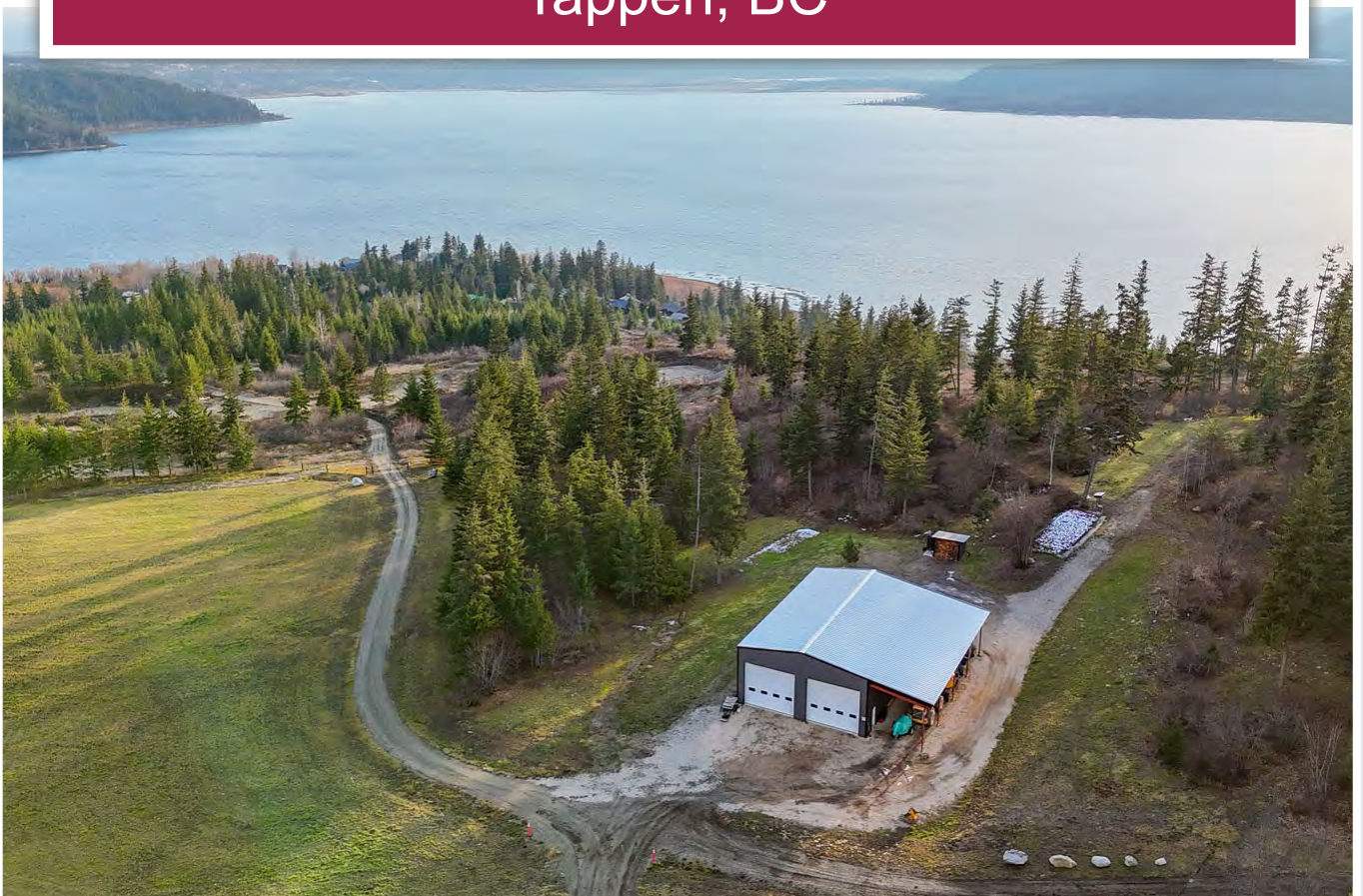




40 Acres, Large Workshop
Tappen, BC



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40 Acres, Large Workshop

Tappen, BC

PROPERTY DETAILS

Listing Number:	24292
Price:	\$1,299,000
Taxes (2024):	\$1,784
Size:	40 acres
Zoning:	No zoning.

DESCRIPTION

Offering panoramic vistas up and down the Shuswap Lake, surrounding mountains and valleys, the iconic Bastian Mountain tops it all off! These 40 acres offer a multitude of build sites—perfect for your dream home.

