

\$950,000 - 13635 3a Highway, Boswell

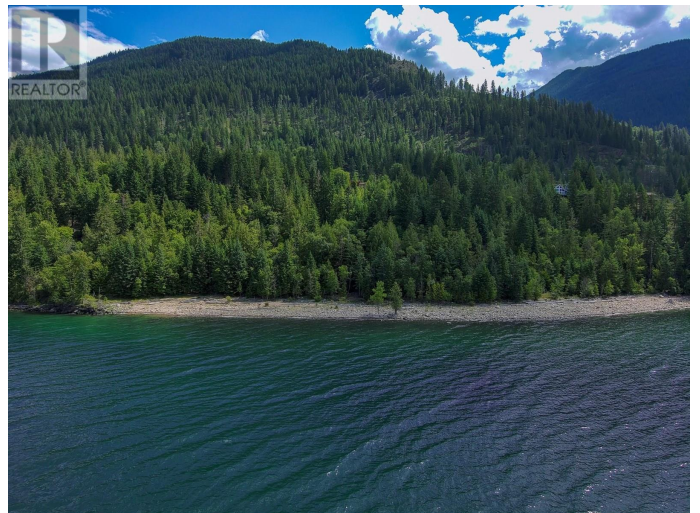
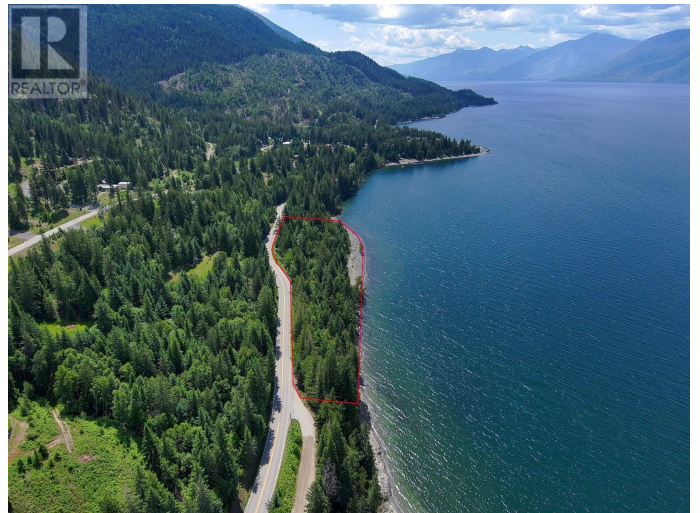
MLS® #10354473

\$950,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 4.10 Acres

Crawford Bay / Riondel, Boswell, British Columbia

Along the beautiful shores of Kootenay Lake in the southeast corner of BC, sits this gorgeous 4.1 acre parcel of land waiting to make your dreams come alive. Cradled by the Kootenay Rockies and the Selkirk Mountains to the east, and the Monashee and Purcell Mountains to the west, you will find 1200 feet of pristine waterfront and breathtaking views to call your own. A mecca for outdoor enthusiasts, the Kootenay region is a place to lose yourself in the wonders of the surrounding wilderness, whether it's hiking, mountain biking, skiing, fishing, or river rafting, to name a few. Currently zoned as Country Residential, offering a wide array of development opportunities. A septic tank and field are already in place, as well as an access road leading to the pristine, private beach. Far enough removed to feel like your own private sanctuary, you are still close enough to all the arts and culture the area attracts. Enjoy Nelson's historic charm and vibrant arts scene 1.5 hours to the west, head to Creston to soak in the vast natural beauty and charm a quick 45 minutes south, golf beside a glacial river 2 hours east in Cranbrook, or head north to bask in the Ainsworth Hot Springs. Whether you're envisioning a seasonal getaway or a full-time residence, this property represents an increasingly rare opportunity to own private waterfront. Call your Realtor®; or the listing representative today to schedule a viewing. All property outlines are approximate.



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Essential Information

Listing #	10354473
Price	\$950,000
Bathrooms	0.00
Acres	4.10
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	13635 3a Highway
Subdivision	Crawford Bay / Riondel
City	Boswell
Province	British Columbia
Postal Code	V0B1A4

Amenities

Amenities	Recreation
Utilities	Electricity, Sewer, Water
Features	Treed
View	Lake view, Mountain view, View of water, View (panoramic)
Is Waterfront	Yes
Waterfront	Waterfront on lake

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Engel & Volkers South Okanagan
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