

\$995,000 - 7390 Cougar Smith Rd, Fanny Bay

MLS® #1012003

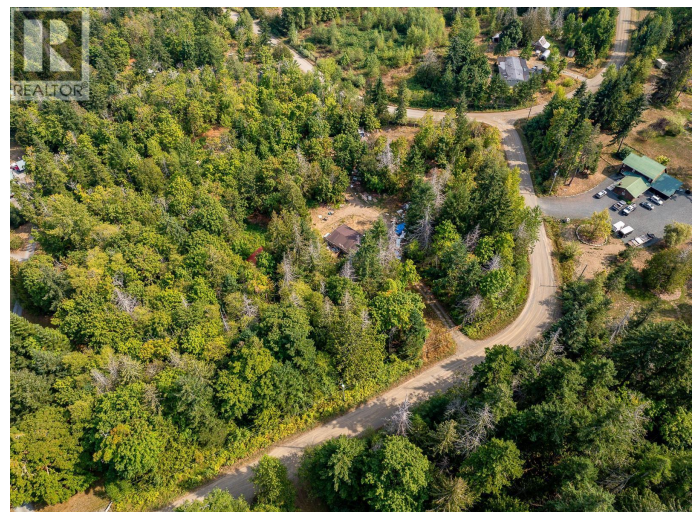
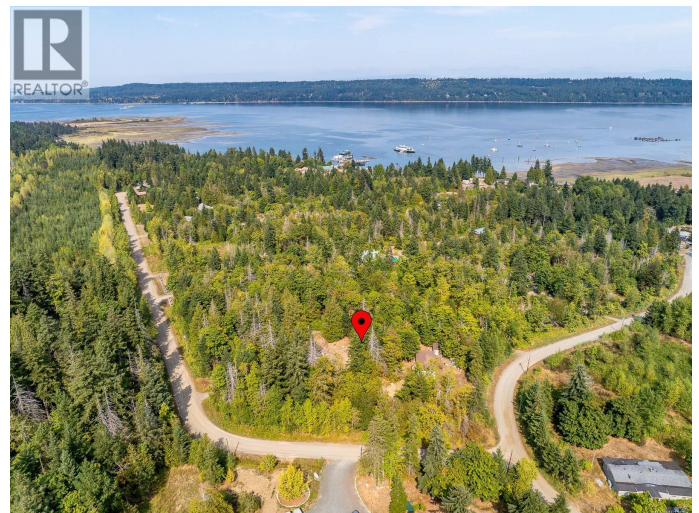
\$995,000

3 Bedroom, 0.00 Bathroom, 3,443 sqft

Single Family on 5.61 Acres

Union Bay/Fanny Bay, Fanny Bay, British Columbia

Are you someone with vision, creativity, and the experience to take on a unique project? This extremely private 5.6-acre property is calling your name! Tucked away with plenty of trees, TWO road frontages and THREE driveways, this rare parcel offers TWO homes that have been moved onto the land. Both structures are unfinished, yet a lot of work has been completed, waiting for the right buyer to bring them to life. Whether you're an investor, contractor, or a blended family looking for a dual-living setup, this could be your dream opportunity. One of the homes is already equipped with a new septic system, 5 year old roof, setting the stage for further development. The land is mostly flat with a gentle slope, making it ideal for gardening, expansion, or creating the private retreat you've always envisioned. While the grounds do need cleanup and the landscaping is waiting to be brought to life, the potential here is massive. Separate garage for a car enthusiast, wood worker, or a studio work space. Priced \$200,000 under assessed value, this is your chance to build serious equity while designing a space that works for your needs. Multi-generational living? Rental income from a second home? Private estate? The possibilities are endless, but it will take someone with a special mind to bring the full vision to life. If you've been looking for a unique investment opportunity in a peaceful setting with room to grow – this one's



worth a look. Bring your tools, your team, and your imagination. This isn't just a property it's a project with powerful potential.

(id:6289)

Built in 1979

Essential Information

Listing #	1012003
Price	\$995,000
Bedrooms	3
Bathrooms	0.00
Square Footage	3,443
Acres	5.61
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7390 Cougar Smith Rd
Subdivision	Union Bay/Fanny Bay
City	Fanny Bay
Province	British Columbia
Postal Code	V0R1W0

Amenities

Features	Acreage
Parking Spaces	25

Interior

Heating	Other
Cooling	None

Additional Information

Zoning	Unknown
--------	---------

Listing Details

Listing Office	eXp Realty (CX)
----------------	-----------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 11:01am MDT