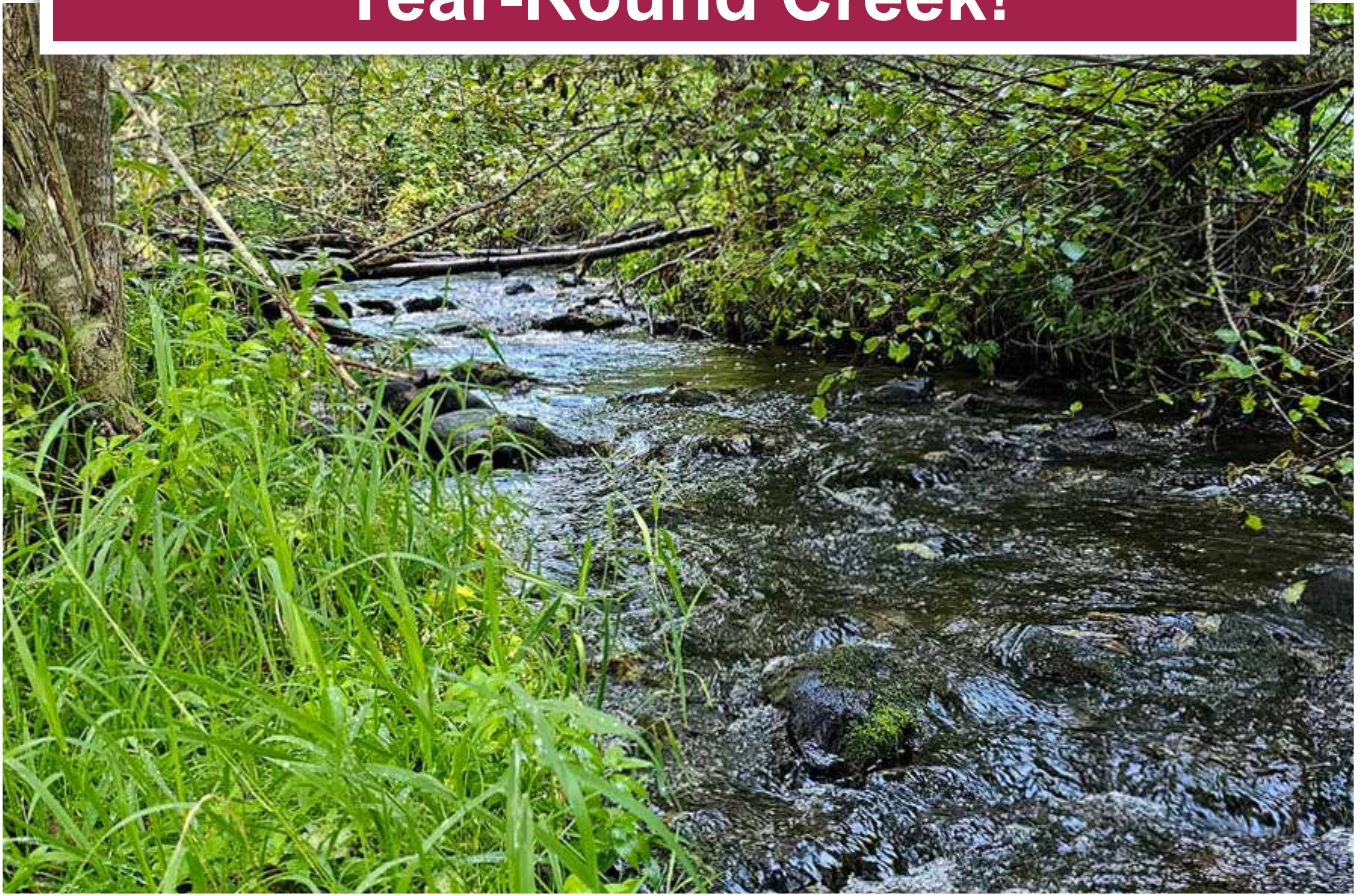




**105 Acres of Natural Serenity
Year-Round Creek!**



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105 Acres of Natural Serenity - Year-Round Creek!

