



Residential Client Full w/photos

A Fife Road, Christina Lake, V0H 1E3

MLS® #: **2402730**
 Zone: **Grand Forks Rural**

Status: **Active** PID: **003-020-037**
 Sub Area: **Christina Lake**

Price: **\$199,000**
 ADOM: **21**



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: **372**
 Depth: **700**
 Irregular: **Yes**
 Acres: **4.947**
 Wtr Frnt:
 Wtr Infl:
 View: **Lake View, Mountain View**

Parking

Prk Cov: RV Park:
 Prk Uncov: Add Prk:
 Prk Spcs: Carport:
 Grg Opt:
 Grg Dsc:

Rentals:
 Fireplace:
 Construct:
 Foundation:
 Exterior Fin:
 Water: **Well**
 Fencing:
 Pool Type:
 Site Infl: **Quiet Area, Recreation Nearby, Wooded Area**

Features

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

Native Res: **No** LR Owner: **No**
 Title Held: **Freehold** Terms Sale: **Cash**
 Trades:
 Legal Dsc: **Plan KAP34028 Lot A District Lot 750 SDYD**

Finance/Tax

Taxes: **\$1,369.00** Tax Yr: **2014**
 Court Sale: **No**

Lots And Acreages

Roads: **Paved** # Parcels: **1** Ar Cleared:
 Access: **Public Road** # Titles: Ar Cultivat:
 Pros Discl: **Subsequent Sale -- Not Avail** Ar Treed: Ar Cover:
 Restrict: Tree Rmv:

Utilities

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

Remarks

Dtl Loc: **From Hwy 3 take Fife Rd follow the road up and watch for signs on the left.**
 Pub Rmks: **Beautiful small acreage on Fife Rd with some lake views. Nicely treed, and several great building sites, this property has a deep well producing 15 GPM and is potentially subdividable into 2 parcels. It is the perfect spot to enjoy living at the lake but with plenty of privacy. Don't miss out on this rare opportunity!**





Information Deemed Reliable But Cannot Be Guaranteed

 <p>Cindy Anthony Licensed REALTOR® 250-442-7379 cindy7379@gmail.com</p> 		<p>www.christinalakerealestate.bc.ca www.grandforksrealestate.net</p>		<p>Aaron Anthony Licensed REALTOR® 250-584-HOME (4663) 584home@gmail.com</p>  
				