Storage 6'0" x 12'9"

Other 10'0" x 6'4"

Storage 12'0" x 12'0"

Full bathroom 8'9" x 5'7"

Primary Bedroom 12'4" x 8'1"

Bedroom 9'6" x 12'4"

Bedroom 9'6" x 9'10"

Living room 17'10" x 17'8"

Kitchen 12'6" x 11'5"

Dining room 9'8" x 11'5"

Other 16'0" x 13'6"

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