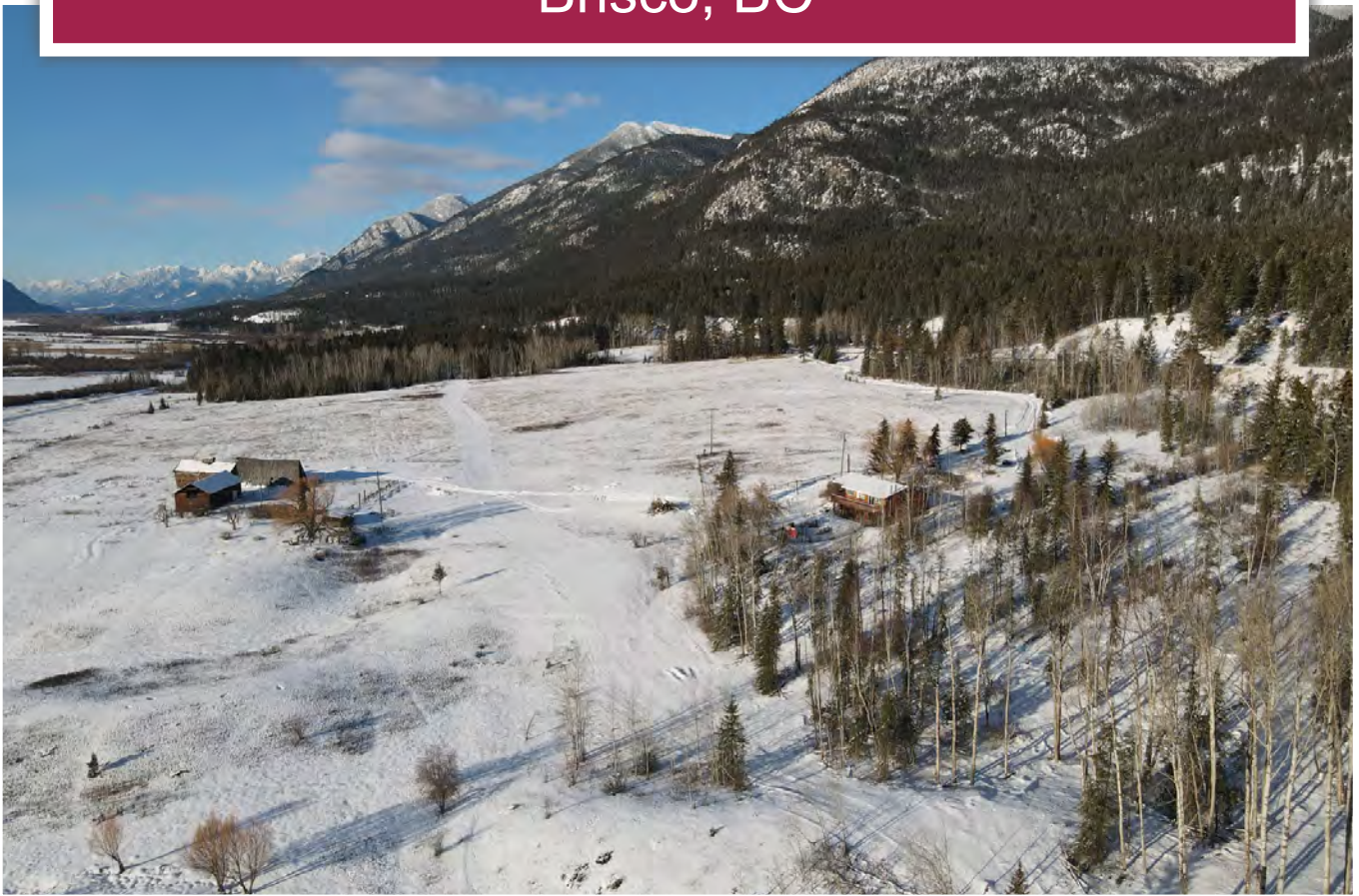




East Kootenay Acreage with Big Views
Brisco, BC



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PROPERTY DETAILS

Listing Number:	23025
Price:	\$949,000
Size:	60 acres
Zoning:	A2

DESCRIPTION

Located in picturesque Brisco, this 60-acre property enjoys spectacular views over the Columbia Valley wet lands to the towering snow-capped Purcell Mountains in the distance. Located approximately 29 km north of Radium Hot Springs, this acreage is within easy striking distance to Alberta. There is 400 m of frontage along Highway 95, and private gated access with long driveway leading to the home site. The area surrounding this property is well known for its outdoor recreation with awesome snowmobiling, skiing, fishing, hiking and hunting.