A spacious insulated 40' x 64' shop with two 16' and 14' overhead doors provides more than adequate room to park multiple vehicles, tractors, and 'toys', yet still allows room for a workshop. Attached to the shop is a 16' lean-to for equipment. The floor is poured concrete, and the entire structure is heated with an outdoor wood hot water boiler. Solar panels, along with a backup generator provide power for the building. The upper floor hosts a living area with a modest kitchen, bathroom, bedroom, office, and utility area. This shop combines to offer a convenient and efficient place to live, store, repair, craft, and recreate.

A separate wood shed is located next to the wood boiler and another equipment shelter stands on it's own.

With about 7 acres of cultivation, this south-facing sunny location is prime for a hobby farm, orchards, and gardens. A domestic water licence from Mobley Creek is pumped to 20,000-litre reservoir tanks. A drilled well provides drinking water. About 10 acres out of the Agricultural Land Reserve (ALR) that has great development potential for adding to a proposed subdivision directly on the southern portion.

LOCATION

450 Sumac Road - Tappen, BC

DIRECTIONS

From Highway 1, take Sunnybrae Canoe Point Road to Sumac Road. Follow to a locked gate (obtain lockbox access from Listing Agent). Follow easement road up to the electric black gates.

AREA DATA

Tappen (population 1,000±)

The small community of Tappen is within the Thompson Okanagan's Shuswap area. A popular destination for those who enjoy water activities, the area offers a playground for swimming, boating, and great fishing. Several Provincial Parks include Sunnybrae and Herald with the beautiful Margaret Falls. The parks have lush greenery, lake access, camping, and hiking.

Nearby Recline Ridge Vineyards and Sunnybrae Vineyards both offer tastings and tours, showcasing the region's potential for producing quality wines due to its unique microclimate. Tappen Co-op, minutes away provides gas and diesel, a selection

of groceries, an ice cream bar, post office, liquor, and camping supplies. Just north of Tappen are the communities of Blind Bay and Sorrento as well as White Lake which offers rewarding rainbow trout fishing and is a popular ice fishing destination in the winter.

Economically, Tappen and the surrounding area rely on agriculture, tourism, and some small manufacturing.

Salmon Arm (population 19,000±)

Salmon Arm, about 17 minutes from the property, is surrounded by outstanding natural beauty, clean waterways, provincial parks, and an abundance of green space. The city has a mild, yet distinct four-season climate and superior year-round recreational amenities.

All this lends itself to making tourism one of Salmon Arms' fastest-growing business sectors. The area produces abundant art and craft work of various cultures, including aboriginal selections. The downtown area, full of character, is lined with local retail, cafes, and restaurants. A growing industry in the Salmon Arm area is Agri-tourism. These farms include wineries, berry farms, orchards, cheese plants, dairy farms, corn fields, pumpkin and gourd patches, canning and cider pressing, petting zoos, and more. Salmon Arm's economy is a diverse mixture of forestry, agriculture, tourism commerce, and manufacturing. Along with a hospital, most services can be found right there.

RECREATION

Shuswap Lake and surrounding areas provide one of the most diverse recreational opportunities in BC. The lake alone provides 400-plus kilometres of shoreline, contains more than 20 provincial parks, and provides unlimited water-related recreational opportunities including fishing. The surrounding mountains provide beautiful trails for cross-country skiing, alpine skiing, snowmobiling, mountain biking, hiking, and camping. With plentiful golf

courses, tennis courts, and playgrounds, Salmon Arm also offers an indoor swimming pool and two full-sized ice rinks.

With the amenities the shop offers, there isn't a need to set up a tent, unless sleeping under the stars is the goal. Bring along your all-terrain vehicles, and hiking boots and leave right from the back door to explore this acreage.

