

# 21 Acres, Zoned Small Holding (SH)

4940 Birch Lane  
\$395,000



## Potential for 4 Parcel Subdivision!

Over 21 Acres of Privacy and Scenic Views of the Valley! All fenced with smooth high tensile wire for horses. Upper (Dixon Creek Road) and lower (Birch Lane) metal gates. Small Holding Zoning with potential for 4 parcel subdivision. Hydro at lot line. Town water at lot line. Clear Span 40 x 32 shop with cement floor. Some nice flat areas and some steeper areas, some gravel. Hydro transmission lines through property. Close to town and all amenities!

Area	Barriere	Age	
Bedrooms	0	Taxes	1258
Bathrooms	0	Tax Year	2024
Lot Size	21.13	MLS#	179565
Floor Space		Parking	



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



Heather Brown  
RE/MAX INTEGRITY REALTY

(250) 672-1070  
#2-4353 Conner Road Box 1289  
hbrown@remax.net  
heather.realtyhd.com