



Residential Full

Lot 10 Sunflower Road, Christina Lake, VOH 1E0
 MLS® #: 2404142 Status: Active PID: [027-287-611](#) Price: \$174,900
 Zone: Grand Forks Rural Sub Area: Christina Lake Orig Price: \$174,900
 ADOM: 147



General Information

Prop Type: Lots and Acreages Year Built:
 Type Dwell: Acreage Waterfront Yr Bt Dsc:
 Style/Story: Shop/Den: -/No

Layout

Beds: Main:
 Full Baths: Above Main:
 Half Baths: Below Main:
 En Suite: Basement:
 Ttl Baths: Total: 0

Finished Floor Area

Lot Information

Frontage: 150
 Depth: 0
 Irregular: Yes
 Acres: 1.8
 Wtr Frnt: 50
 Wtr Infl: Waterfront, Road Between
 View: Lake View, Mountain View

Parking

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

Listing Information

List Date: 04/01/2015 Hold Date: Cncl Type:
 Exp Date: 03/30/2015 Act Date: 03/30/2015 Cncl Date:
 Permit Pub: No P MLS.CA: Yes Incl MLS.CA: Yes Last Mod: 08/21/2015
 X List F#: X List C#: Link List#: Sbj Rmv:
 TC Length: Intr MLS#: Incl Adrs: No
 World Property:

Features

Wood Stove: ByLaws Avl: Handicap Eq: No Gated:
 Rentals: B&B: No Pets:
 Fireplace: Bsmt:
 Construct: Roof:
 Foundation: Suites Dsc:
 Exterior Fin: Heat/Cool:
 Water: Well Fuel:
 Fencing: Outside Area:
 Pool Type: Sewage: Septic

Title

Title Held: Freehold Terms Sale: Cash Court Sale: No Fract Int:
 Assign Cont: Yes Poss: Quick Cont Dsc:
 Trades: Title Form: Non-Strata

Legal/Tax

Native Res: No Survey: No Levies: No Levies Stat Tax:
 LR Owner: No Spc Imprv: Imprv: Taxes: \$1,429.00
 Sell Discse: Fin Stmnts: Occupied By: Not Applicable Tax Yr: 2014
 Re-Zone: Zone Code: R Lnd Asmnt: Ttl Asmnt:
 Zone Typ: Residential-Low Density Zone STyp: Single family dwelling
 Non-Fin Enc: Building Schemes, Covenants, Easement, Right-of
 Seller Nm: Stewart and Wendy Langille Phone:
 Legal Dsc: Lot 10 District Lot 1021S SDYD Plan KAP85268

Lots And Acreages

Roads: Paved # Parcels: 3 Ar Cleared:
 Access: Public Road # Titles: 1 Ar Cultivat:
 Pros Discl: Subsequent Sale -- Not Avail Ar Treed: Restrict:

Utilities

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

Office Information

List Brk: [Grand Forks Realty Ltd](#) Phone: 250-442-2711
 List Rep: [Cynthia Anthony*](#) Phone: 250-442-7379
Personal Real Estate Corporation
 Co List Brk: [Grand Forks Realty Ltd](#) Phone: 250-442-2711
 Co List Rep: [Aaron Anthony](#) Phone: 250-584-4663
 Comm: 3.5% on the first \$100,000 and 1.75% on the balance

Remarks

Dtl Loc: From Hwy 3 take West Lake Drive to Sunflower Rd

Pub Rmks: Amazing opportunity to own your own fifty feet of lake front on Christina Lake! Shallow water, with steps down to the lake already in place on West Lake Dr. Above the waterfront portion on Sunflower Rd is a about 1.5 acres of area to build on with incredible views. Trees, driveable access and a well is already in place. Call your REALTOR® for more details about this incredible newer subdivision at Christina Lake today!

Show Inst: Call REALTOR®

[If you have a concern about the information in this listing, click here to comment](#)

Information Deemed Reliable But Cannot Be Guaranteed

The banner is a horizontal strip divided into several sections. On the far left is a portrait of Cindy Anthony, a woman in a dark suit holding a red folder. To her right is a red curved banner with white text: "Cindy Anthony", "Licensed REALTOR®", "250.442.7379", and "cindy7379@gmail.com". Below this is a small square logo with a stylized 'R'. The center of the banner features a photograph of a person water skiing on a lake, with a red background at the top containing the website addresses "www.christinalakerealestate.bc.ca" and "www.grandforksrealestate.net". Below the photo is a blue background with the "Grand Forks REALTY LTD." logo in white. To the right of the logo is another photograph of a lake with two white Adirondack chairs on a wooden deck. On the far right is a portrait of Aaron Anthony, a man in a plaid shirt. To his left is a blue curved banner with white text: "Aaron Anthony", "Licensed REALTOR®", "250.534.HOME (4663)", and "564home@gmail.com". Below this is another small square logo with a stylized 'R'.