

REDUCED PRICE! Rancher on 2.53 Acres with Creek thru..!

2055 Agate Bay Rd
\$693,396



Crown Land on Three Sides!

One of a Kind-Crown on 3 sides is a treasure. 3 bedrooms, easily converted to 4. Domestic Water License off of Russ Creek running through this park-like 2.53 acres. Listen to the creek for Relaxation Therapy. Property is your own private park surrounded by natural beauty. Fruit trees. 3 storage buildings. Veggie garden (not in use). Walking paradise to Forrest Lake (good fishing). Plenty of Room & Privacy for your family. RL-1 Zoning is the best all around zoning to have. This zoning gives you flexibility in how you use the land. Gardening, raising animals or enjoying outdoor activities like cross country skiing, snowmobiling, horseback riding, mountain biking, and 4X4 adventuring surrounds you. Perfect rural living or retreat. 15 mins to Barriere, 15 km to Agate Bay, Adams Lake, 1 hour to Kamloops, 1 Hour to Sun Peaks.



Area	Barriere	Age	1975
Bedrooms	3	Taxes	1077
Bathrooms	2	Tax Year	2023
Lot Size	2.53	MLS#	179654
Floor Space	1300	Parking	1 Space, Carport only, Open, Addl Parking Avail, RV Parking



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



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