

\$2,490,000 - 2360/2380 95 Highway, Spillimacheen

MLS® #2476294

\$2,490,000

4 Bedroom, 3.00 Bathroom, 3,005 sqft

Single Family on 166.00 Acres

Edgewater North, Spillimacheen, British Columbia

The Black Bear Ranch is a 166-acre property in the Columbia Valley, located between the towns of Invermere and Golden, 3 km north of The Brisco General Store. This private, gated, forested acreage has 2 contemporary homes, drivable trails, mountain meadows, borders Crown Land and has a seasonal creek! Easily accessed off Highway 95 by gravelled roads and situated far enough away from each other allowing for privacy. Each home has individual wells, water purification and septic systems, and hydroelectricity. Home D is 3,005 ft, over 2 floors, featuring a vaulted ceiling, a west-facing, wrap-around balcony, hardwood flooring, and an open floor plan; 2 bedrooms on each level; 3 bathrooms total, the living room & rec room each with a wood fireplace. Access the walkout patio and enjoy the gentle scent of clean fresh air. A double detached garage is just a few steps away from the front door. Home C, further from the entrance gate, has an area of 2,092 ft over 2 levels, 2 bedrooms & kitchens on each and a total of 3 full bathrooms. The upper living room is an open floor plan with great sight lines, a real wood fireplace, and a west-facing balcony with awnings. The lower level has a walk-out patio, a lovely yard, and a fenced garden. This property features 2 detached, double garages, the larger 30 x 40 is a shop with an unfinished loft. The property is located in a pristine wilderness area. The Columbia Valley Wetlands is a migratory path for birds and a



winter habitat for Elk. (id:6289)

Built in 2000

Essential Information

Listing #	2476294
Price	\$2,490,000
Bedrooms	4
Bathrooms	3.00
Square Footage	3,005
Acres	166.00
Year Built	2000
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	2360/2380 95 Highway
Subdivision	Edgewater North
City	Spillimacheen
Province	British Columbia
Postal Code	V0A1P0

Amenities

Features	One Balcony
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	River view, Mountain view, Valley view

Interior

Heating	Forced air
Fireplace	Yes
Fireplaces	Wood

Exterior

Exterior	Stucco
Roof	Asphalt shingle,Metal

Additional Information

Zoning

Agricultural

Listing Details

Listing Office

Royal LePage Rockies West



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