The property is also flanked to the north and east by the Rocky Mountains. Approximately 33 acres is currently unimproved pasture land suitable for grazing livestock. This pastureland could be reworked and seeded into productive hay land. Well-suited as the ideal horse property or hobby farm. The remaining acreage is treed mostly with deciduous trees.

The home is a modest two-storey walkout basement with carport. The home has recently been significantly renovated with new kitchen, new flooring, new bathrooms, new paint, new deck and more. The home has power, septic and shallow well for water. The owner has also recently installed

a new water filtration system. Upstairs there are three bedrooms, two bathrooms, kitchen and living room with access to the deck. The walkout basement has a large unfinished storage room, rec room, one bedroom and a single bathroom. Located towards the west side of the property are some older out buildings which have little value and a prospective buyer would need to decide whether they are salvageable.

This is an affordable acreage with stunning views in the heart of the Rockies. Call the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

2755 Highway 95 - Brisco, BC

DIRECTIONS

The property is located approximately 29 km north of Radium Hot Springs along Highway 95 (refer to the mapping section of this listing for the detailed location).

AREA DATA

Brisco and Spillimacheen are a lovely surprise as you travel north of Radium Hot Springs on Highway 95. Just waiting to be discovered, these two charming little gems are nestled between the Rocky Mountains and the Purcells, amid tall stands of Douglas fir and lodgepole pine and dotted with groves of delicate aspen.

Brisco and Spillimacheen ('Spilli' as it is affectionately called by valley residents) are located in what is primarily, farming and ranching country, with some forestry and tourism tossed

in. Wildlife is plentiful here; white-tailed and mule deer, elk, moose and black bear have their homes in the surrounding wilderness.

RECREATION

Sitting in the Canadian Rockies, the town of Golden is surrounded by six of Canada's most stunning national parks; Yoho, Glacier, Banff, Jasper, Kootenay and Mount Revelstoke. Use Golden as your base from which to experience the spectacular scenery, iconic hiking trails, waterfalls, lakes and heritage sites of the national parks.

HISTORY

The area is rich in history. Pioneer explorer and cartographer David Thompson passed through in 1807. In the early days, travel was by steamboat on the Columbia River and it wasn't until 1913 that the first train came to Spillimacheen. Through the trials and tribulations of war, fire, drought and the great depression, the homesteaders of Brisco and Spillimacheen stayed together and today, that same community spirit remains strong.

You won't want to miss the picturesque St. Mark's Church in Brisco. Known to the locals as the Galen church, it was built in 1895. You will admire its lovingly-tended cemetery. The church is the oldest in the valley and is just waiting to be explored and photographed.

Walking into the famous Brisco General Store is like finding yourself back in time a hundred years. Established in 1911, the store houses the post office and just about everything else you can imagine! Visitors can spend hours just browsing its shelves and chatting with the neighborly owners. You may want to pick up a copy of *Brisco and Spillimacheen - A History*, compiled by local long-time resident Hedi Trescher, to take with you on your journey of exploration.

At a scenic stopping point on the highway north of Brisco is an interpretive sign to celebrate Conrad

Kain, Canada's first and premier mountain guide who climbed many of the majestic peaks in the area. It's worth a stop along the way.

MAP REFERENCE

50°49'56.29"N and 116°16'45.96"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Power
- Cell service
- Septic system
- Shallow well
- Telephone

IMPROVEMENTS

Modest two-storey home approx. 2,200 square feet with walkout basement and carport. The home has recently been significantly renovated with new kitchen, new flooring, new bathrooms, new paint, new deck and more. The home has power, septic and shallow well for water.

