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Royal LePage East Kootenay Realty

Lot C Joe Sun Road , Wasa, V0B 2K0

MLS® #: **2408275** Status: **Active** PID: **027-459-217**
Major Area: **Kimberley/Cranbrook Rural** Add PID:
Sub Area: **Wasa Rural**

General Information

Prop Type:	**Lots and Acreages**		Year Built:
Type Dwell:	**Acreage**		Year Blt Dsc:
Style/Story:			Shop/Den: **-/No**
Add'l Dwelling:		Includes MH:	Year Reno'd:

Layout		Finished Floor Area		Unfinished SqFt
Beds:		Main:		Total:
Full Baths:		Above Main:		
Half Baths:		Below Main:		
En Suite:		Basement:		
Ttl Baths:	**0**	Total:	**0**	

Lot Information		Parking	
Frontage:		Prk Cov:	RV Park:
Depth:		Prk Uncov:	Add Prk:
Irregular:		Prk Spcs:	Carport:
Acres:	**271.81**	Grg Opt:	
Wtr Frnt:		Grg Dsc:	
Wtr Infl:		Grg Dimen:	
View:	**Mountain View, View**		

Features

Wood Stove:		ByLaws Avl:		Univ. Access: **No**	Gated:
Rentals:				B&B: **No**	Pets:
Fireplace:				Bsmt:	
Construct:				Roof:	
Foundation:				Suites Dsc:	
Exterior Fin:				Heat/Cool:	
Water:	**Via Easement**			Fuel:	
Pool Type:				Sewage: **No Sewage Disposal**	

Site Infl: **Airport Nearby, Easy Access, Flat Site, Golf Nearby, Level, Private Setting, Quiet Area, Recreation Nearby, Rural Setting, Ski Area Nearby**

Finance/Tax

First Nations Land:	**No**	LR Owner:	**No**	Taxes:	**$1,114.00**	Tax Yr:	**2017**
Title Held:	**Freehold**	Terms Sale:					
Trades:		Trades Desc:					

Legal Dsc: **Lot C, DL 7660 and 16425, KD Plan NEP86308**

Lots And Acreages

Roads:	**Gravel**	# Parcels:	Ar Cleared:		Ar Cover:
Access:	**Public Road**	# Titles:	Ar Cultivat:		Tree Rmv:
Pros Discl:	**Subsequent Sale -- Not Avail**		Ar Treed:		Restrict:

Utilities

Cable TV:	**Available**	Power:	**Available**	Phone:	**Available**	Hookup:	
Gas:	**Available**	Sewer:	**No Sewer**	Water:	**Available**		

Remarks

Dtl Loc: **Joe Sun Road**

Public Remarks: **Beautiful 271+ acres of land with stunning Rocky Mountain views in excellent location just North of Kimberley and West of Wasa Lake. With easy road access maintained by Dept. of Highways, existing hydro lines, fibre optic lines, cattle guards & Legal irrigation rights to large lake which has provided water for numerous sprinklers for irrigation via electrical powered pumps. In the ALR, this property is fenced, cleared, and hosts excellent soil that has previously produced large quantities of potatoes and other vegetables. With over 200 acres of hay fields, there are three parcels of land all with road access all on one title. RR-60 zoning provides many uses. Currently has farm status for low taxes.**

Listing Office: **Royal LePage East Kootenay Realty**

Additional Photos

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