MAP REFERENCE

50°46'27.87"N and 119°17'38.11"W

SERVICES

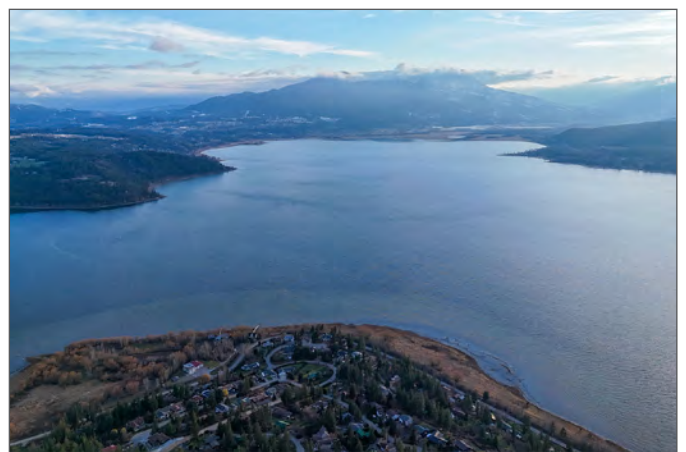
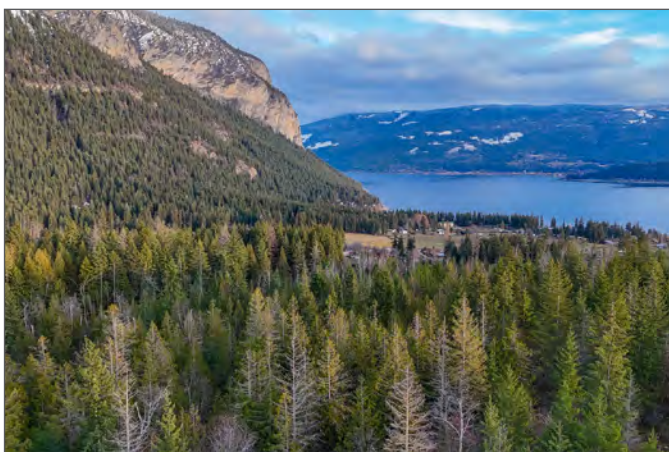
- Drilled well
- 20,000 litre water reservoirs (from creek)
- Septic field
- Solar and generator power
- Electricity available (minimal distance)
- Cell service
- Phone available

IMPROVEMENTS

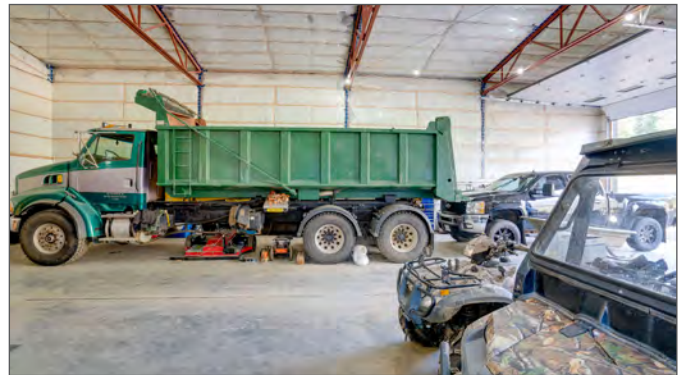
- 40' x 64' Insulated Shop
- Two 16' x 14' overhead doors
- Outdoor wood hot water boiler heat
- Bedroom
- Bathroom
- Office
- Kitchen
- Solar power with a backup generator
- Septic field

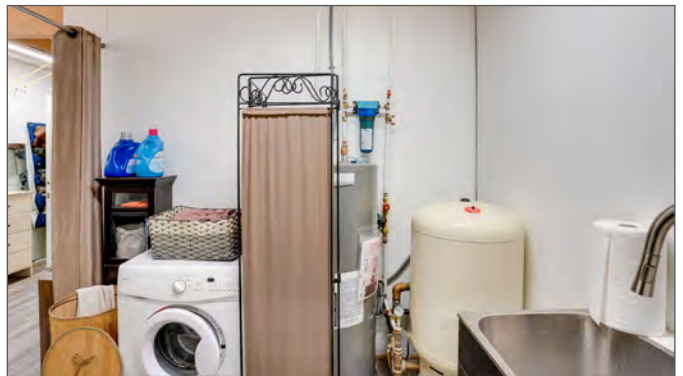
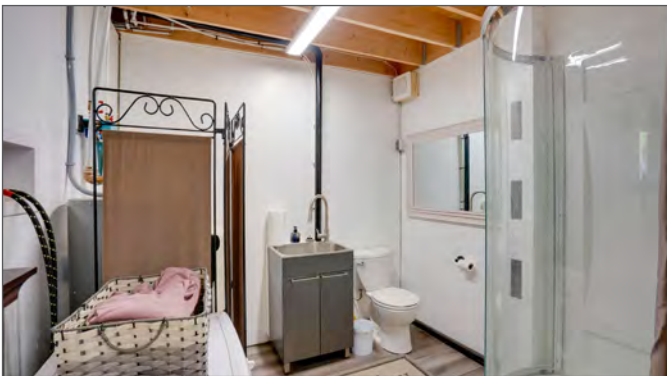
LEGAL