TAXES

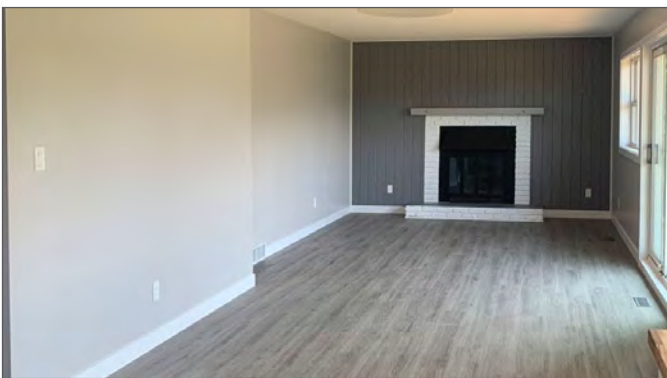
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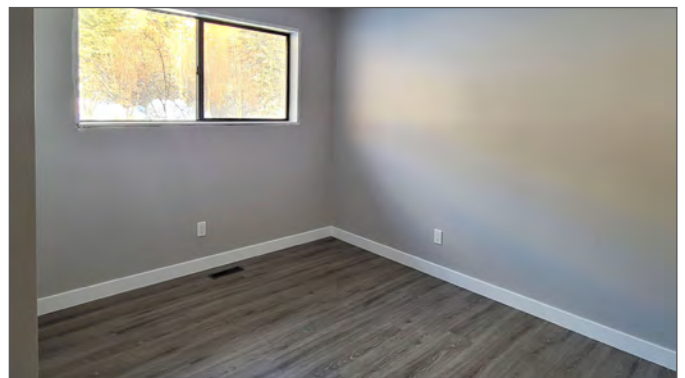
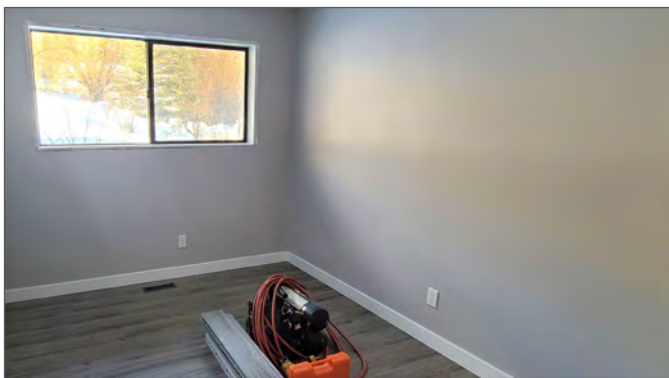
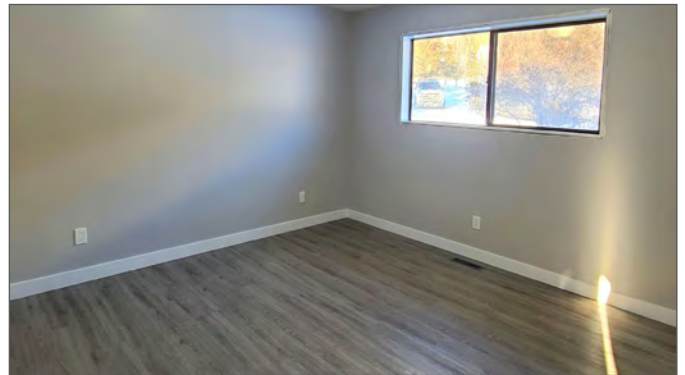
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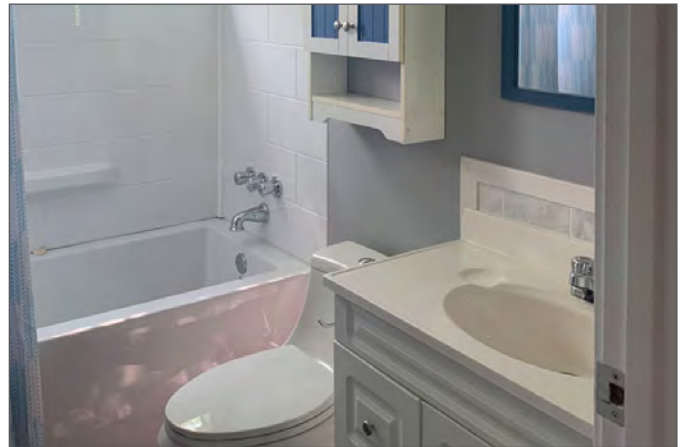
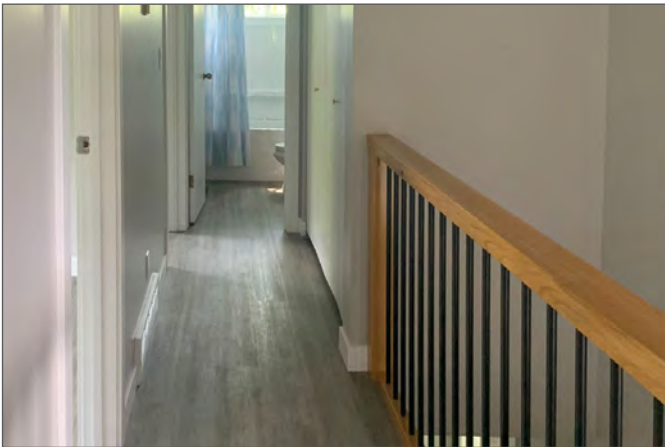
DISTRICT LOT 1087 KOOTENAY DISTRICT EXCEPT
(1) PART INCLUDED IN RW PLAN 1154,
(2) PARCEL B (SKETCH PLAN 3085I),
(3) PART SHOWN AS GOVERNMENT ROAD ON PLAN 1610I AND
(4) PARTS INCLUDED IN PLANS 5173, 5373, NEP22153 AND NEP73890

