



Presented by:

# Linda Marks

RE/MAX Nyda Realty (Agassiz)  
Phone: 604-491-1060  
WWW.TheBestDealsinBC.com  
Linda@LindaMarks.ca



**Active**  
**R2451063**

Board: N  
Other

## LOT 1 HORSEFLY BAY ROAD

Williams Lake (Zone 27)  
Horsefly  
VOL 1L0

Land  
**\$89,000** (LP)  
(SP)



Sold Date:		Original Price:	<b>\$89,000</b>
Frontage (feet):	<b>0.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>008-316-040</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$270.67</b>
Depth:	<b>0</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>RR2</b>
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	<b>Southwest</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify			

Lot Area	
Acres:	<b>5.00</b>
Hect:	<b>2.02</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **None**  
Electricity: **Nearby**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
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 in last 2yr?: **No**

Legal: **LOT 1, PLAN 24067, DISTRICT LOT 8316, LAND DISTRICT 05, HORSEFLY BAY**

Site Influences: **Private Setting, Recreation Nearby, Rural Setting**  
Restrictions: **None**

Listing Broker 1: **RE/MAX Nyda Realty (Agassiz)**  
Listing Broker 2: **RE/MAX Nyda Realty (Agassiz)**  
Listing Broker 3:

**Find your piece of quietness and peacefulness in Horsefly. This 5 Acre parcel is located just across the road from Quesnel Lake and Horsefly Bay. Mature second-growth timber covers the entire acreage and offers incredible privacy. The lot borders Crown Land and allows access via a trail. Several prime building spots and a very gentle slope are some of the advantages of this prime piece of nature. A desirable lifestyle away from the hustle and bustle of the city.**