THAT PART OF LEGAL SUBDIVISION 12 SECTION 11 AS SHOWN ON THE PLAN OF THE SOUTHEAST 1/4 OF SAID TOWNSHIP DATED AT OTTAWA THE 23RD OF AUGUST, 1917 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT - PID 014-078-228

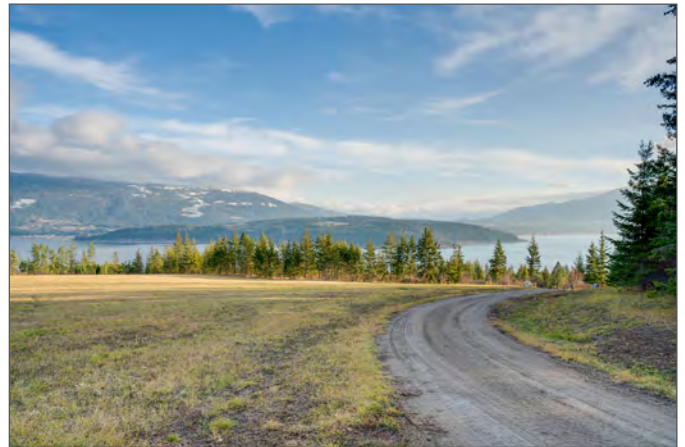




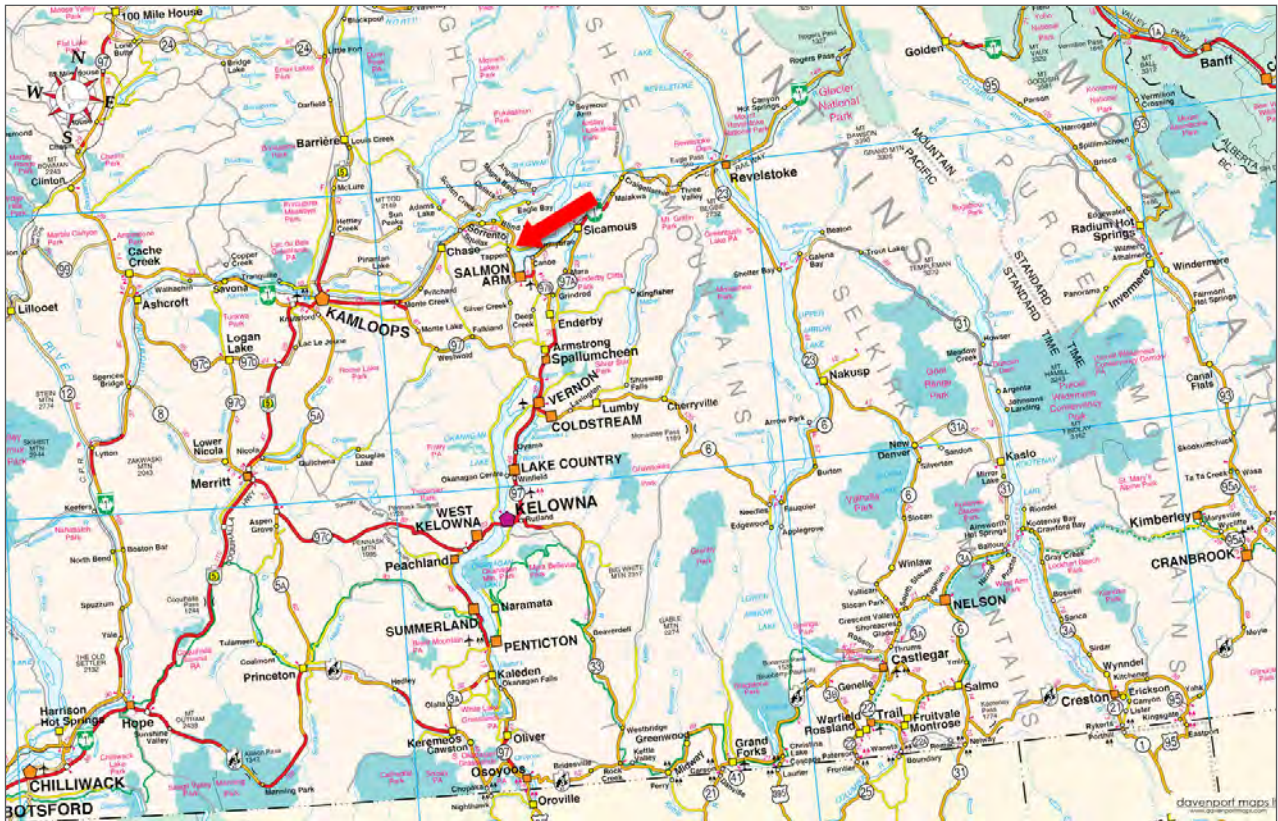
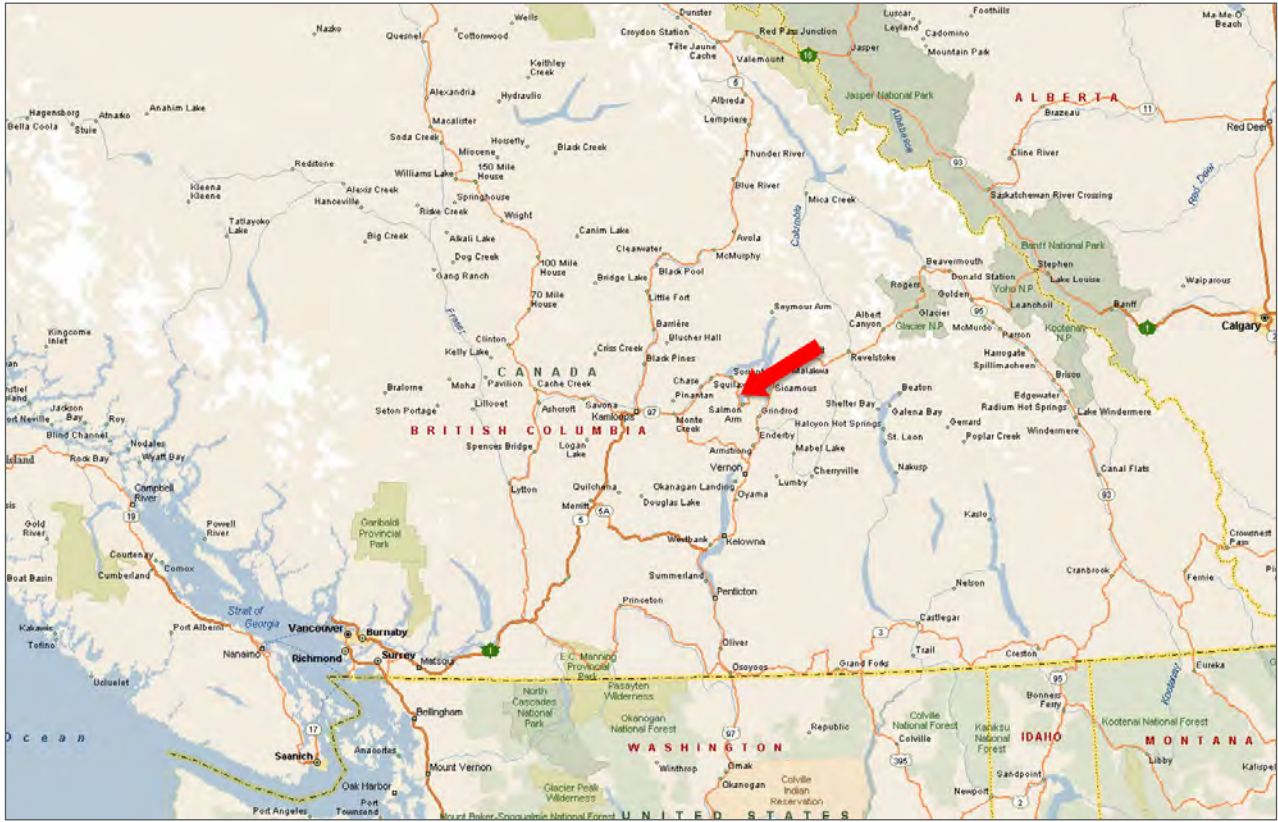


