

# East Barriere Lake Frontage! Reduced Price!

30-7540 Russel Creek Fsr  
\$449,000



## Two RV's, Dock, Sheds & More!

Beautiful East Barriere Lake, 35 minutes from Barriere, BC. The last 10 kms is a FSR. One of the nicest lakes in BC. Water is warm in summer, up to 70 degrees F. Depth of lake up to about 280 feet, fed by numerous sm creeks. The lot is 50' lake frontage by approx 165'. Lots of trees on lot for privacy. No access to the lot in the winter except by snowmobile which several families do. 71 lot dev. (The Ridge). Many homes have been built. There are 2 RVs on the property. 2005 Citation 30' 5th wheel, high end, & a 1992 22' Wilderness 5th wheel, bought new. NO CABIN/HOUSE ON LOT. 4 sheds, tool, bathroom/laundry, bunk & sm shed by the water for lake support, double dock built in 2012. 800 sq. ft. of decks. \$100.00 flat rate for maintenance & upkeep on power, plus cost of hydro, average \$300.00/summer. 300 year private pre-paid lease BC Assessment on land \$520,000 2023. Call me to get your personal tour.



|             |          |          |        |
|-------------|----------|----------|--------|
| Area        | Barriere | Age      |        |
| Bedrooms    | 0        | Taxes    | 1675   |
| Bathrooms   | 0        | Tax Year | 2023   |
| Lot Size    |          | MLS#     | 178487 |
| Floor Space |          | Parking  |        |



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



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