



**Affordable Riverfront Cabin**  
Beaverdell, BC



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# Affordable Riverfront Cabin

Beaverdell, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	24016
<b>Price:</b>	\$299,000
<b>Taxes:</b>	Not yet determined
<b>Size:</b>	0.33 of an acre
<b>Zoning:</b>	No zoning

## DESCRIPTION

This is the affordable riverfront cabin you've been dreaming of. Brand new construction. The certified modular house has 400 ft<sup>2</sup> on the main floor, a 400 ft<sup>2</sup> basement and 117 ft<sup>2</sup> loft. Leave the city behind. Fish the Kettle River and hunt in the mountains. The property is located in some of the most picturesque wilderness in southern BC, widely regarded for its backcountry activities including great hunting, ATVing, sledding and skiing. Go hiking. Get some ice-cream at the local store. No hauling the big RV over the mountains. You can just arrive and enjoy. No noise, except the chirping of local wildlife and gentle flow of the Kettle River.

The climate in this area is excellent for gardening and self-sufficient living. A generous lot size, you have enough space to invite friends to join you. Brand new certified A277 modular home with loft and finished basement on 0.33 acres of riverfront property directly on the Kettle Valley River 3 kilometres south of Beaverdell, 30 minutes from the Big White turnoff. The strata fee is \$128 per month. The seller is considering offering some vendor financing.

## LOCATION

5533 Highway 33 - Beaverdell, BC

## DIRECTIONS

Please refer to the mapping section.

## AREA DATA

The subject property is located within the unincorporated community of Beaverdell, in Electoral Area E of the Regional District of Kootenay Boundary (RDKB). Geographically, the RDKB includes the southerly ranges of the Okanagan Highlands and Monashee Mountains, the Kettle and Granby River drainages, Christina Lake and extensive recreational and wilderness habitat areas associated with these natural assets. The climate is characterized by low to moderate precipitation, with warm summers and relatively mild winters. The Regional District of Kootenay Boundary is located 474 kilometres east of Vancouver, a five-hour drive via Highway 33, the Okanagan Connector, and the Coquihalla Highway.

Beaverdell is 68.4 kilometres from the Canada-US border, via Highway 33, and Highway 3 South. Beaverdell is located 78 kilometres southeast of Kelowna, which is the largest urban community in the interior of British Columbia. The community is located in the Kettle River Valley which flows southward to Midway where the Kettle River flows across the US border to Republic, Washington. The Kettle River Valley is quite narrow, with river flats varying between 0.5 to 1.5 kilometres in width.

Steep hillsides run up to fairly open range lands and the surrounding area, with scattered stands of timber, particularly on northern facing slopes.

Mountain tops in the area vary between 3,500 and 4,500 feet. The valley bottom itself is at 1,900 feet above sea level.

## RECREATION

### Summer Recreation

- Hiking
- Swimming
- Fishing
- Canoeing
- Wildlife viewing
- Mountain biking
- Boating
- Horseback riding
- Hunting
- Or pop over to the Okanagan for wine tasting

### Winter Recreation

- Skiing
- Snowmobiling
- Snowshoeing
- Ice fishing
- Hunting
- Wildlife viewing

## HISTORY

When silver ore was discovered on Wallace Mountain in 1897, three towns were established; Beaverton, Carmi, and Rendell. The village of Beaverton was formally amalgamated with the town site of Rendell in the early 1900s and it became Beaverdell. The name was subsequently changed to the Community of Beaverdell in 1982 as recorded by the BC Gazetteer.

The local 'Highland Mine' produced continuously for over 90 years, until it closed and the site was purchased by the provincial government.

The historic Beaverdell Hotel was built in 1901 and until a fire destroyed the hotel in 2011, it was a favorite stop for travelers along the Trans Canada Trail/Kettle Valley Rail route. The Beaverdell General Store is still operating with a postal outlet, liquor store and Laundromat. Travelers into the area can stay at the Tamarack Lodge which has a fully licensed lounge and restaurant, or the Highland Cabins that offer overnight or longer term stays for hunting and fishing trips. There are approximately 16 small fishing lakes north of Beaverdell, most with Forest Service Recreation camping sites available. There is also a number of backcountry roads open to 4x4 travel which connect Beaverdell to the mining ghost town of Carmi and further to Penticton, or south through the Christian Valley all the way to Vernon area. Winter sports include cross-country skiing, and both downhill skiing and snowboarding available at Big White, just north of the community.