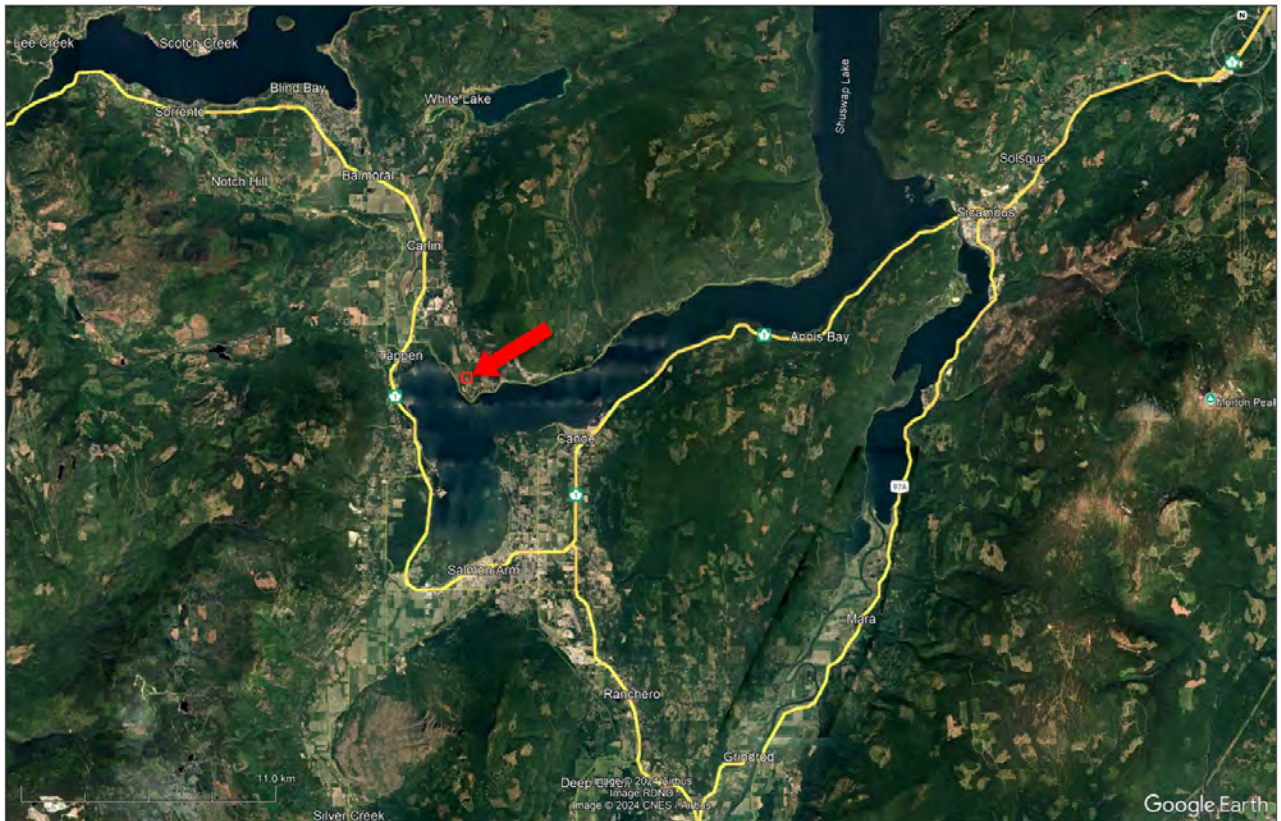
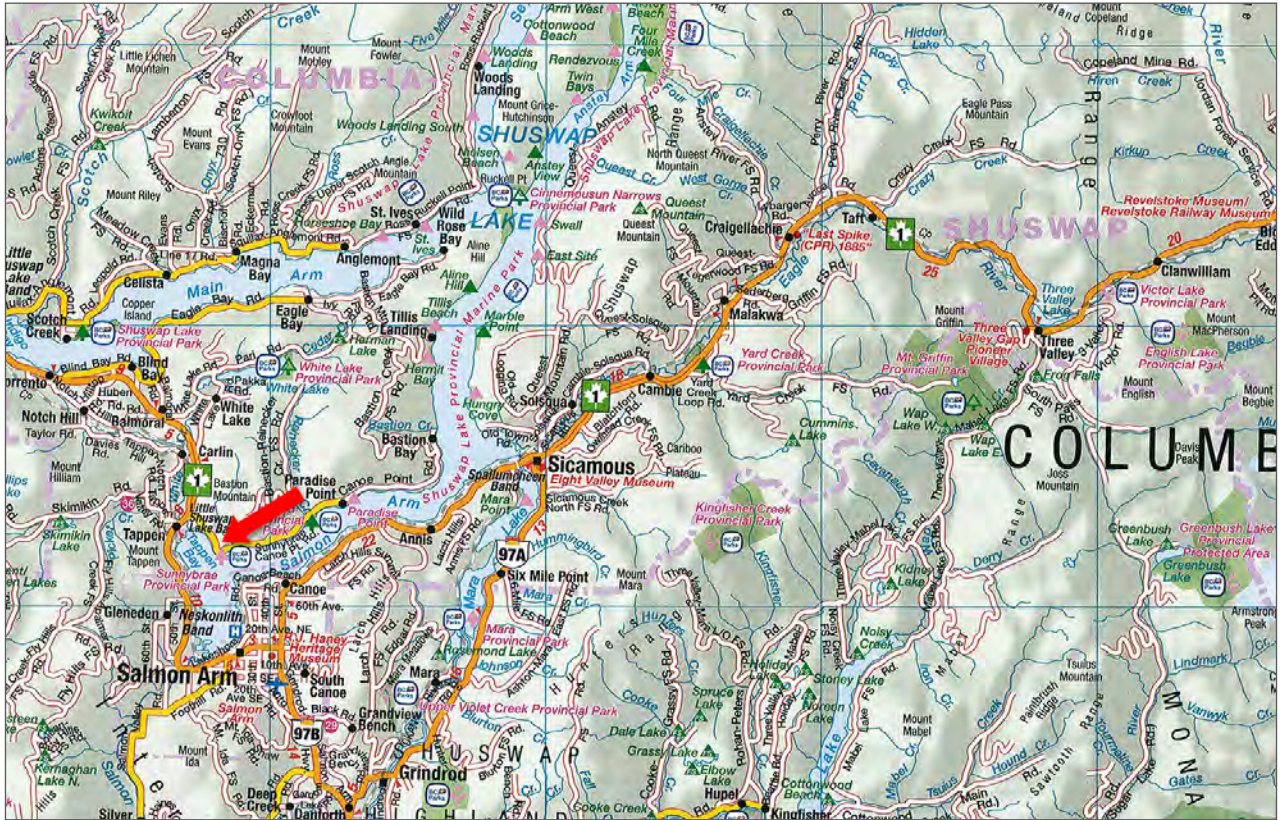




