



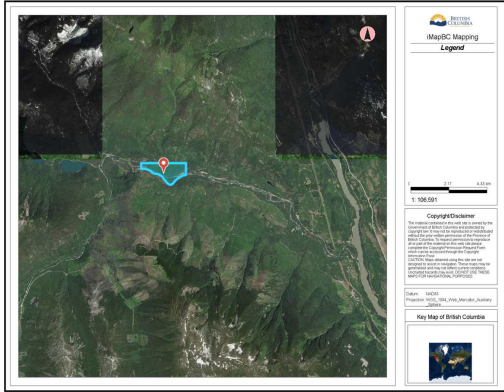
Presented by:  
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**Active**  
**R2446642**  
 Board: H  
 Other

**LOT D NAHATLACH VALLEY ROAD**  
 Hope  
 Boston Bar - Lytton  
 VOX 1C0

Land  
**\$434,000** (LP)  
 (SP) **M**



Sold Date:  
 Frontage (feet):  
 Meas. Type: **Feet**  
 Frontage (metres):  
 Depth:  
 Price/SqFt:  
 Sub-Type:  
 Flood Plain: **No**  
 Exposure: **Southeast**  
 Permitted Use: **House/Single Family**  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **RIVERVIEW**

Original Price: **\$434,000**  
 Subdiv/Complex:  
 P.I.D.: **004-769-708**  
 Taxes: **\$1,193.02**  
 For Tax Year: **2019**  
 Zoning: **R4**  
 Rezoneable?

Lot Area	
Acres:	<b>167.00</b>
Hect:	<b>67.58</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **None**  
 Electricity: **None Available**  
 Natural Gas: **Not Available**  
 Telephone Service: **Not Available**  
 Cable Service: **Not Available**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail:  
 Perc Test Date:

Property Access: **Road Access**  
 Parking Access:  
 Fencing:  
 Property in ALR/FLR:**No**  
 Information Pkg: **Yes**  
 Sign on Property: **Y**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **PART N1/2, SECTION 15, TOWNSHIP 12, RANGE 27, MERIDIAN W6, YALE DIV OF YALE LAND DISTRICT, THE FRACTIONAL ... LYING N OF THE NAHATLATCH RIVER AS SHOWN ON THE PL OF SAID TWP DATED AT OTTAWA THE 3RD DAY OF SEPTEMBER 1915**  
 Site Influences: **Recreation Nearby, Rural Setting, Waterfront Property**  
 Restrictions: **None**

Listing Broker 1: **Sutton Group Showplace Realty (Agassiz)**  
 Listing Broker 2: **Sutton Group Showplace Realty (Agassiz)**  
 Listing Broker 3:

**Beautiful remote, yet fully road accessible, 167 acres in North Bend, 35 minutes NE of Boston Bar. The Nahatlatch River runs right through the property, giving it full river frontage. This outstanding property has several flat areas for endless possibilities for building sites. There are several creeks throughout the property so water will never be a shortage. Enjoy the deer, birds and other wildlife that roam this property.**