

# \$159,000 - 8440 Highway 3 And 95 Lot# 135, Yahk

MLS® #10332720

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Recreational on 0.17 Acres

Arrow Creek to Yahk, Yahk, British Columbia

Visit REALTOR website for additional information. Gorgeous year-round recreational lot, fully landscaped! Bring your RV or build a new home or bring in a Park Model home! 30-day possession \*Private access to river \*Lovely private deck w/ 2 gazebos, metal shed w/ outdoor full kitchen, 2 storage sheds, wood storage and green house \*Insulated mudroom addition (park your RV next to it) and a great garden space with raised planters. SHARED OWNERSHIP where you own the lot but are part of the resort! Private and close to crown land to explore by foot, quad or truck! Short drive to Yahk for basics and 15min to Kingsgate US border \*45 min drive to Cranbrook for bigger shopping experience or 30 min to Creston for their famous fruits & vegetable markets! This listing has some very interesting options if you are seeking an escape! (id:6289)



## Essential Information

|           |                        |
|-----------|------------------------|
| Listing # | 10332720               |
| Price     | \$159,000              |
| Bathrooms | 0.00                   |
| Acres     | 0.17                   |
| Type      | Recreational           |
| Sub-Type  | Shares in Co-operative |

## Community Information

Address 8440 Highway 3 And 95 Lot# 135

|             |                     |
|-------------|---------------------|
| Subdivision | Arrow Creek to Yahk |
| City        | Yahk                |
| Province    | British Columbia    |
| Postal Code | V0B2P0              |

### Amenities

|               |   |
|---------------|---|
| Amenities     | Golf Nearby, Recreation                       |
| Utilities     | Cable, Electricity, Natural Gas, Sewer, Water |
| Features      | Level lot, Private setting                    |
| View          | Mountain view, Valley view                    |
| Is Waterfront | Yes   |
| Waterfront    | Waterfront on river                           |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Landscaped, Level |
|-------------------|-------------------|

### Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|



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