

**7250 TIE LAKE ROAD V0B 1T0**

MLS® **2469885**
 Major Area **Fernie Rural**
 Sub Area **Jaffray and Vicinity**
 Postal Code **V0B 1T0**
 Type **Lots/Acreage**
 Style/Stories
 Taxes **\$2,608 (2022)**
 Province **BC**
 City **Jaffray**

Status **Active**
 Possession
 Title **Freehold**
 Title Form **Conventional**
 Zoning Code **RR60**
 Zoning Type **Residential-Low Density**
 Zoning Sub Type **In ALR, Rural residential**
 First Nations Land YN **No**
 List Price **\$1,289,000**

Exterior Information

Lot SqFt **698,702**
 Lot Acres **16.04**
 Number of Parcels
 Roads **Gravel**
 Local Government Levies **No Levies**
 Cultivated Area

Lot Width
 Parking Type **Other, Double garage, RV Parking, Detached, Heated, Oversize**
 Carport
 View **Mountain View**
 Signs Canopies
 Treed Area

Lot Depth
 Parking Spaces **7**
 Fencing
 Security Detectors
 Cleared Area
 First Nations Land YN **No**

Exterior Features

Services

Water Supply **Well**
 Cable TV Service **Available**
 Gas Service **Available**

Sewer Type **Septic**
 Telephone Service **Available**
 Power Service **Available**

Sewer Service **Septic**
 Water Service **Available**

Legal & MortgagePID Number **028-024-699**Legal **LOT 1, PLAN NEP89539, DISTRICT LOT 4590, KOOTENAY LAND DISTRICT**

Fin Statements Avail From

Court Ordered Sale **No**

Terms Of Sale

Type Of Lease

Fractional Interest YN **No**

Fractional Interest Amount

A RARE find! A stunning private South Country property only minutes from popular Tie Lake, surrounded by 4 season recreation. This private 16 acre property with stunning mountain views and a lovely 1994 built 2 storey home, heated 24x32 detached garage/shop with 12 ft ceilings & attached carport and 4 bay vehicle storage shelter adds so much value for many. Surveyed for sub dividable potential for a second lot with private cleared building sites, with breathtaking views is a valuable opportunity for extended family. Lovely home features country kitchen with custom built pine cabinetry & stainless steel appliances, spacious dining area with deck access that opens to large living room with lovely gas fireplace & french doors to covered wrap around deck overlooking property & mountain views. Main floor bright laundry room with built in cabinets. Second level boasts large master bedroom with 3-pce ensuite, jetted tub and private deck for your morning coffee and additional bedroom, den or massive walk in closet options. With spacious recreation room which is plumbed for gas fireplace, 2 bedrooms, full bath and outside basement entry. With natural gas forced air furnace and quality wood stove boiler outside for efficiently heating house and detached shop. Previously set up for horses with powered self watering system, corral, machine shed and barn. Listed By: Royal LePage East Kootenay Realty

This listing information is provided to you by:

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