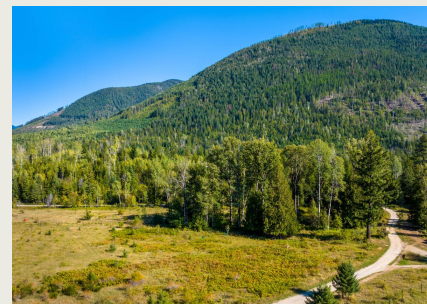


# Lot 3 Crawford Creek Road

\$499,900



Scan me for more information!

This property is a paradise for outdoor enthusiasts, offering activities like hunting, fishing, hiking, beach-combing, and gardening. Situated at the foot of Seven Sisters Mountain, it's just a five-minute drive from Kootenay Lake, as well as essential amenities like restaurants, a grocery store, coffee shops, a bank, and the renowned Kokanee Springs golf course. This charming town is also conveniently close to the world's longest free ferry, which provides access to Nelson, BC, just across the lake! Among the standout features of this **16.19-acre** property are a year-round creek with a water license, a well-insulated agricultural quonset building complete with a bathroom and kitchen, and a workshop/garage that comes equipped with a full bathroom, laundry facilities, and temporary living quarters for your convenience while you construct your dream home. The upper portion of the land offers total privacy and crown land on two sides offering access for all your outdoor adventures! The groundwork has already been laid, with septic, power, and a gravity feed spring-water system already in place.

Area	Crawford Bay / Riوندل
Bedrooms	1
Bathrooms	1
Lot Size	16.19
Floor Space	1351
Age	2010
Taxes	1445
Tax Year	2023
MLS#	2473605
Parking	

**Karen Peck PREC\***

250.254.3727

Real Broker  
Karen@GoForthRealEstate.ca

