

# \$1,550,000 - 3736 Beaver Valley Road, Williams Lake

MLS® #R2994164

**\$1,550,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 200.00 Acres

N/A, Williams Lake, British Columbia

Amazing opportunity to own 200 acres in 2 titles, 4-BR 2-bth family home, licensed abattoir & butchering w/turnkey equipment & facilities, & hobby farm complete w/ 99x41 hay barn (plus lean-to), stable, fence & X-fencing for horses & cattle, outbuildings etc. Rodear Meats is an established business w/ an extensive clientele in the Cariboo. Scenic property features a mix of trees & pastures, w/ creek running thru. Prime farmland in the desirable Beaver Valley known for its micro climate for agriculture. The cozy home is heated by propane furnace & 2 woodstoves. Newer appliances 2021-2024. Hardiboard siding & metal roof means longevity & low maintenance. Full services incl. BC Hydro, Starlink highspeed internet, drilled well logged@10gpm & septic. Borders crown land on 3 sides & just steps from George Lake in addition to other lakes nearby for endless fishing & outdoor adventures. Mostly in ALR w/BV-A & M3-1 combined zonings that permit 2 dwelling units & variety of non-residential uses. Yr-round maintained rd. (id:6289)

Built in 1989

## Essential Information

Listing #	R2994164
Price	\$1,550,000
Bedrooms	4
Bathrooms	2.00



Acres	200.00
Year Built	1989
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3736 Beaver Valley Road
Subdivision	N/A
City	Williams Lake
Province	British Columbia
Postal Code	V0L1G0

### Amenities

Parking	Open
View	Valley view
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Washer, Dryer, Refrigerator, Stove, Dishwasher
Heating	Propane, Wood Forced air
# of Stories	2

### Exterior

Exterior	Concrete
Roof	Metal
Foundation	Concrete Perimeter

### Listing Details

Listing Office	Horsefly Realty
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