## MAP REFERENCE

49°24'26.06"N and 119° 5'48.10"W

## SERVICES

- Power
- Well water
- Septic
- Telephone

## IMPROVEMENTS

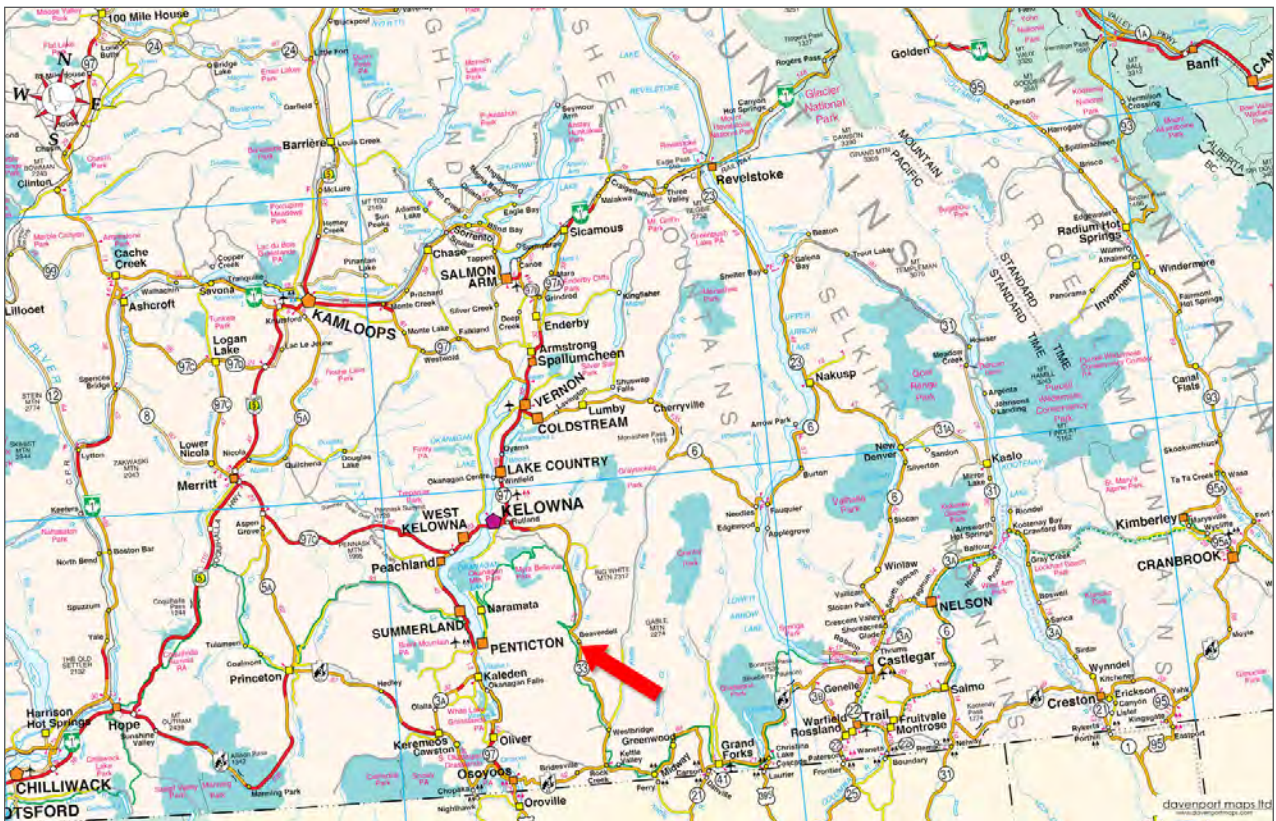
Certified A277 modular house has 400 ft<sup>2</sup> on the main floor, a 400 ft<sup>2</sup> basement and 117 ft<sup>2</sup> loft.

