



# HOME SALES & RENTALS

*Our Town. Your Town. Mountain Town.*

[MountainTownProperties.ca](http://MountainTownProperties.ca)

Box 2277, 2020 Washington Street,  
Rossland BC V0G 1Y0



## 1461 COOK AVE

**\$169,000**

### A Rare Flat land in Rossland

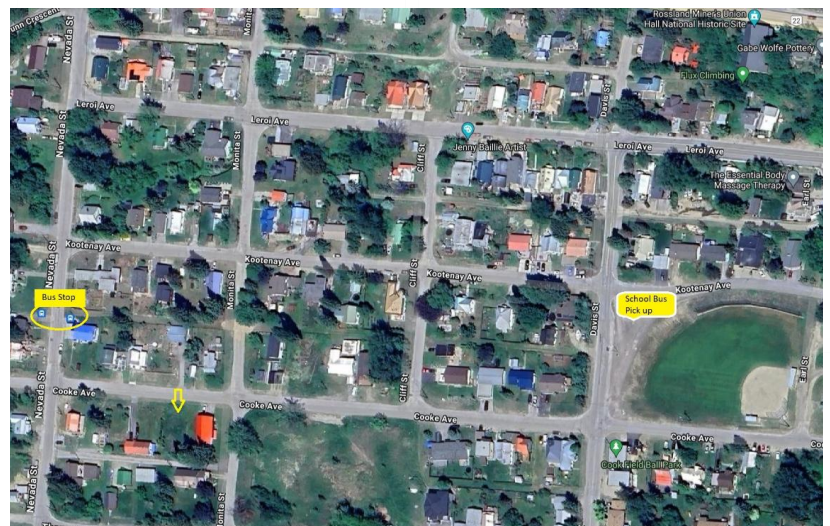
Location! Location! Location! The location of this land is unbeatable! It's within walking distance of downtown, cafes, climbing gyms, ballparks, mountain bike parks, trails and public & school bus stops.

What really sets this land apart is its rarity, a piece of FLAT land in the heart of Rossland. The flat terrain eliminates the need for site preparation & excavation, allowing you to start building your dream home right away. In addition to its excellent location, there is a wide alley which the city even plows in the winter! The roads surrounding the property have a mild incline, allowing hassle-free access year round.

The breathtaking mountain views provide ample natural light, making it a perfect location to enjoy outdoor activities or simply relax and take in the scenery. This piece of land presents an unmatched opportunity, and with so much potential and adventure waiting, it's not one to miss out on. Don't wait any longer; start planning your dream home on this beautiful piece of land today!

### FEATURES

- Flat land
- 4,500 square feet
- Water & sewage service available at lot line
- Wide rear alley access (plowed by the city)
- walking distance to downtown
- Family friendly area (Parks and trails near by)
- A block away from bus stop
- 5+mins drive to RED mtn
- 5+mins drive to golf course



**Moka Webster**

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