



## Affordable Family Home with Detached Rental Suite



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# Affordable Family Home with Detached Rental Suite

## Hagensborg / Bella Coola, BC

### PROPERTY DETAILS

<b>Listing Number:</b>	23178
<b>Price:</b>	\$429,000
<b>Taxes (2023):</b>	\$3,041.50
<b>Size:</b>	0.99 of an acre
<b>Zoning:</b>	R2

### DESCRIPTION

Located on Saloompt Road in Hagensborg, Bella Coola, this family home and rental unit are perfect for a large family providing great rental income.

The fully furnished home is complete with 2 floors of living space with the kitchen, spacious living room, 2 bedrooms and a bathroom on the main floor. The bathroom also features a luxurious steam shower, offering a spa like experience. This top level offers tons of natural light and an expansive back porch overlooking the fenced yard and garden.

The spacious lower level is a versatile space that can be used for a games room or play room for the family to retreat to in the evenings. This room is spacious enough for a pool table or other recreational activities. The fireplace adds to the cozy ambience, making this an ideal spot to gather during cooler months.

Two additional bedrooms in the basement provide plenty of space for guest or family members. There is also a utility room with a new washer/dryer, a

3-piece bathroom and a small sauna for relaxation and wellness.

The private backyard is a gardeners sanctuary offering fruit trees, berry bushes, raised garden beds and space for the kids to play. There is also a greenhouse and a wood shed/storage shed for your gardening equipment.

The shop has been newly renovated into a full rental unit complete with an open concept kitchen/living room/sleeping area. The suite is also complete with a wood fireplace, electric baseboard heat, washer/dryer and a 3-piece bathroom. This suite is conveniently set up with its own new septic system and hydro making this an ideal income property as a full time rental or Airbnb.

Another option could be to rent out the home, maximizing on the income while using the rental suite as your recreational getaway. The yard also offers plenty of space to park your boat or travel trailer.

The home also has had the electrical, plumbing recently updated and both of the wood burning fireplaces have been WETT inspected. This affordable property is fully furnished and move-in ready!!

The location of this home also offers easy access to outdoor activities including river fishing, hiking and mountain biking. It is just 25 minutes to the government wharf and 5 minutes to local shopping.





## LOCATION

2314 Saloompt Road - Hagensborg/Bella Coola, BC

## DIRECTIONS

Bella Coola can be accessed by road traveling west 477 km from Williams Lake. This scenic drive will take you across the Chilcotin Plateau, through Tweedsmuir Park and down “the hill” into the stunning Bella Coola Valley. You then travel alongside the Atnarko and Bella Coola Rivers into the communities of Hagensborg and Bella Coola, ending at the government wharf.

This property is approximately 23 km east of the government wharf on Saloompt Road before the Baily Bridge.

Bella Coola can also be accessed by boat or by the scenic Discovery Coast Ferries as well. Pacific Coast also makes daily 1-hour scheduled flights to and from Vancouver. Either way you get here, it is sure to be a beautiful and scenic adventure.

## AREA DATA

The Bella Coola community is remote in nature and contains a population of approximately 2,000 people. The primary geographical structure of the community, both in terms of physical structures and population distribution is the long, narrow valley. The Chilcotin Highway 20 stretches from the government wharf (on the Pacific Ocean) through the extent of the populated portion of the valley, through Hagensborg and Firvale before climbing to the Chilcotin Plateau. The entire population of the community lives on either side of this road or very near to it.

Both Bella Coola and Hagensborg have essential services including retail outlets for groceries and hardware, gas stations and repair shops, Canada Post offices, gift shops, and places to purchase fishing/hunting licences. Banking can be done at the Williams Lake & District Credit Union in Bella Coola; ATMs are located at the Hagensborg Shop Easy, Thunderbird Store, the Credit Union and the Bella Coola General Hospital. The Bella Coola General Hospital has a walk-in clinic and

a pharmacy. There is no permanent veterinary service in the Valley.

