

# \$850,000 - Lot A McCormack Road, Burton

MLS® #10348053

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 8.09 Acres

Nakusp Rural, Burton, British Columbia

Prime development opportunity in a beautiful, rural setting in Burton, south of Nakusp, near the shores of Arrow Lake! Flat, 8.09 acre property (one title) has had preliminary approvals in place for a 10 lot subdivision with underground services in the past. Lots 1, 2, and 3 were formally subdivided and recently sold; this is the remainder lot A for sale. An exceptional investing opportunity for savvy builders, investors or developers! Bring new ideas forward or pick up what once was and start up the process again. Underground infrastructure is already in place with stubouts at each of the proposed 10 lots. Water, BC Hydro, and Telus are all available. Water is connected to the Burton community system, managed by the Regional District of Central Kootenay. Septic systems will be required. An incredible amount of time and legwork have been done before you; take it from here and bring your vision to continue the process and finish subdividing it with your own ideas (could consider less density or different layout or continue focusing on the potential for 10 lots) or keep it as a holding property. The property is currently zoned R1K (suburban residential) and is out of the ALR. Building scheme registered on title. There is also a very LARGE, massive amount of gravel rock and road crush stored on the property and will be left behind and included in a sale. Wonderful location near the lake with many recreational pursuits in the surrounding area. Do not miss this opportunity. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 10348053    |
| Price     | \$850,000   |
| Bathrooms | 0.00        |
| Acres     | 8.09        |
| Type      | Vacant Land |
| Sub-Type  | Freehold    |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | Lot A McCormack Road |
| Subdivision | Nakusp Rural         |
| City        | Burton               |
| Province    | British Columbia     |
| Postal Code | V0G1R0               |

## Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Recreation, Schools                                      |
| Utilities | Cable, Electricity, Natural Gas, Telephone, Sewer, Water |
| Features  | Cul-de-sac, Level lot, Irregular lot size                |
| View      | River view, Lake view, Valley view                       |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Level |
|-------------------|-------|

## Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Royal LePage Selkirk Realty |
|----------------|-----------------------------|



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