PID 023-257-547



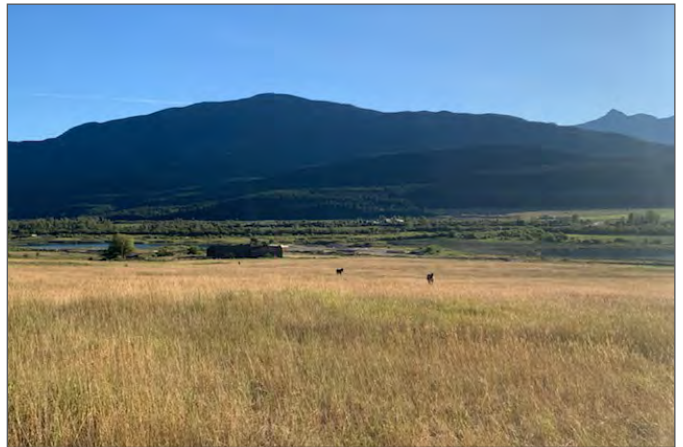
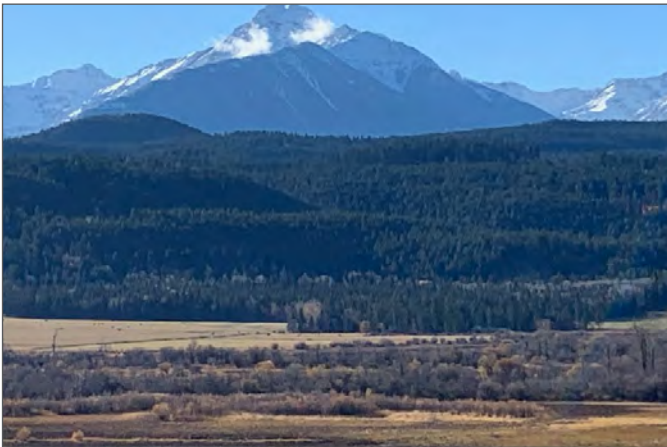