Bella Coola also has an outdoor rink, an outdoor public pool, an organic market as well as numerous arts, gifts and coffee shops.

## RECREATION

In the Bella Coola Valley, you will find an abundance of fresh water, fresh air, wildlife and outdoor recreation. During the winter months, you can enjoy cross-country skiing, snow machining, snowboarding or skiing on the local hill in Tweedsmuir Park, skating at the outdoor rink or taking part in the weekly volleyball and basketball games. Summers are filled with hiking the many trails, kayaking or fishing in the rivers or ocean, horse riding, biking, rock climbing or just taking a dip in the refreshing pools along the river. There is something here for every outdoor enthusiast.

Belarko Bear viewing has also been created by BC Parks. The station is located at a prime grizzly feeding spot on the Atnarko River. The station is open and staffed from mid-August to mid-October, when bears are active along the river banks. The Great Bear Rainforest on the central coast of British Columbia is a world-renowned wilderness eco-tour destination. It is one of the world's few remaining old-growth temperate rainforests. It is also the home of coastal wolves, black bears, grizzlies and the unique Kermode "Spirit Bear."

In recent years, the mountainous terrain around (and accessible from) the Bella Coola Valley has become a publicized destination for heli-skiing, with a number of skiing movies filmed in the area, and local companies advertising access to 1.5 million acres (6,100 km<sup>2</sup>) of terrain.

Bella Coola offers a well-known music festival on the third weekend of July as well as a rodeo on July long weekend and a fall fair in September.



## HISTORY

For more information on the History of the Nuxalk First Nations and the Bella Coola Valley visit the Bella Coola website, [www.bellacoola.com](http://www.bellacoola.com).  
<https://bellacoola.ca/portfolio/first-nations/>

## MAP REFERENCE

52°24'12.82"N and 126°30'6.86"W

## INVESTMENT FEATURES

This property offers a detached, fully furnished Airbnb/rental unit with its own septic and Hydro.

## SERVICES

- Well water
- Septic tank - one for the home and one for the rental unit
- Electric forced air furnace and wood fireplace (WETT certified)
- BC Hydro - the rental unit and home both have their own power
- Central Coast Communications Internet

