

\$1,550,000 - 8495 3 Highway, Yahk

MLS® #10362640

\$1,550,000

3 Bedroom, 3.00 Bathroom, 2,917 sqft

Single Family on 30.02 Acres

Arrow Creek to Yahk, Yahk, British Columbia

Spectacular riverfront property on the Moyie River in Yahk, BC, offering over 2,700 ft of private frontage with exceptional fishing holes, swimming, rafting, and tubing. This unique income-generating property features a finely crafted log home with more than 2900 sq.ft of living space plus a semi-finished 1185 sq.ft. basement. An approximate 2270 sq.ft wraparound deck, mostly covered, surrounds the home., perfect for entertaining or relaxing with panoramic views. The land is set up for horses with cross fencing, corrals, and apple trees that provide natural snacks for the animals. Enjoy the many outbuildings this property has to offer. A 40 ft x36 ft garage with two 10 ft doors offers excellent storage. With no zoning, the opportunities are endless. The property currently producing income from eight highway signs, each generating \$1,000/year, with room to add many more. In addition, there are 24 -12 ft x 25 ft dry storage units creating further potential for revenue growth. This is a rare chance to own a versatile riverfront property with unmatched potential. (id:6289)

Built in 1993

Essential Information

Listing #	10362640
Price	\$1,550,000
Bedrooms	3



Bathrooms	3.00
Square Footage	2,917
Acres	30.02
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	Log house/cabin

Community Information

Address	8495 3 Highway
Subdivision	Arrow Creek to Yahk
City	Yahk
Province	British Columbia
Postal Code	V0B2P0

Amenities

Parking Spaces	2
Parking	Detached Garage
# of Garages	2
View	Unknown, River view, Mountain view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Electric, Wood Stove
# of Stories	1

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Century 21 Purcell Realty Ltd
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