



Presented by:

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Active
R2276805

 Board: H
 House with Acreage

6999 ROCKWELL DRIVE

Harrison Hot Springs

Harrison Hot Springs

VOM 1K0

Residential Detached

\$1,525,000 (LP)

(SP)



Sold Date:	Frontage:	300.00	Original Price: \$1,525,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1979
Depth / Size: 0/1.28 AC	Bathrooms:	2	Age: 39
Lot Area (acres): 1.28	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,835.12
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-945-794
			Tour: Virtual Tour URL

View: **Yes: HARRISON LAKE AND MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**
 Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Forced Air, Wood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

 Total Parking: **6** Covered Parking: **3** Parking Access:
 Parking: **Carport; Single, Garage; Single, RV Parking Avail.**

 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**

Dist. to School Bus:

 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

 Legal: **PL NWP55668 LT 6 LD 36 SEC 30 TWP 4 RNG 28 MER 6. MERIDIAN W6, EXC FIRSTLY: PART SUBDIVIDED BY PL 58350; SECONDLY: PART SUBDIVIDED BY PL 64438; THIRDLY: PART SUBDIVIDED BY PL 72689.**
Amenities: **Garden, Workshop Detached**Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Waterfront Property**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15'8 x 15'4			x			x
Main	Bedroom	12'6 x 15'4			x			x
Main	Living Room	31' x 13'6			x			x
Main	Solarium	17' x 9'			x			x
Main	Bedroom	9'4 x 7'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	1,553	# of Rooms: 5	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 0	1	Main	3	Yes		Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No		Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3					Pool:
Finished Floor (Total):	1,553 sq. ft.	Crawl/Bsmt. Height:	4					Garage Sz:
		Beds in Basement: 0	5					Door Height:
Unfinished Floor:	0	Basement: None	6					
Grand Total:	1,553 sq. ft.	Bedrooms not in Basement: 3	7					
			8					

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Do you like your privacy? This California style rancher waterfront home on over 1.25 acres is hidden in the trees and has 2 private beaches to enjoy the sun at. Enjoy entertaining on the 1000+ sq.ft. of deck with spectacular views of the lake and mountains. The 350 sq.ft. workshop/garage has room for your tools. 2 additional covered parking spots for your RV or cars and even covered area for a wood shed. 3rd smaller bedroom is being used as a laundry now, could convert back. Whether this is a great getaway spot, or full time residence, the opportunity to get a rare property is here for the taking. Don't wait to act, this beauty won't last long.