## LEGAL

LOT A, SECTION 9, TOWNSHIP 4, RANGE 3,  
COAST DISTRICT, PLAN 47751  
PID 012-564-702

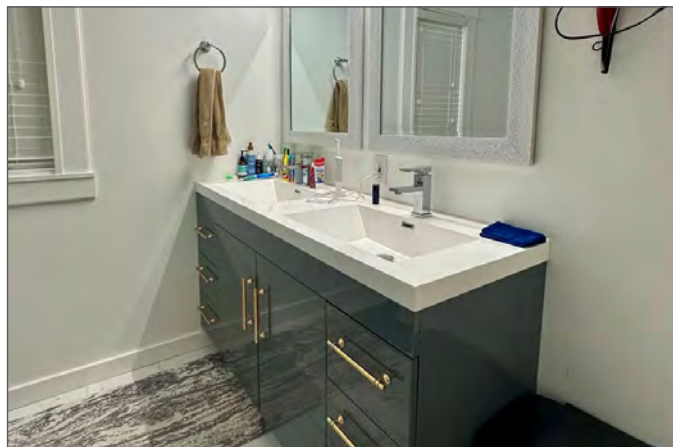




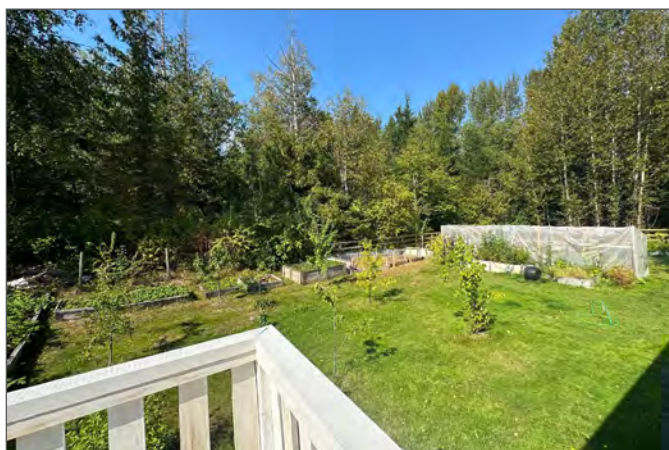
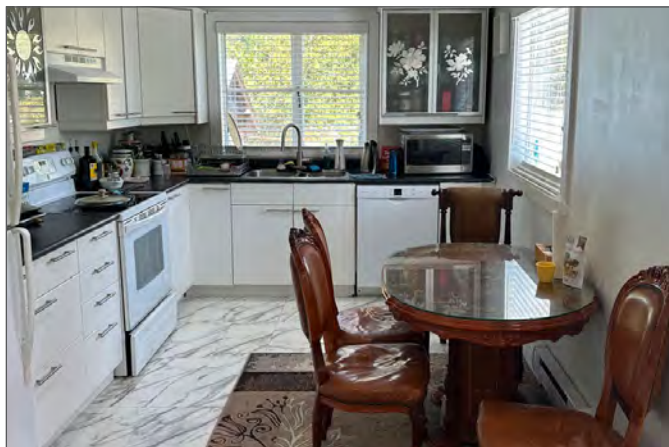
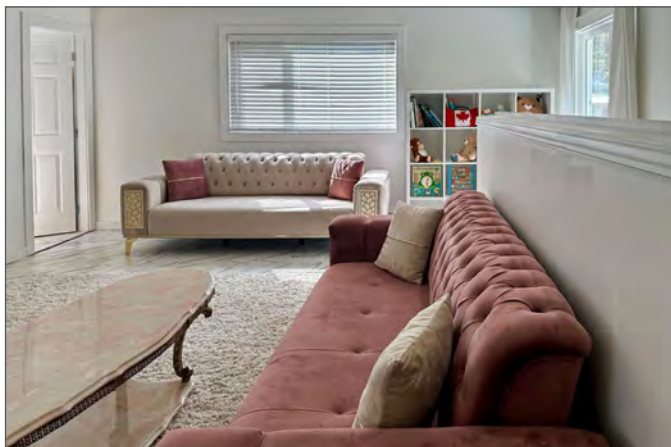




