

4333 East Fs Road
Barriere, BC V2C 5R9

CENTURY 21
Assurance Realty Ltd.

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MLS# 10364420



\$399,900

10,454 Sqft

One of the last Sands Waterfront properties left! This lot has a gorgeous private sandy beach and includes a custom dock that can be left in the water year round. The lot itself is over 10,000 square feet in size (0.24 acre). There is a lot of mature landscaping with large fire pit area. Only one neighbour to the east of this home. The Sands, a gated community, located in the smaller bay of East Barriere Lake features a community water and septic system with year round access. East Barriere Lake is known for it's warm waters for swimming and water sports in the summer and world class snowmobiling and winter activities in the winter months. Development fee of \$1,400 per year for water, septic, road maintenance and snow clearing. No trailers or tenting allowed on the property owner must build. No building timeline if you buy. Located 1 hour north of Kamloops, 20 minutes from Barriere where you will find basic shopping and amenities and 5 hours from Vancouver. Owner has included riparian assessment and building plans with this sale. Plans for a 5 bedroom, 3 bathroom home have been drafted for this lot. Buy now and you can enjoy this property for this summer! Note: buyers cannot obtain conventional financing on this property due to lease structure. (id:42016)



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