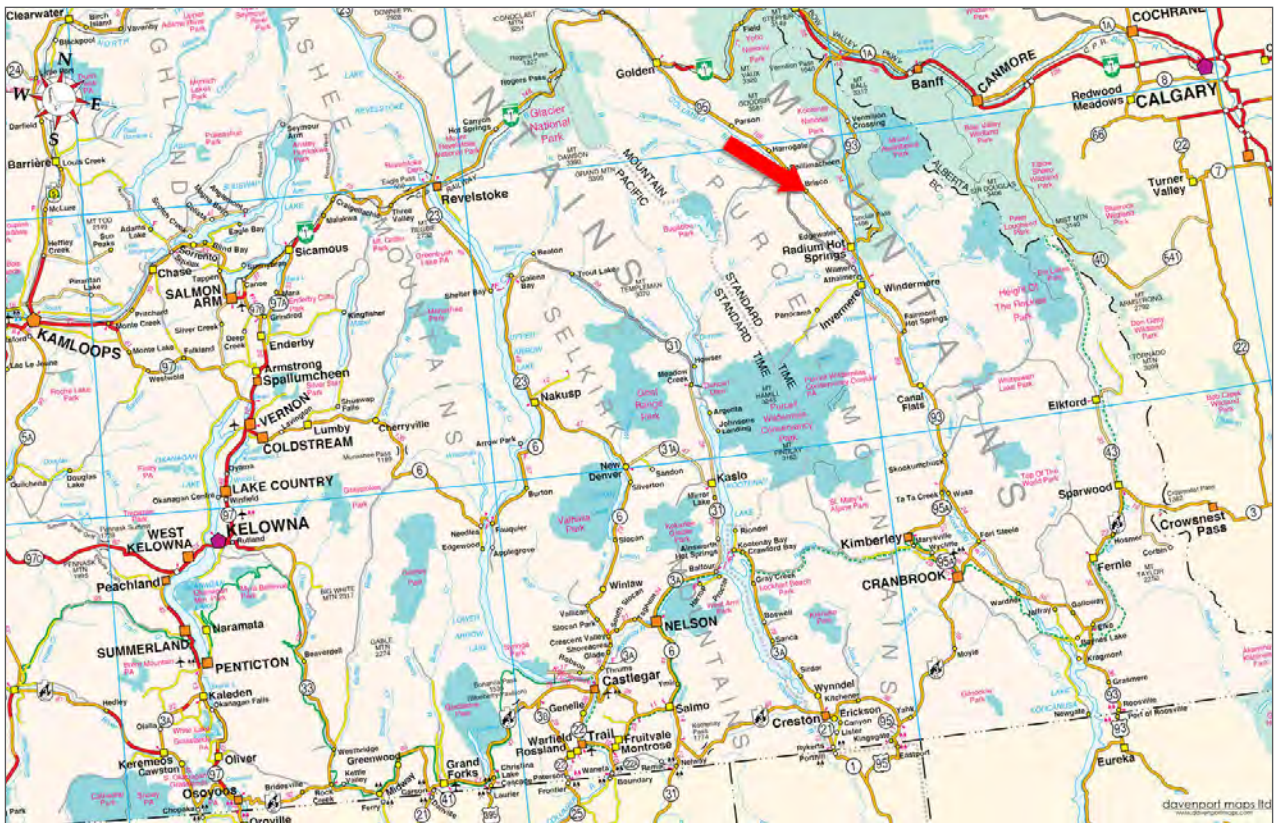