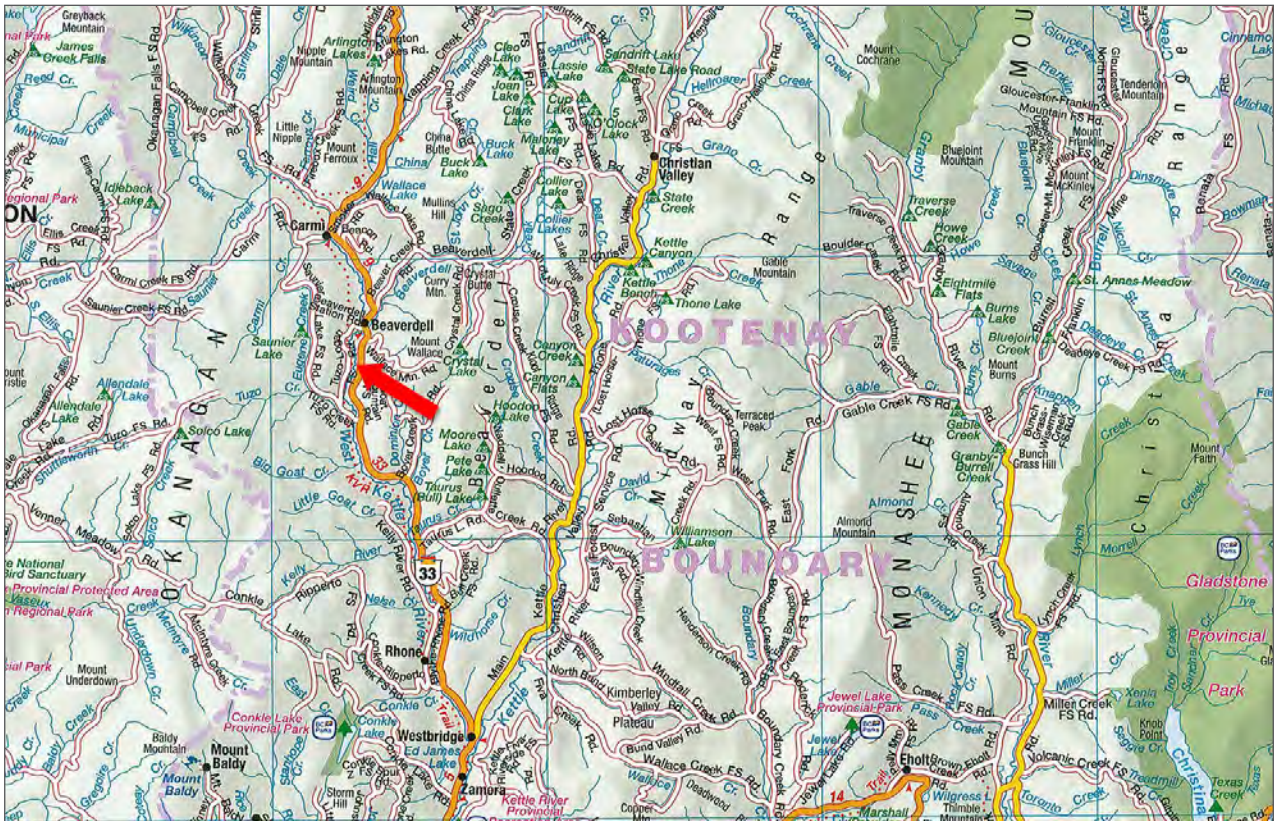
## LEGAL

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DIVISION YALE DISTRICT  
STRATA PLAN EPS8152  
PID 031-650-171