Greenwood, BC

PROPERTY DETAILS

Listing Number:	23186
Price:	\$449,000
Taxes (2023):	\$1,248
Size:	105.38 acres
Zoning:	No zoning

DESCRIPTION

This 105-acre property offers many trails through benches, open meadows, and primarily second-growth pine woods while presenting sweeping views of this fine area. Outdoor enthusiasts need not 'leave home' to delight in the many small mammals, birds, moose, deer, and bears calling this magnificent piece of land home. Beyond this, ATVs, quads, hiking, biking, snowmobiling, snowshoeing, and cross-country skiing provide the means for exploration—all at your fingertips.

The Kettle Valley Rail Trail, a national legacy, passes through the western portion of the property, providing easy access to this national legacy of trails, trestles, and tunnels.

Year-round and vibrant Eholt Creek runs through the western portion of the property. The creek and surrounding trees are a fresh respite for animals and are an ideal place to cool off during warmer summer months.

The access road from Highway 3 leads through the moderately sloped portion, then proceeds

north and east over a large culvert providing a reliable creek crossing. The road then opens into a meadow and continues across the Rail Trail to the upper portions of the property.

A power line runs another 140 metres uphill to a fantastic build site. Without any zoning, this lucrative offering provides an enormous opportunity to suit any buyer's dream. Whether a hobby farm, private getaway, year-round home, or a therapeutic retreat, this may only whet the appetite for your vision.

This serene and private retreat is ready to embrace the need for connection to Mother Earth, mere minutes to BC's smallest city—Greenwood.

LOCATION

12585 Highway 3 - Greenwood, BC

DIRECTIONS

The property is situated 2.25 km northeast from Greenwood. Access is on the south side of the highway, 20 m southwest 12555 Highway 3 driveway (located on the north side of the road). The entrance can be challenging to see. There is a frontage trail to park vehicles. The property has a fallen-over metal gate to the east.

AREA DATA

With a population of just over 700 people, Greenwood is Canada's smallest city. Greenwood tucks into the Kootenay Boundary Region in south-central BC, just 13 kilometres north of the USA border. A booming mining town in the late 1800s



and early 1900s, Greenwood remains a thriving city today. History draws many to visit more than 60 heritage buildings that paint the landscape.

Within the southern Monashee Mountains at an elevation of 748 metres, Greenwood lies in the transition zone between the semi-arid Okanagan Valley and the interior rainforest of the Kootenay Rockies region. The city was built on the banks of Boundary Creek, which flows through a narrow valley, with Jubilee Mountain rising to the west and an unnamed ridge to the east that gradually rises to meet Phoenix Mountain.

The landmark BC Copper Company brick smokestack, towering 121 feet high, is a remnant of early mining operations. Old copper, gold, and silver mine shafts and adits, horizontal entrances, and passages can be viewed with a leisurely stroll along the river.

It's also known for the best tap water in the entire world. In 2012, the mayor sent a sample of Greenwood's tap water to Berkley Springs International Water Tasting annual competition in West Virginia. It came in first place, and gave Greenwood the title of having the Best Municipal Water in the World with a score of 40 out of 44. The untreated water comes from underground aquifers.

Boundary Creek flows past Greenwood, a tributary of the Kettle River. The creek is approximately 32 kilometres long, flowing from the northeast, passing east of Midway, with the final one-quarter mile in northeastern Washington.

Winters in Greenwood are relatively mild, with average snowfalls and warm, dry summers.

RECREATION

Greenwood, like most of Boundary Country, is known for its outdoor recreation. With trails, rivers, lakes, and parks accessible year-round. It's easy to see why so many people return year after year.

In summer, you can bike or hike the Trans Canada Trail east or west, depending on how far you want to travel. It's a mostly uphill climb from Greenwood to Eholt, a once booming railway town, now long returned to the land. Ride or hike west toward Midway, and you'll pass the giant, black slag heaps and the remains of the smelter before encountering primarily flat terrain, hugging the Crowsnest Highway much of the way. Your reward for riding or hiking past Midway is a refreshing dip in any of the Kettle River swimming holes and a serene campsite to rest up for the night at the Kettle River Recreation Area.

Boundary Creek Provincial Park is only 4 kilometres from Greenwood. This park is a popular overnight stop for travelers through the Boundary Region and provides a refreshing dip in the creek or, for the angler, small rainbow and brook trout. Beautiful scenery, shady campsites, hiking, biking, and birding trails prove this an attractive family stop.

