

# \$1,200,000 - 6610 6 Highway, Ymir

MLS® #10349047

**\$1,200,000**

2 Bedroom, 1.00 Bathroom, 600 sqft

Single Family on 37.25 Acres

Nelson South/Salmo Rural, Ymir, British Columbia

Nearly 40 acres of commercially zoned land just outside of Ymir, BC! This unique property offers incredible potential for further development, with an oversized septic system already in place and an artesian well supplying fresh water. Two well-built, two-bedroom homes feature concrete floors with in-floor heating, wood stoves, and living roofs that blend beautifully into the forested surroundings. Multiple internal roads provide access throughout the property, which includes a mix of flat and gently sloped terrain, ideal for expansion or a variety of uses. Easy access from the main road and just minutes from world-class recreation, including Whitewater Ski Resort, Red Mountain Resort, Kootenay Pass, the Salmo River, hiking trails, and the Rail Trail. There is a sauna and storage shed as well. Formerly operating as Kootenay Huts, this is a rare opportunity to live and build your dream business in the heart of the Kootenays. (id:6289)

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | 10349047    |
| Price          | \$1,200,000 |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Square Footage | 600         |



|            |               |
|------------|---------------|
| Acres      | 37.25         |
| Year Built | 2010          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6610 6 Highway           |
| Subdivision | Nelson South/Salmo Rural |
| City        | Ymir                     |
| Province    | British Columbia         |
| Postal Code | V0G2K0                   |

### Interior

|              |       |
|--------------|-------|
| Heating      | Other |
| # of Stories | 1     |

### Additional Information

|        |             |
|--------|-------------|
| Zoning | See Remarks |
|--------|-------------|

### Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Coldwell Banker Rosling Real Estate (Nelson) |
|----------------|----------------------------------------------|



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