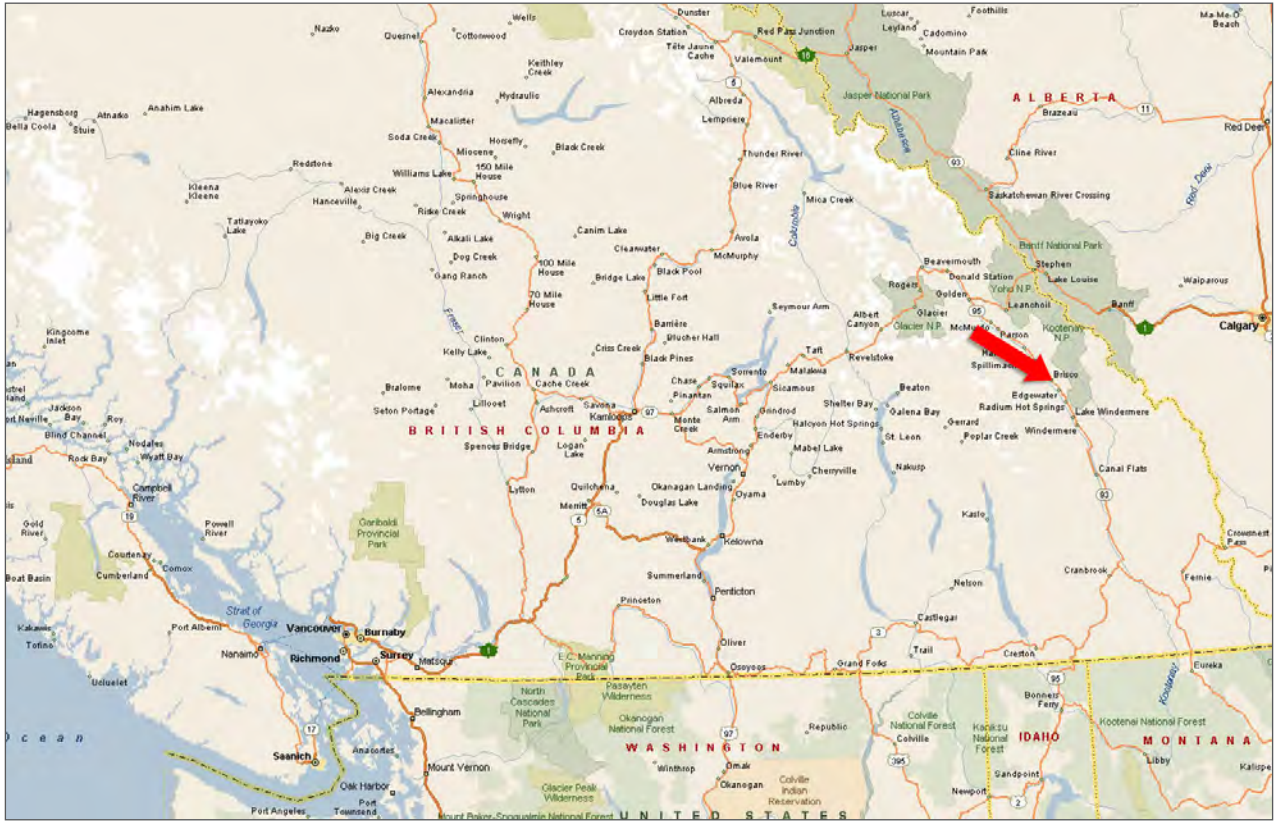