Jewel Lake Provincial Park is a serene destination for anglers and outdoor enthusiasts. A mere 12 km east of Greenwood, the park offers camping, paddling, fly and troll fishing opportunities in a serene wilderness setting. Outstanding views and wildlife sightings along well-maintained trails lead

back to beachside swimming and picnicking. A resort and the south end of the lake provides basic essentials and boat rentals.

Winter is a great time to get outdoors and explore the wonder of Boundary Country, from skiing the mountains to cross-country skiing at Marshall Lakes Ski Trails and the Trans Canada Trail. In winter, take to the slopes at Phoenix Mountain, between Greenwood and Grand Forks. Lift lines are typically short, with access to wide-open runs or shady glades on nineteen runs featuring various terrain. Swap out your skis for your board and take on the terrain park for freestylin' fun. There's also snowshoeing and cross-country skiing in Phoenix Mountain.

Greenwood has an abundance of old mining and logging roads, which hikers, mountain bikers, all-terrain vehicles, snowshoers, and cross-country skiers enjoy. Jubilee Mountain offers a panoramic view of the city and great photo opportunities. On the south edge of town is the beautiful Boundary Falls, remnants of the Dewdney Trail and the Boundary Falls smelter slag.

HISTORY

Greenwood is rich with a diverse history.

Time goes back to 1891 with the discovery of gold, silver, and copper in this once-thriving mining camp. Incorporated as a city on July 12, 1897, the BC Copper Company smelter was constructed in 1901, bringing the town prosperity and becoming known as the "hub" of the Boundary. The surrounding mines brought fortune seekers from many parts of the world, but the boom was short-lived. Copper prices plummeted following the First World War, and Greenwood's success soon diminished. People left in droves, and by 1940, the population had dwindled to a few hundred.

The internment of Japanese Canadians off the west coast of British Columbia in 1942 changed the course of Greenwood's history. A ghost town from its former glory days, Greenwood became BC's first camp, with 1,200 people crowding the many empty buildings, hotels, and houses—remnants from days long ago. The little city once again began to thrive!

The 1897 ghost town of Deadwood is 4 kilometres east of Greenwood, past the BC Copper Company Smelter Site. Traces of the Algoma Hotel still exist, although the town of Deadwood is long gone. Once boasting a 100-acre town site with two hotels, Deadwood also had a blacksmith, shoemaker shop, post office, and a school.

The Boundary Region was one of the most significant copper-producing regions of the World. Greenwood, Phoenix, Deadwood, Boundary Falls, Eholt, Summit City, and Grand Forks grew to house and service the workers in the copper mines, smelters, and railways.

MAP REFERENCE

49° 7'20.31"N and 118°39'35.23"W

SERVICES

Power, cable, and telephone available. Well and septic required.

LEGAL

DISTRICT LOT 639 SIMILKAMEEN DIVISION YALE DISTRICT EXCEPT: (1) PART RED ON PLAN DD12383 (2) PART LYING WITHIN DISTRICT LOT 1458 (3) PLAN H875 (4) PLAN KAP66098

