

**1602 SHELLBORN ROAD V0B 1T0**

MLS® **2469423**
 Major Area **Fernie Rural**
 Sub Area **Jaffray and Vicinity**
 City **Jaffray**
 Postal Code **V0B 1T0**
 Type **Single Family**
 Style/Stories
 Taxes **\$2,157 (2022)**
 Year Built **2006**
 Desc Of Year Built **Actual**
 Pets Allowed **Yes**
 Rentals Allowed **Yes**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RR60**
 Zoning Type **Other**
 Zoning Sub Type **In ALR, Rural residential**
 First Nations Land YN **No**
 List Price **\$939,000**

Interior Information

Bedrooms **3** Bathrooms **2** Ensuite **1** Suites Description
 Fireplace Type **Wood Stove** # of Fireplaces
 Interior Features
 Equipment/Appliances Included
 Flooring **Laminate, Linoleum**

Exterior Information

Lot SqFt **958,755** Lot Width
 Lot Acres **22.01** Includes Manufactured Home **Yes**
 Foundation Manufactured (MHR) No. **092305**
 Exterior Finish **Vinyl** Tech Safe BC No./CSA No. **CSA**
 Carport CSA/BCE No. **57642**
 Structures Parking Spaces
 Construction **Modular**
 View

Site Influence
 Exterior Features **Fenced Yard, Deck(s), Garden, Private Yard**
 Parking Type **Double garage, Detached**

Services

Water Supply **Well** Sewer Type **Septic** Sewer Service
 Cable TV Service Telephone Service Water Service
 Gas Service Power Service Fuel **Electricity**
 Heating/Cooling **Forced Air**

Rooms (Total Sqft: 1,248)**Legal & Mortgage**

| | Down | Main | Up | Other | PID Number 016-715-977 | |
|----------------|------|-------------------|----|-------|-------------------------------|---|
| Totals Sqft | | 1,248 | | | Legal | PARCEL 10, DISTRICT LOT 4590, KOOTENAY LAND DISTRICT, EXCEPT PLAN NEP70205 AND EPP61522, REF PL 50751-I, MHR 092305, CSA 57642, 2006 Landmark 24869, serial 0322582A, 0322582B |
| Living Room | | 20'10x11'4 | | | Fin Statements Avail From | Type Of Lease |
| Dining Room | | 7'9x11'11 | | | Court Ordered Sale No | Fractional Interest YN No |
| Kitchen | | 13'1x12 | | | Terms Of Sale | Fractional Interest Amount |
| Laundry | | 5'5x7'10 | | | | |
| Bathroom | | Full | | | | |
| Bedroom | | 10'10x11'4 | | | | |
| Bedroom | | 11'5x11'8 | | | | |
| Master Bedroom | | 16'10x11'7 | | | | |
| Ensuite | | Full | | | | |

A rare stunning private dream property with 22 acres in Jaffray. With approx 5 acres of pasture land with mountain views, this property has been in the family since the 1930's. With crown land bordering 2 sides, an endless outdoor recreation lifestyle is at your doorstep. Close to many lakes, trails, convenience/gas store, elementary school. With a lovely 2006 spacious 3 bedroom, 2 bath double wide with vaulted ceilings, wrap around covered decks, cozy wood stove in the living room, sliders off the dining area to private covered deck for BBQ and entertaining, lovely dream kitchen, bright master bedroom with 3 pce ensuite. With a 27x20 insulated quonset, guest cabin, wood shed and greenhouse. Loads of parking, gate at private entrance and fencing around most of the property. Well Log states 20GPM. Quick possession. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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#25-10th Avenue South Cranbrook V1C 2M9

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