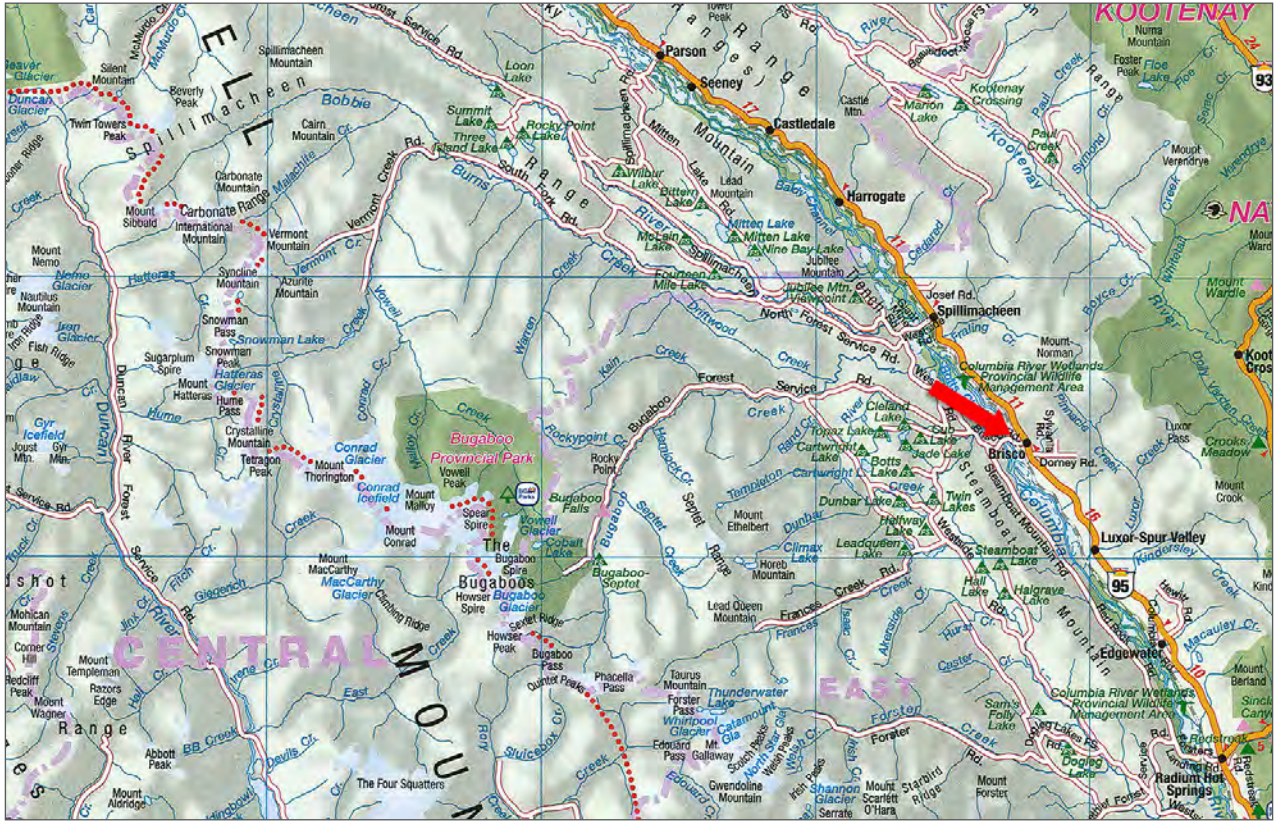




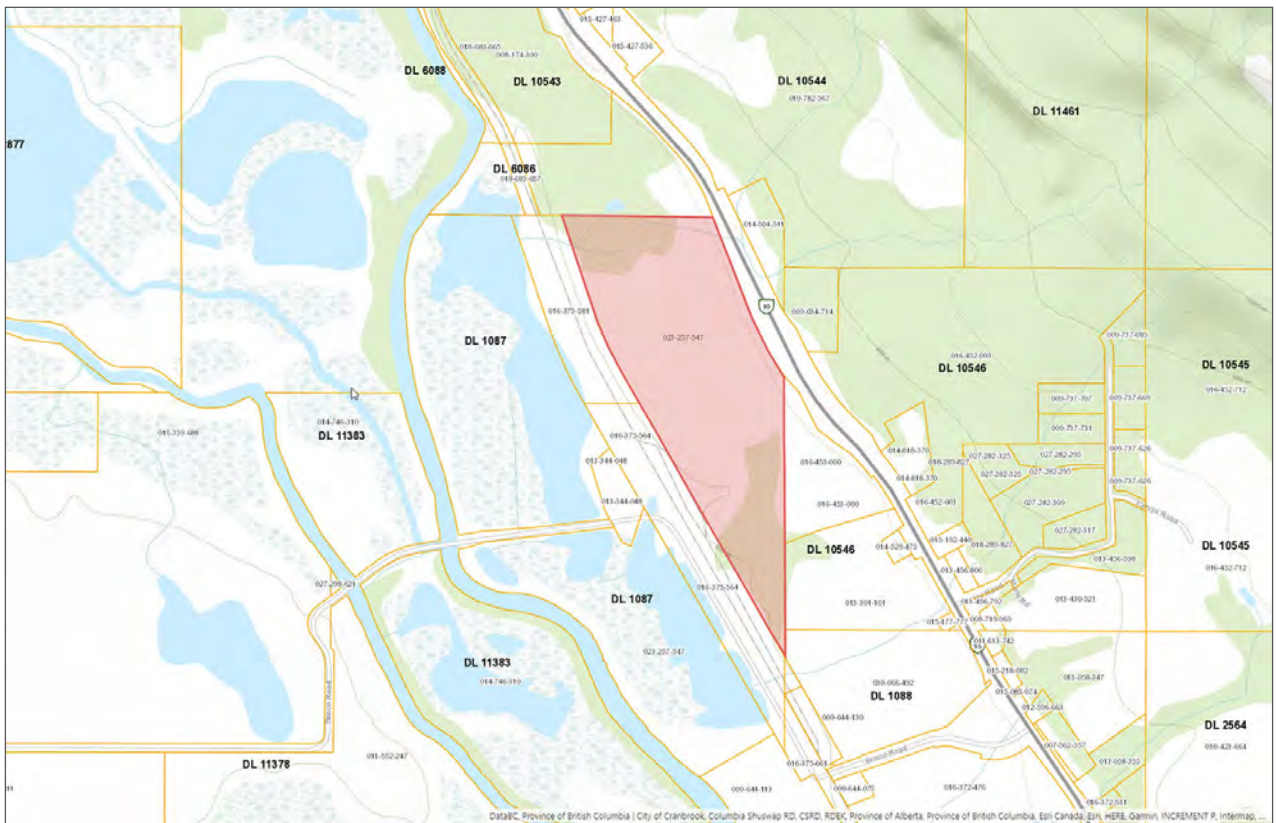