PID 014-788-586



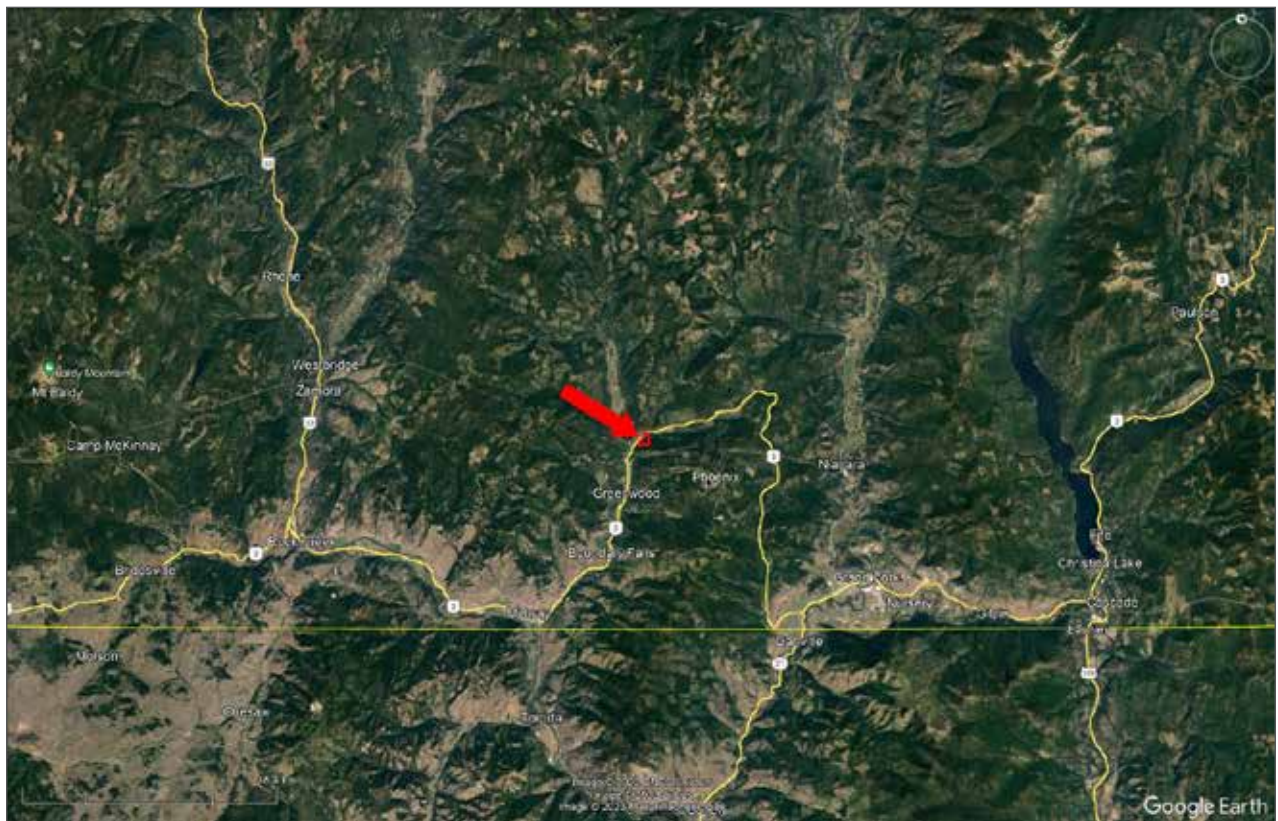
