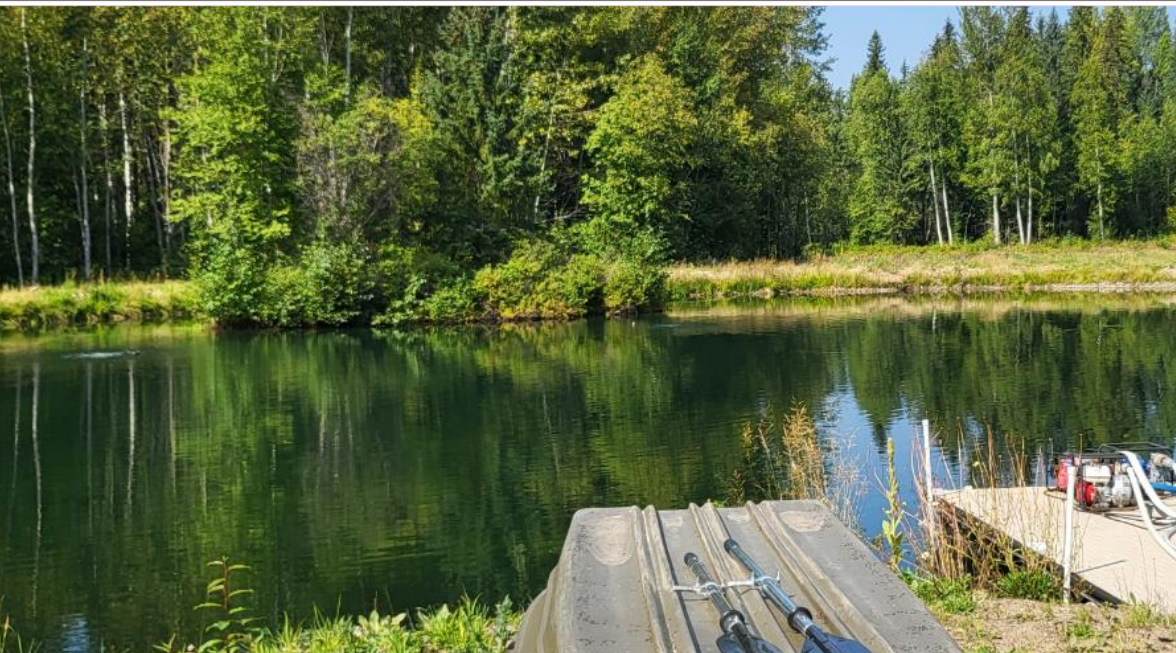


ACREAGE, LODGE, GUEST CABIN, POND & MORE!

5177 Clearwater Valley Road
\$2,390,000



SO MUCH POTENTIAL...!

Large 5 bed 6 bath family home. Uniquely located and surrounded by Wells Gray Provincial Park, British Columbia's 3rd largest Wilderness Park, former B&B was successfully run for the past 21 (www.Bluegrousecountryinn.com) in cooperation with International Tourism Industry Contacts. Ideal for expansion into a larger wilderness adventure resort or totally suitable as a vacation retreat for a cooperative of multiple owners. Features main house with 1 bed 1 bath, upstairs office/ spare bedroom, downstairs large open ceiling kitchen, dining and living area. Attached U-shaped building with 4 bedrooms/5 bathrooms, breakfast/dining room, hot tub, sauna and house-keeping room. Very large sun deck surrounded by the buildings. Fenced and landscaped garden featuring waterfall and games lawn. Established vegetable garden. Outbuilding include guest cabin, Lakefront Gazebo with BBQ, very large shop 32'x29' with warm room 29'x14'9 and attic storage, separate 6 vehicle carport. 25 acres.

Area	Wells Gray	Age	1984
Bedrooms	5	Taxes	
Bathrooms	1	Tax Year	2023
Lot Size	25.48	MLS#	176528
Floor Space	2264	Parking	Detached Garage/Shop, Addl Parking Avail, RV Parking



To view interactive floor plans scan this QR code with your smart phone



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