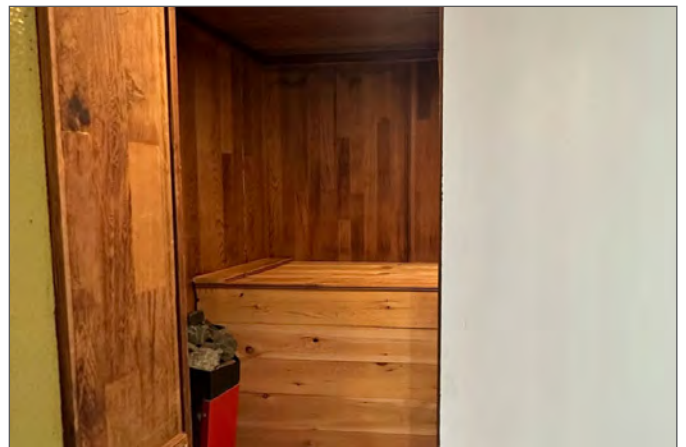




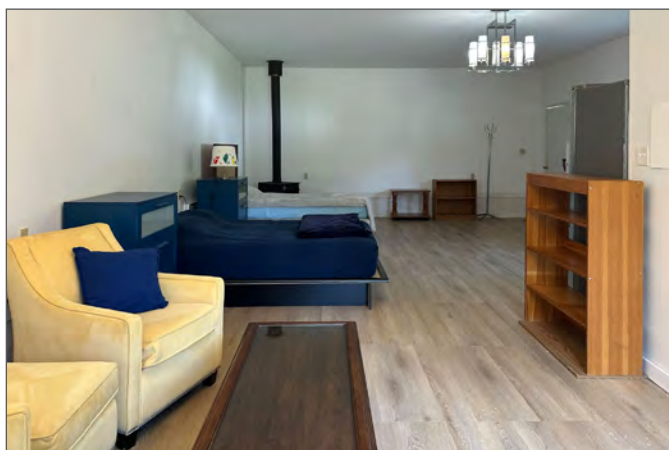
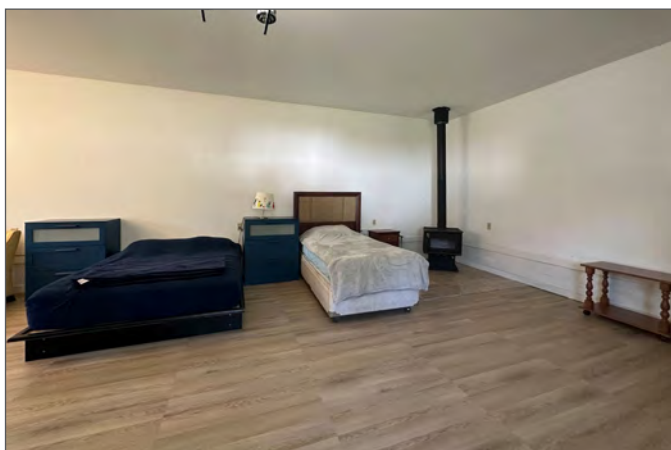