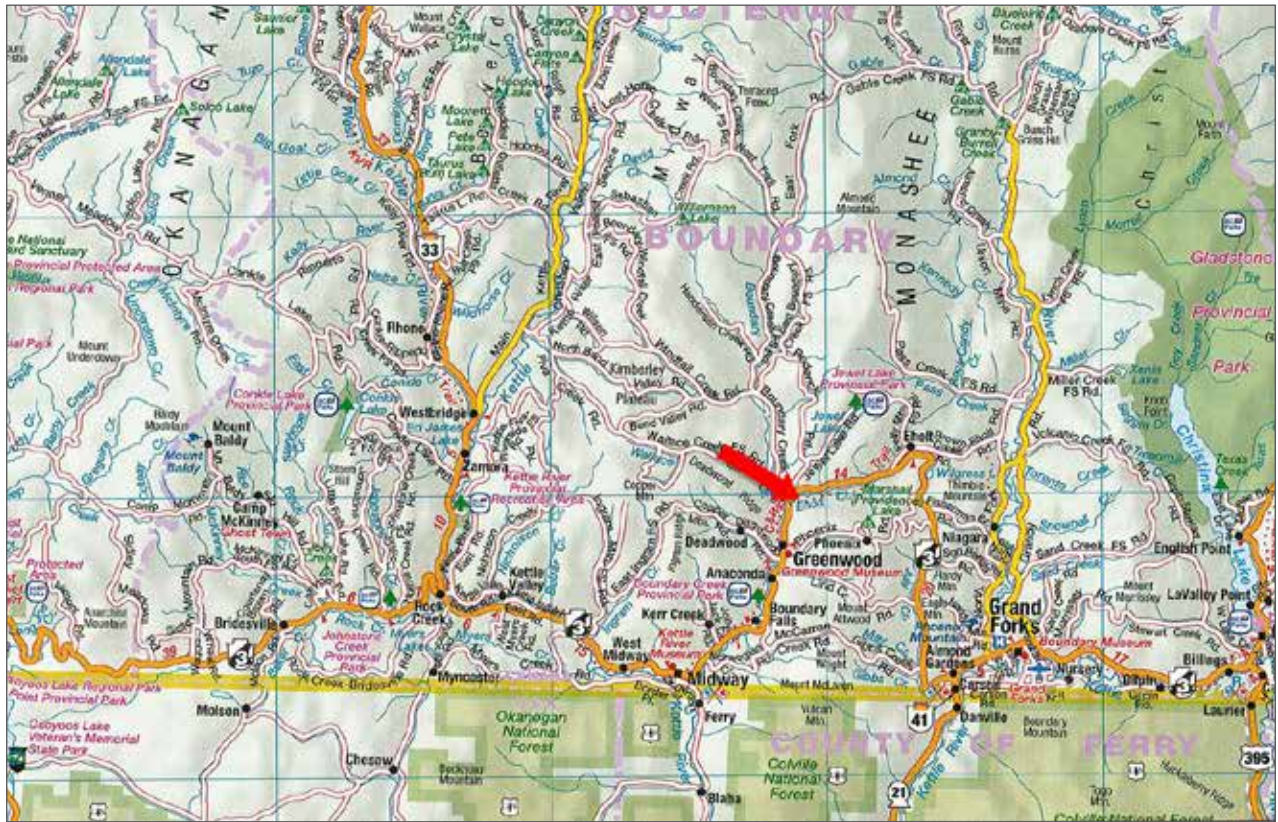