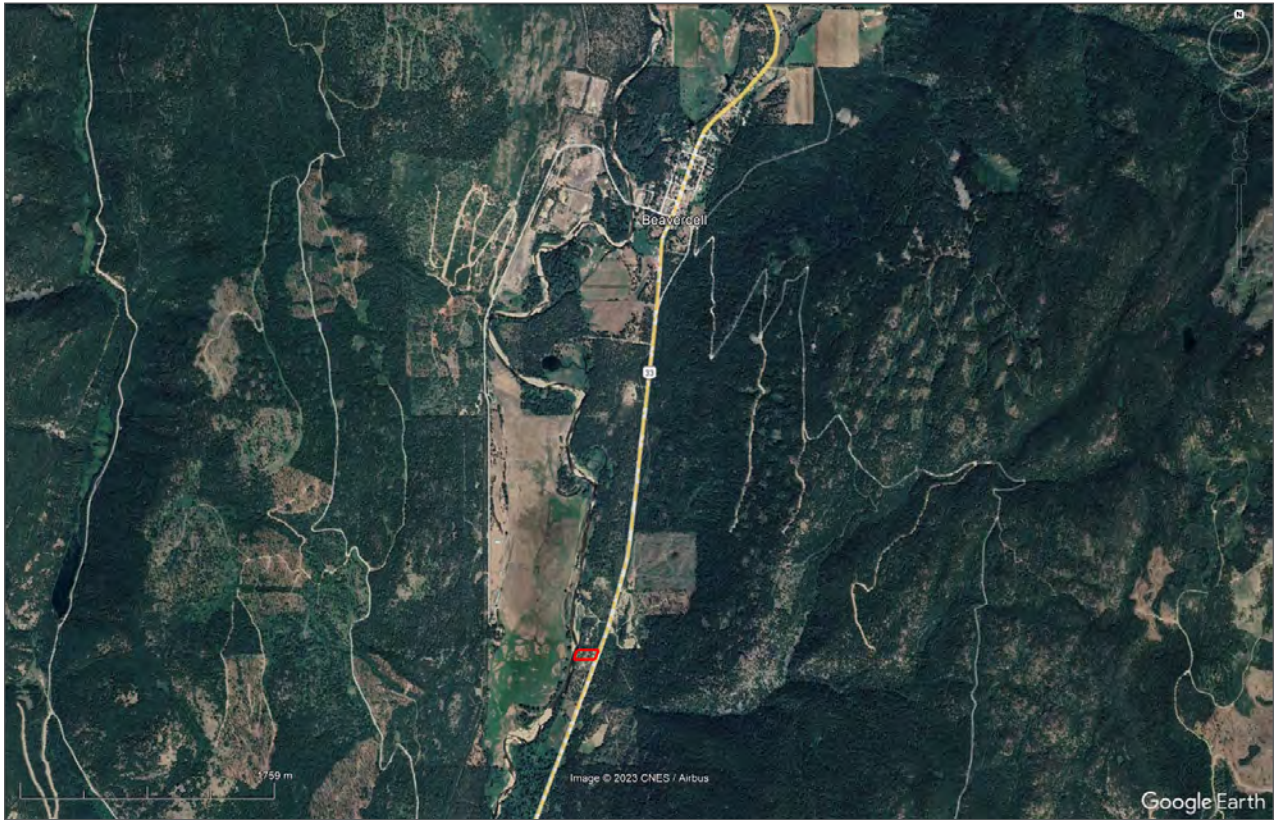


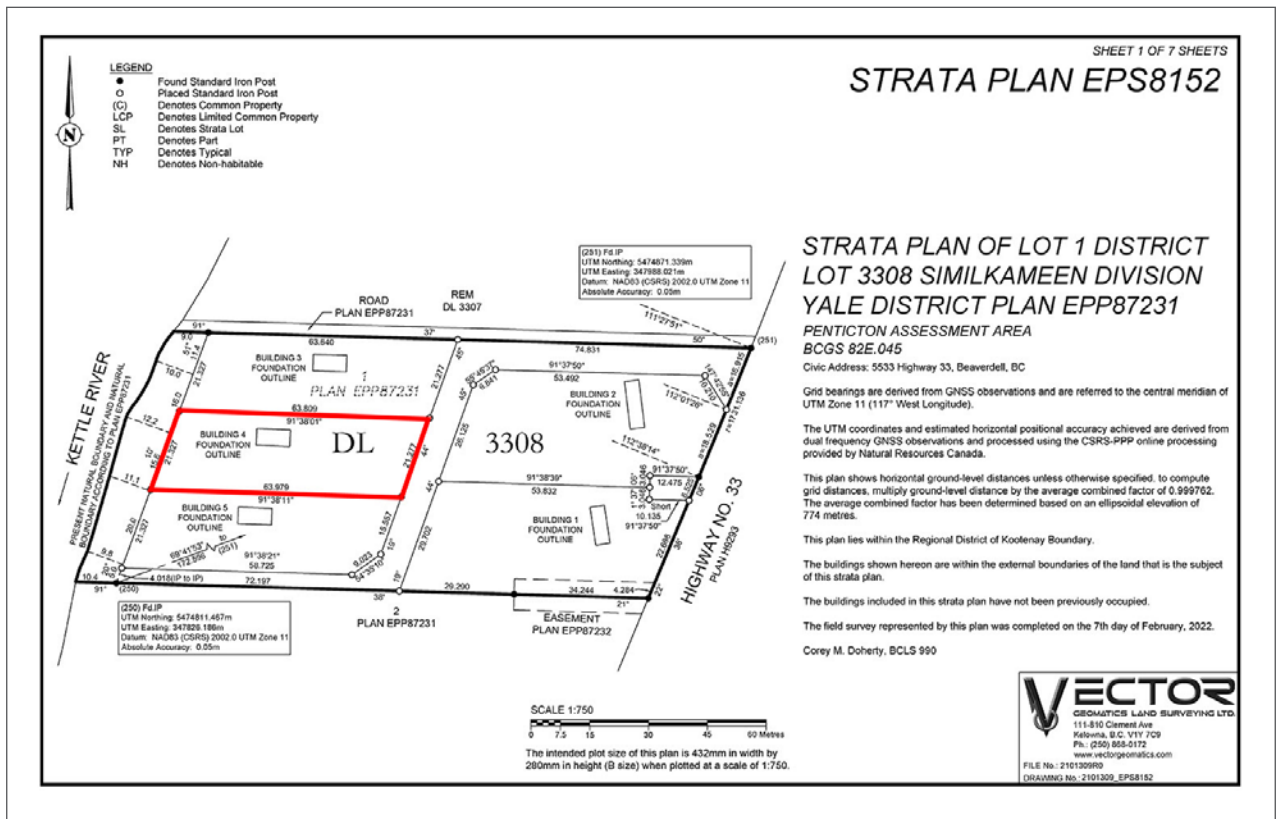












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# Notes

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