



MLS® #: 10255302

Price: \$179,900

9018 HWY 6 Highway, Edgewood, V0G 1K0

EA - Edgewood / Arrow Lk

Rural property with lots of potential - great for a personal project or investment opportunity! Four bedroom house with basement and detached shop on 3.4 acres in the beautiful Edgewood/Needles area. Bedrooms, bathroom, kitchen and living room on main/upper floor. Wood stove, bathroom, cold storage room and ground level entry in basement/lower level. Walkable attic access through one of the bedroom closets. Property has animal enclosures and space for a yard, grazing &/or gardens as well as detached shop. Gravity fed water from a natural spring. Hydro meter & panel will need to be reinstalled. - Buildings and property come AS IS, WHERE IS. - Buyers to do full due diligence.

Type: **Single Family Residential**
 Year Built: **1970**
 Dsc Yr Blt: **Unknown/Mixed**
 Garage: **Detached, RV, Workshop**
 Covered:
 Beds: **4**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **No Ensuite Bathrooms**
 Equip/Appl: **Stove - Gas**

Basement: **Grade Level Entry**
 Heat/Cool: **Electric Baseboards, Stove**
 Water: **Gravity Intake**
 Sewage: **Septic**
 Taxes: **\$806.30**
 Fin Sq Ft: **1408**
 Acres: **3.4**

Room	L	Dimensions
Kitchen	L1	17' 6"X16' 6"
Bathroom - Full	L1	8' 8"X7'
Bedroom	L1	14'X10'
Bedroom	L1	13'X11'
Cold Room	B	

Room	L	Dimensions
Living Room	L1	20' 8"X14'
Primary Bedroom	L1	13' 8"X9' 8"
Bedroom	L1	13'X12'
Bathroom - Full	B	
Workshop	L1	25'X23'

Presented By: Jason Neumann



MLS® #: 10236041

Price: \$249,000

Lot 2 Squilax Anglemont Road, Scotch Creek, V0E 1M5

NS - North Shuswap

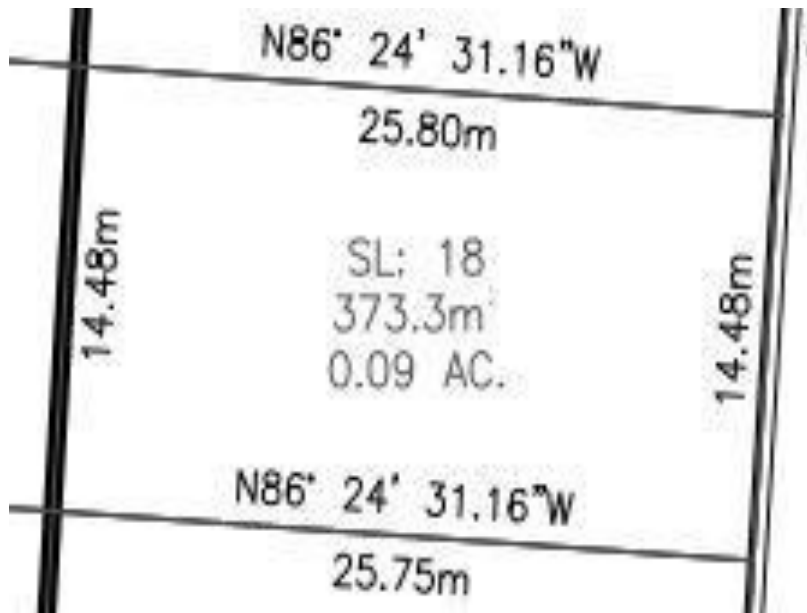
Affordable Lakeview Investment Property- Shuswap Lake, BC. Court ordered sale! 11.71 acres with panoramic views over the Lake. Sunny southern exposure. Zoned MHP (Manufactured Home Park) allows for 4 manufactured homes on the parcel. Power at lot & community water available. Good potential for rental income in high demand area or simply develop as your personal residence.

Type: **Lots and Acreages**
Year Built:
Dsc Yr Blt:
Garage:
Covered:
Beds:
Full Baths:
Half Baths:
En Suite:

Basement:
Heat/Cool:
Water: **Other (See Remarks)**
Sewage: **No Sewage Disposal**
Taxes: **\$1,545.96**
Fin Sq Ft: **0**
Acres: **11.71**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10252783

Price: \$129,000

1122 Willow Row, Sicamous, V0E 2V0

SM - Sicamous

fully serviced building lot ready to build. All Builders are welcome

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Basement:

Heat/Cool:

Water:

Sewage: **Sewer**

Taxes:

Fin Sq Ft: **0**

Acres: **0.09**

Community Water User's Utility

\$0.00

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10246681

Price: \$161,900

4025 Finucane-Rokosh Road, Malakwa, V0E 2J0

SM - Sicamous

0.43 of an acre close to Sicamous and Revelstoke in the heart of Malakwa. This area offers tons for the avid outdoorsman - with fishing, hunting, snowmobiling and skiing all nearby. This lot has a gentle slope with nice flat areas. The property has a 18 x 40 shop with a concrete foundation (power has been disconnected). There is a mobile home with an addition that has been electrically disabled. No information is available on the well or the septic system. This property is being sold as is where is.

Type: **Lots and Acreages**
Year Built:
Dsc Yr Blt:
Garage:
Covered:
Beds:
Full Baths:
Half Baths:
En Suite:

Basement:
Heat/Cool:
Water: **Other (See Remarks)**
Sewage: **Other (See Remarks)**
Taxes: **\$1,817.00**
Fin Sq Ft: **0**
Acres: **0.43**

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.



MLS® #: 10255990

Price: \$998,000

505 Holly Avenue, Sicamous, V0E 2V1

SM - Sicamous

Solidly built 2800 ft sq 3 bed 3 bath log home on 33 acres backing onto crown land. Views of Mara lake, valley and Sicamous from the open concept bright well designed home. On demand hot water, In-floor heating in basement and main floor, lifetime metal shingles. Ground level entrance to basement for easy access. Backs on to crown land. Court ordered sale.

Type:	Single Family Residential	Basement:	Full
Year Built:	1994	Heat/Cool:	Forced Air
Dsc Yr Blt:	Actual	Water:	Well
Garage:	Attached	Sewage:	Septic
Covered:	1	Taxes:	\$4,536.00
Beds:	3	Fin Sq Ft:	2800
Full Baths:	3	Acres:	33
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Kitchen	L1	15'X15'	Living Room	L1	17' 6"X16'
Bedroom	L1	13' 6"X11' 4"	Bedroom	L2	11' 8"X15' 6"
Primary Bedroom	L2	18' 6"X12'	Family Room	B	18' 6"X16' 8"
Laundry	B	9'X12'	Loft	L2	7' 2"X14'
Bathroom - Full	L1	7'X11' 8"	Bathroom - Full	L2	12'X7' 4"
Bathroom - Full	B	7' 6"X8'	Dining Room	L1	15'X12'

Presented By: Jason Neumann

Information Deemed Reliable But Cannot Be Guaranteed.