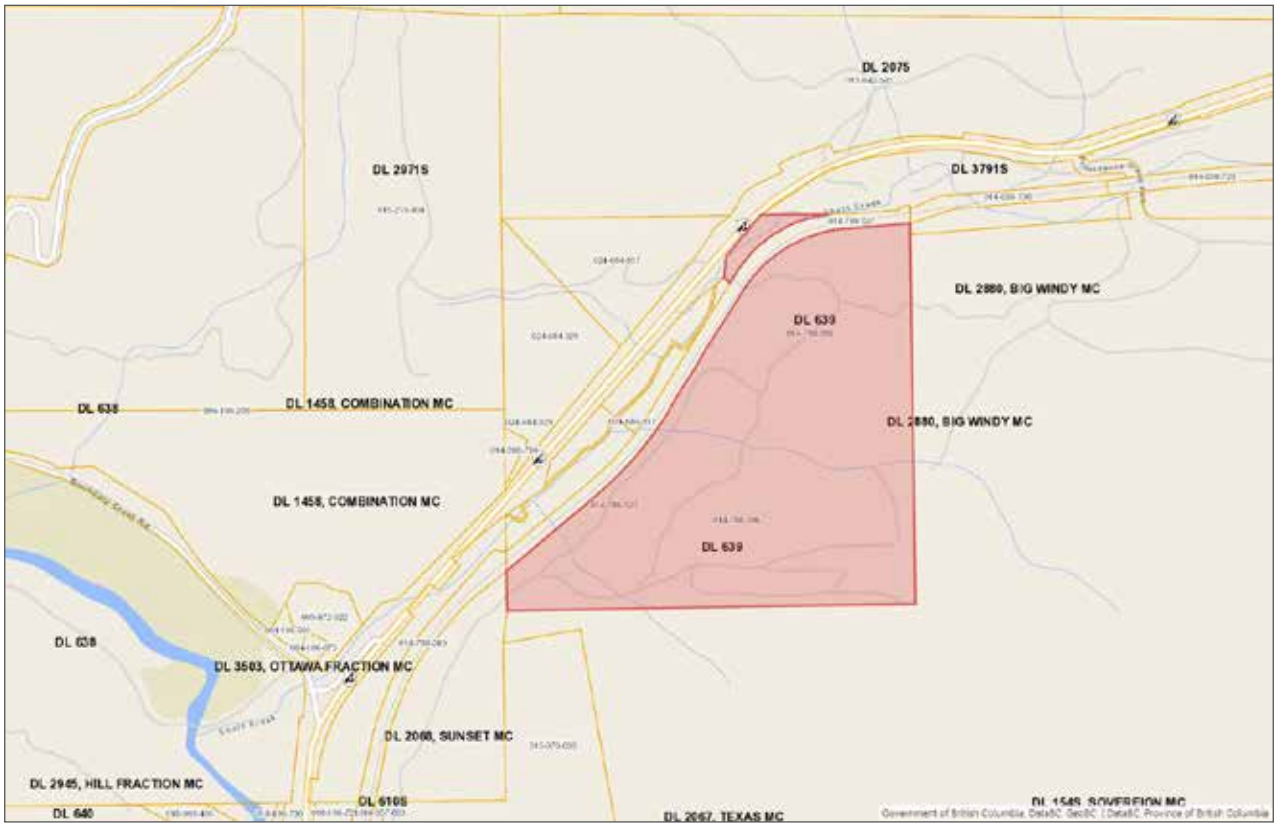
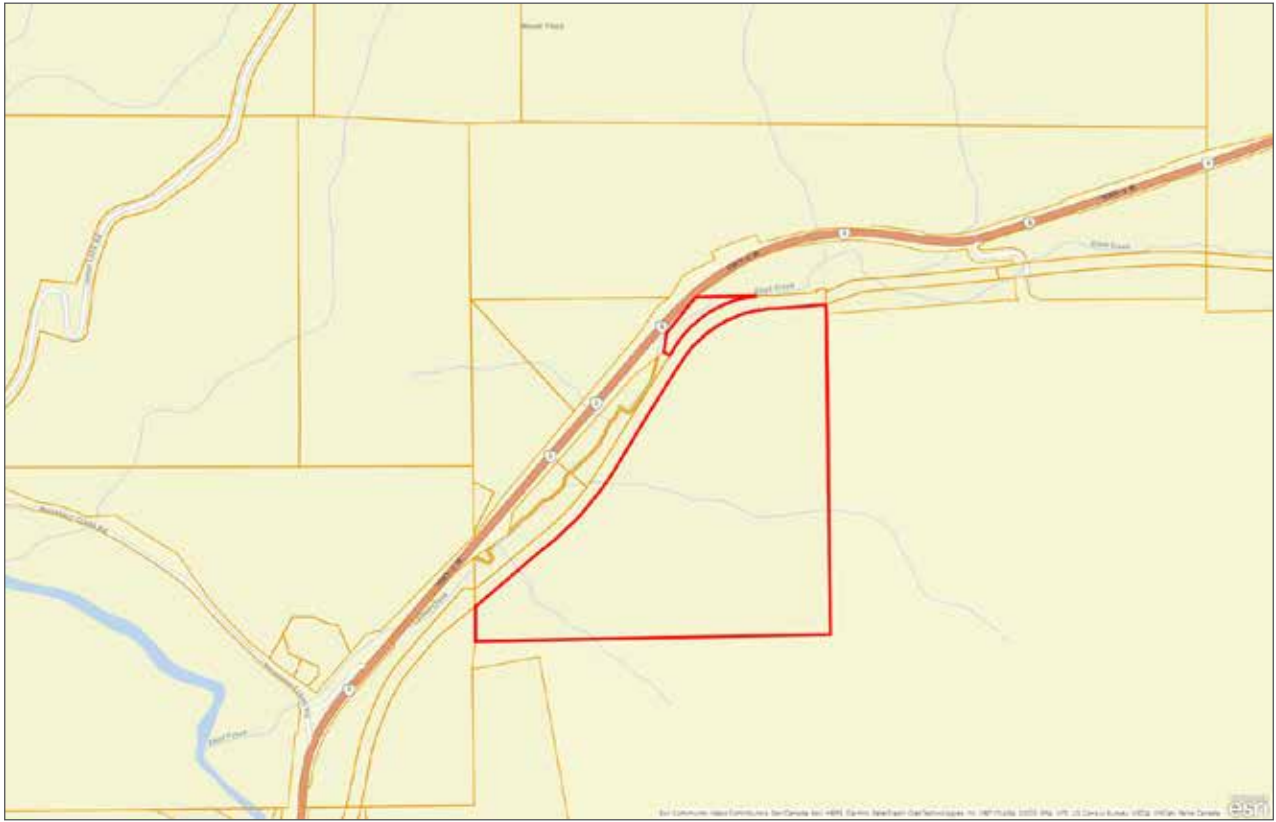












Notes





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