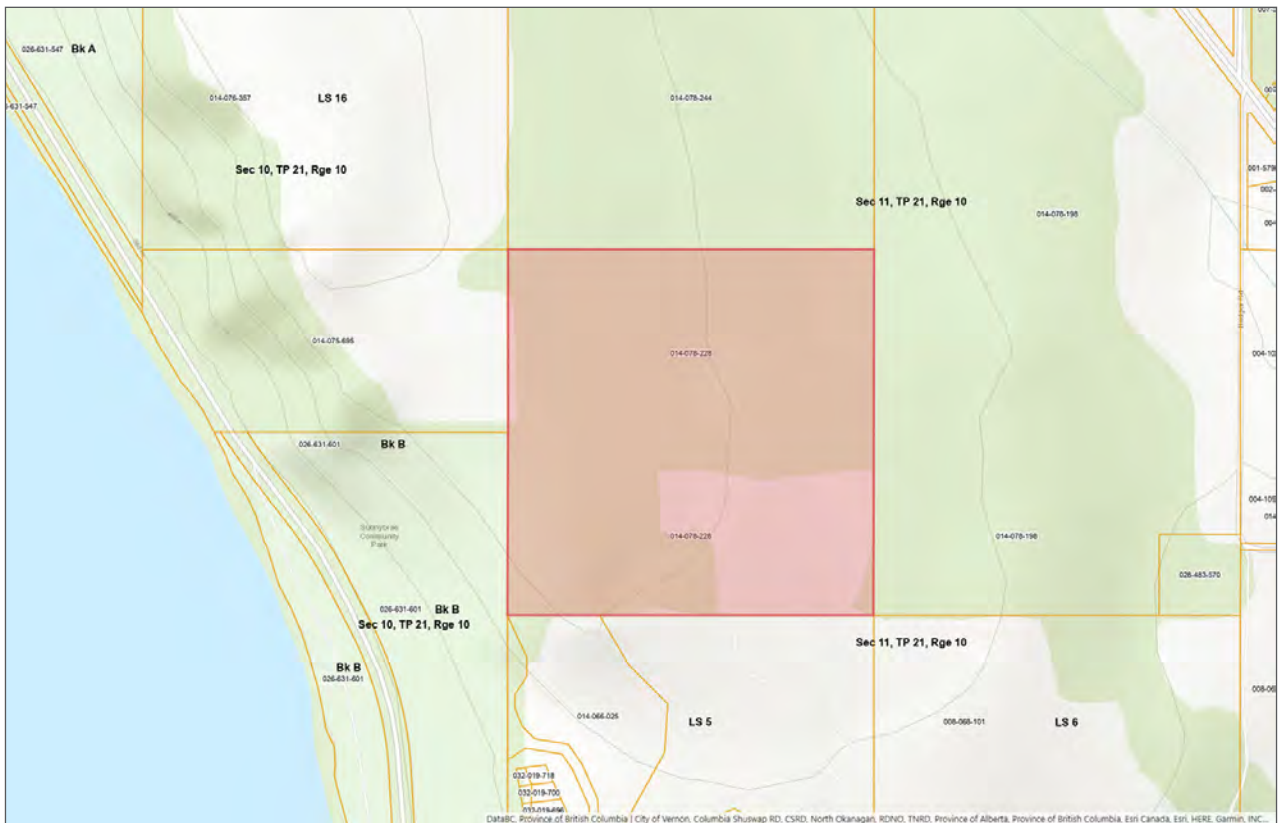
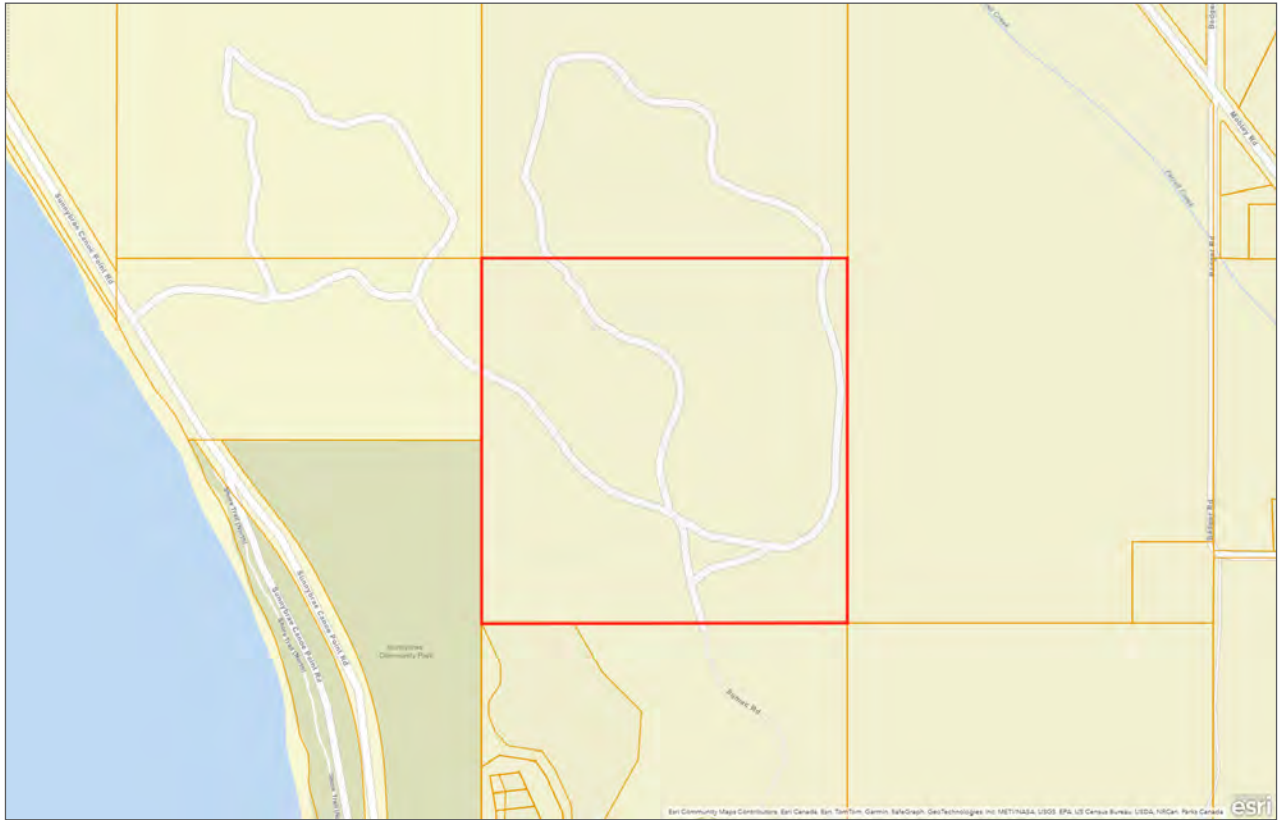














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