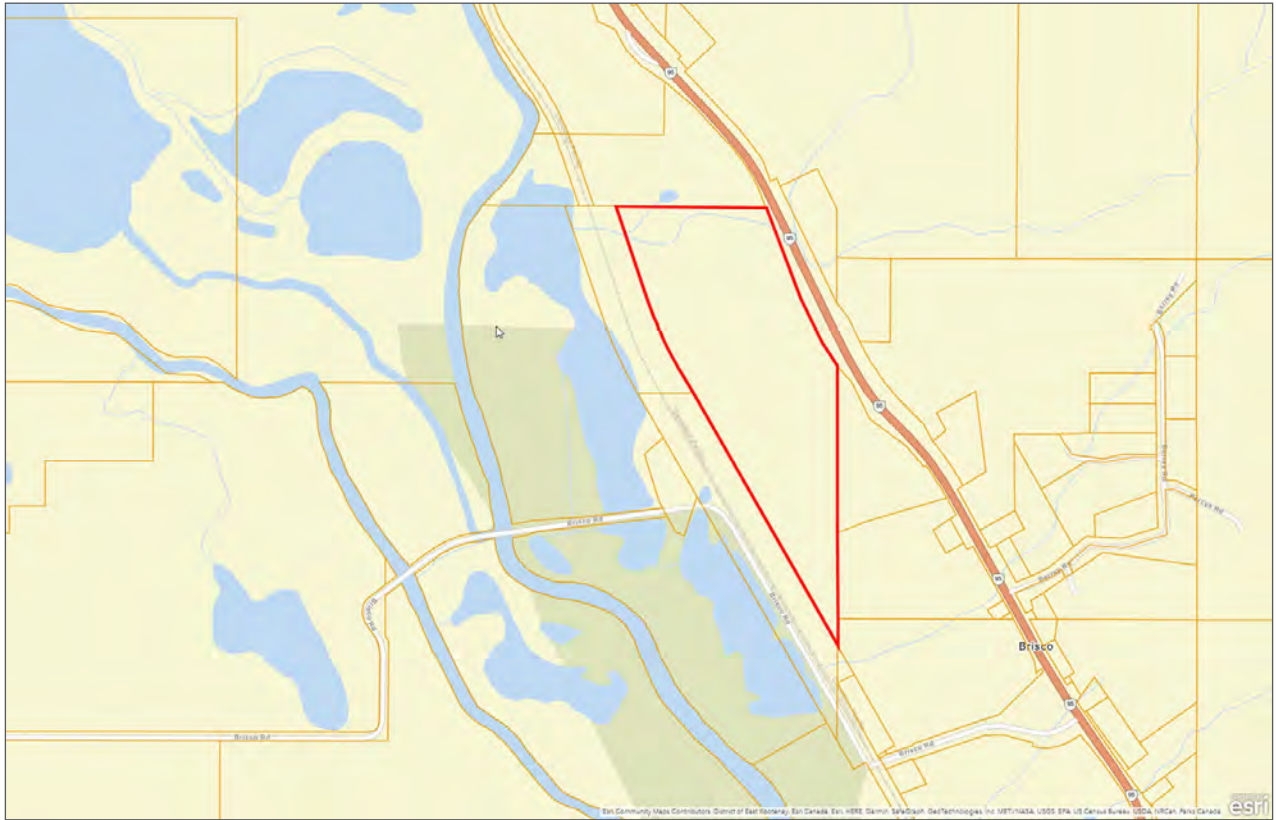














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