

\$695,000 - Lot 34 Pass Creek Road, Castlegar

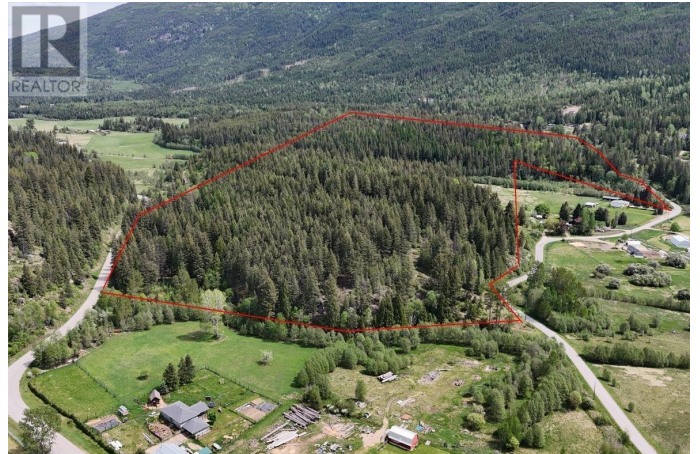
MLS® #2477442

\$695,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 70.48 Acres

Pass Creek Valley, Castlegar, British
Columbia

This scenic & mostly forested rural acreage in Pass Creek offers excellent subdivision potential. The zoning allows lots sizes from one hectare/2.5 acres & the 2 roads circling the land provide ample access opportunities (no road building required), & various connection points to power lines thus lowering the servicing costs. The area predominantly consists of parcels ranging from 2.5 to 10 acres. A cluster development with a mix of lot sizes from 2.5 to 10+ acres would be ideal. Spanning over 70 acres, this property features 2 forested knolls divided by Kinney Creek. The southern section of the creek connects to a small 2-3 acre pasture with rich soils. The forest is approximately 120 years old = timber value. A 10-minute drive south takes you to Castlegar, providing access to all urban amenities. This property is a prime opportunity for subdivision, offering a blend of forested lots, scenic views, some arable land, & creek frontage perfectly suited for a variety of development possibilities. (id:6289)



Essential Information

Listing #	2477442
Price	\$695,000
Bathrooms	0.00
Acres	70.48
Type	Vacant Land

Sub-Type Freehold

Community Information

Address Lot 34 Pass Creek Road
Subdivision Pass Creek Valley
City Castlegar
Province British Columbia
Postal Code V1N4T1

Amenities

Features Private setting, Treed, Sloping
View Mountain view, Valley view
Is Waterfront Yes
Waterfront Waterfront on creek

Interior

Heating No heat

Exterior

Exterior Features Sloping

Additional Information

Zoning Unknown

Listing Details

Listing Office LandQuest Realty Corp. (Interior)



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