



Residential Client Full w/photos

2300 KETTLE RIVER Drive, Grand Forks, V0H 1H0

MLS® #: **2399405**
Zone: **Grand Forks**

Status: **Active** PID: **028-195-591**
Sub Area: **Grand Forks**

Price: **\$209,000**
ADOM: **249**



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General Information

Prop Type: **Lots and Acreages**
Type Dwell: **Acreage**
Style/Story:

Year Built:
Yr Blt Dsc:
Shop/Den: **-/No**

Layout

Beds:
Full Baths:
Half Baths:
En Suite:
Ttl Baths:

Finished Floor Area

Main:
Above Main:
Below Main:
Basement:
Total: **0**

Lot Information

Frontage: **734**
Depth: **1354**
Irregular: **Yes**
Acres: **17.5**
Wtr Frnt: **1000**
Wtr Infl: **River Frontage**
View: **View**

Parking

Prk Cov:
Prk Uncov:
Prk Spcs:
Grg Opt:
Grg Dsc:

RV Park:
Add Prk:
Carpport:

Features

Rentals:
Fireplace:
Construct:
Foundation:
Exterior Fin:
Water: **No Water Supply**
Fencing:
Pool Type:

B&B: **No** Pets:
Bsmt:
Roof:
Suites Dsc:
Heat/Cool:
Fuel:
Outside Area:
Sewage: **No Sewage Disposal**

Finance/Tax

Native Res: **No** LR Owner: **No**
Title Held: **Freehold** Terms Sale:
Trades:
Legal Dsc: **LOT 1 PLAN KAP 90660 DISTRICT LOT 533 GROUP 1 SIMILKAMEEN DIVISION OF YAI**

Taxes: **\$754.00** Tax Yr: **2011**
Court Sale: **No**

Lots And Acreages

Roads: **Paved** # Parcels:
Access: **Public Road** # Titles:
Pros Discl: **Other (See Remarks)**

Ar Cleared:
Ar Cultivat:
Ar Treed:
Ar Cover:
Tree Rmv:
Restrict:

Utilities

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

Remarks

Dtl Loc: **PH Agent**
Pub Rmks: **Over 1000 feet of riverfront on this 17 acre parcel inside city limits. Private beach, private pond, and much of the land is sub-irrigated. Potential for an estate home or small farm with animals/agricultural use. Build your dream home here on the beautiful Kettle River with a great building site already begun!**

Information Deemed Reliable But Cannot Be Guaranteed

