

\$679,000 - 820 Kane Valley Road, Merritt

MLS® #10354625

\$679,000

1 Bedroom, 2.00 Bathroom, 700 sqft
Recreational on 10.06 Acres

Merritt, Merritt, British Columbia

Stunning 10+ Acre Property with Creek & Custom Home in progress of being built! Don't miss this rare chance to own over 10 acres of pristine land with Voght Creek running through it! This property features a partially finished 3500 sq.ft. Craftsman-style home, built solid with 2x6 fir, insulated concrete foundation, and soaring ceilings - 8' basement, 9' main, and an impressive 18' great room with floor-to-ceiling windows. A wrap-around deck takes in breathtaking mountain and valley views. There's 700 sq.ft. of finished space ready to live in while you complete the dream - with power, bathroom, fridge, and gas range in place. The cozy cabin is perfect for guests, an artist's studio or workshop, with underground power and 200 amp service. Fenced and cross-fenced, it's ideal for horses and backs onto Crown land with endless trails for riding, biking or quadding. There's a bridge across the creek leading to groomed forest trails with potential timber value. The land is carefully set up as a permaculture haven with nut trees, maple, birch, Saskatoons, huckleberries, black currants & wild raspberries. Water is via cistern delivery (or drill a well). Room for RVs or even a Bed & Bale or private campground. Year-round paved road access, just 2 hours to the Lower Mainland and minutes to Kane Valley's 50+ km of cross-country ski trails and fishing lakes. A truly one-of-a-kind opportunity to finish your dream home in a



stunning natural setting. Call today to book
your private showing – bring walking shoes
and maybe dip your toes in the creek!
(id:6289)

Built in 1997

Essential Information

Listing #	10354625
Price	\$679,000
Bedrooms	1
Bathrooms	2.00
Half Baths	1
Square Footage	700
Acres	10.06
Year Built	1997
Type	Recreational
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	820 Kane Valley Road
Subdivision	Merritt
City	Merritt
Province	British Columbia
Postal Code	V1K1B8

Amenities

Amenities	Recreation
Parking	RV
View	View (panoramic)

Interior

Appliances	Range, Refrigerator, Washer
Heating	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

Exterior

Exterior	Other
Roof	Metal
Foundation	Insulated Concrete Forms

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	eXp Realty (Kelowna)
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