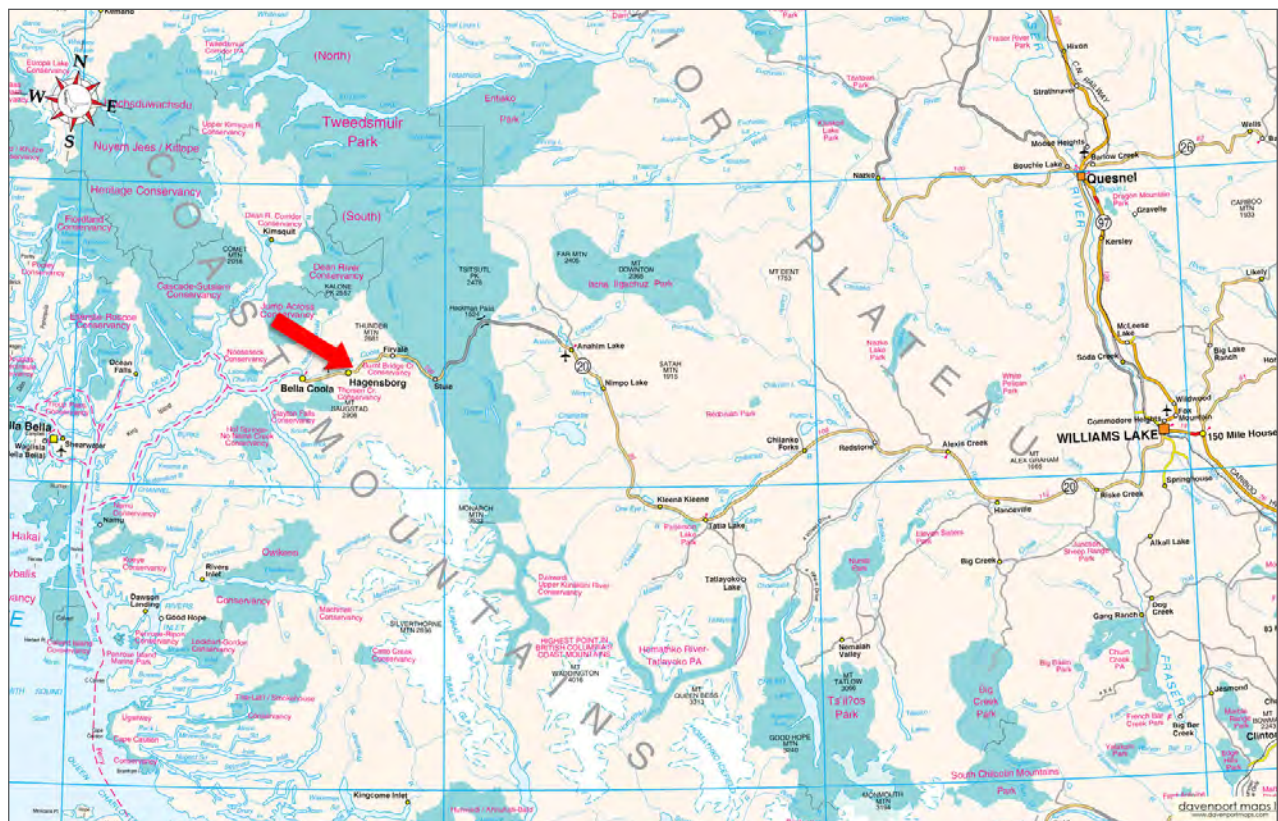




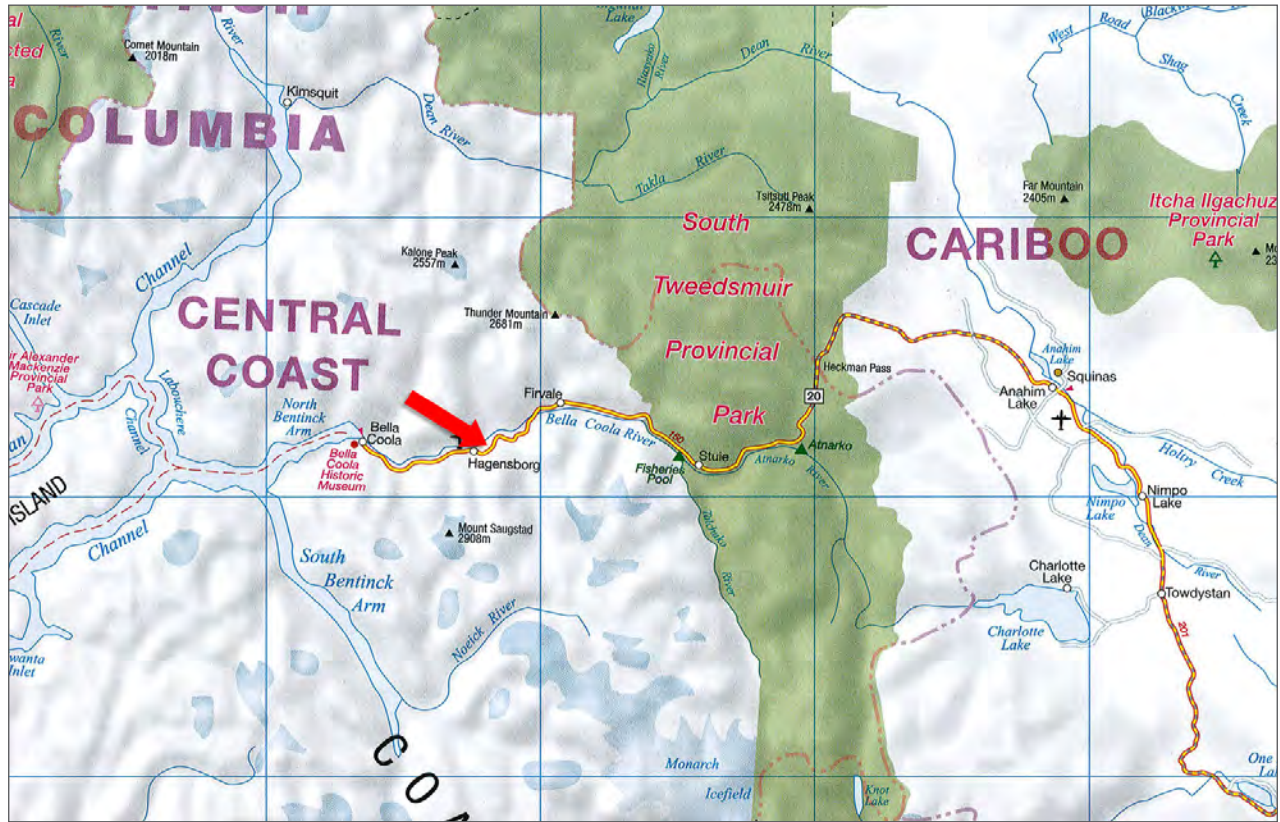








