



# Lt 15 Manley Road

\$549,900



## Woody Dream Home Acreage!

First time on the market & so beautifully natural, this 4.68 acre parcel zoned A-1 Agricultural sits nestled in between large farms & a bird sanctuary for maximum privacy and tranquility. The rectangular shaped lot sits on Manley Road, a country lane just off Telegraph Road, close to Arbutus Ridge. The property is gently rolling but fairly level with a nice mix of mature trees, a useable driveway with gate, fenced on all sides and there's even a 15gpm well! Zoning allows for house and a secondary suite, B&B, most agricultural pursuits as well as farm gate sales. With some clearing there might even be an ocean view! This is a very rare offering and a must see if you are looking for something special to build that rural dream home on or build a family hobby farm.

### SPECS & FEATURES

Area	Z3 Cobble Hill	Restrictions	In the ALR
Lot Size	4.68	Taxes	\$1,139
Water	Drilled Well	Tax Year	2018
Sewer	Septic - No	MLS#	456200
Zoning	A1-Agricultural		



To view more information scan this QR code with your smart phone

**JOHANNSEN GROUP REALTY INC**  
www.jgrealty.ca

250.748.8080  
Toll Free 1.888.748.8088  
mail@jgrealty.ca