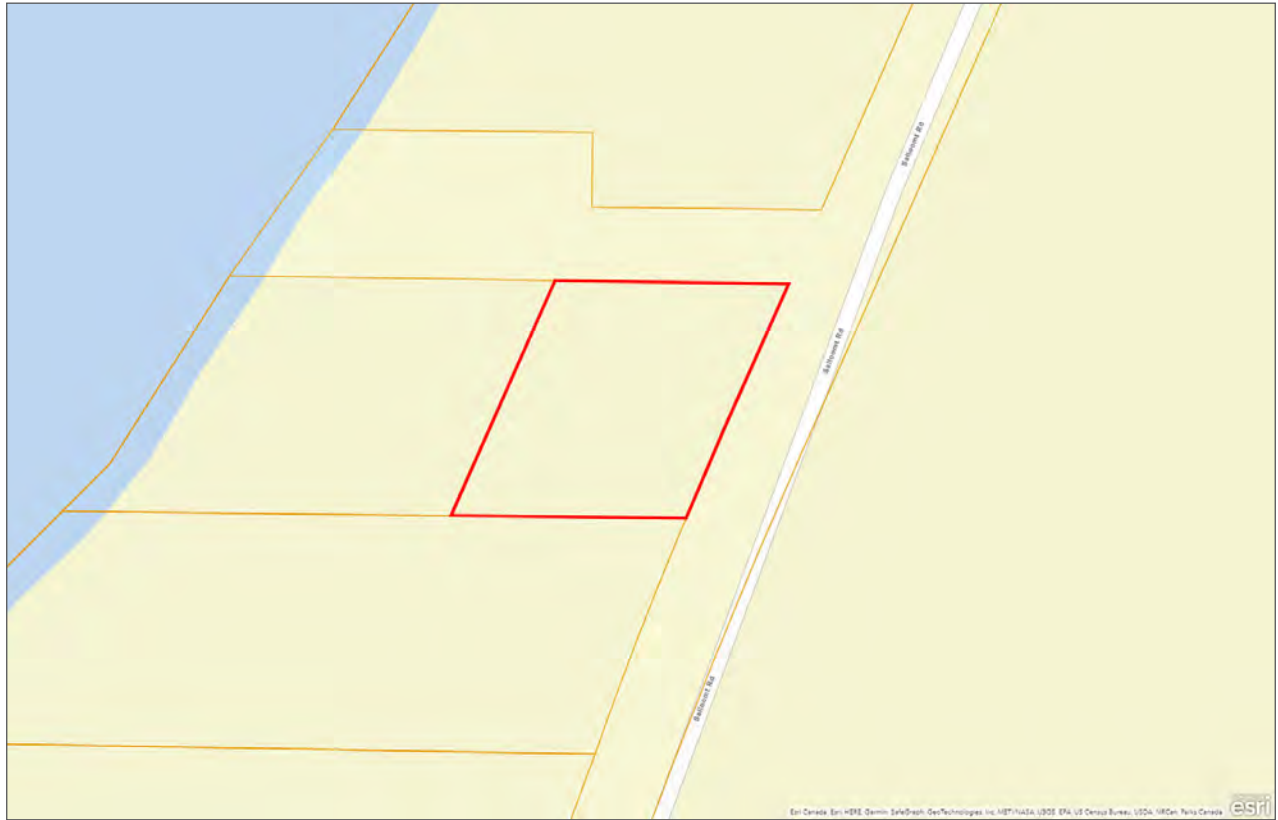














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