



## Family Home and Acreage with Rental Income - Hagensborg



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# Family Home and Acreage with Rental Income

Hagensborg/Bella Coola, BC

## PROPERTY DETAILS

|                        |            |
|------------------------|------------|
| <b>Listing Number:</b> | 25061      |
| <b>Price:</b>          | \$540,000  |
| <b>Taxes (2024):</b>   | \$3,574.40 |
| <b>Size:</b>           | 6.10 acres |
| <b>Zoning:</b>         | A1         |

## DESCRIPTION

Located in the heart of Hagensborg, Bella Coola, this beautifully renovated, 2,156 sq. ft. split-level home sits on 6.1 private acres, set back from the highway to maximize privacy and winter sun exposure. Centrally located, it is just minutes from schools, shopping, the airport, and all amenities.

The main floor features a bright, inviting living room with large south-facing windows and a stunning floor-to-ceiling fireplace. A spacious primary bedroom, a dedicated office, a 4-piece bathroom, and a well-appointed kitchen with stainless steel appliances complete this level. Just off the kitchen, a covered wraparound deck provides the perfect setting for outdoor dining and relaxation, with a covered carport below. Recent upgrades include new windows and a new patio door, enhancing natural light and energy efficiency.

The lower, above-ground level offers two additional bedrooms, a 3-piece bathroom, a laundry room, a cold room, and a furnace room. This level has been extensively renovated with all-new dry core subflooring, ensuring warmth and comfort year-round.

Outside, the large, level yard is ideal for gardening, fruit trees, or a hobby farm. A wired shop with an oversized door provides ample space for boat or RV storage, along with an attached bathroom, shower, and laundry room to accommodate campers. A dedicated freezer room makes this property perfect for storing fish or large game animals. The barn is fully equipped with both 120V and 240V outlets, making it ideal for a variety of projects and storage needs.

Adding to the property's value is a charming 1-bedroom, 1-bathroom rental cabin, privately set back in the trees. Recent upgrades include new windows, a new hot water tank, new radiators, and new appliances, including a stove and fridge. Fully furnished and equipped this unit offers excellent income potential.

With nice upgrades and valuable additions throughout, this home is move-in ready and offers endless opportunities for comfortable living and income generation.

## LOCATION

1690 Mackenzie Highway 20 / Hagensborg/Bella Coola, BC

## DIRECTIONS

From Williams Lake travel Highway 20 West for 477 km. This highway will take you over the Chilcotin Plateau, into Tweedsmuir Provincial Park and down "The Hill" dropping 1,400 metres into the scenic Bella Coola Valley. You then travel alongside the breathtaking Atnarko and Bella Coola Rivers, through the community of Hagensborg. The property is just 2 minutes after the Shop





Easy Store on your right. Bella Coola can also be reached by the scenic Discovery Coast Ferry or by Pacific Coastal Airlines offering 1-hour daily flights to and from Vancouver.

## AREA DATA

Bella Coola and its surrounding region are situated within the traditional territory of the Nuxalk Nation. This area holds a deep cultural and historical significance, with the Nuxalk people maintaining a strong presence and vibrant traditions. For more information on the history of the Nuxalk First Nations and the Bella Coola Valley, visit the Nuxalk First Nations website: [www.nuxalknation.ca](http://www.nuxalknation.ca)

The Bella Coola community is remote, with a population of approximately 2,000 residents. The geography of the area is defined by a long, narrow valley, with the community primarily distributed along the Chilcotin Highway 20. This highway stretches from the government wharf on the Pacific Ocean through the populated sections of the valley, passing through Hagensborg and Firvale before ascending to the Chilcotin Plateau. Nearly all

residents live along or near this roadway, making it the central artery of the region.

Bella Coola and Hagensborg provide essential services to residents and visitors. These include grocery and hardware stores, gas stations, repair shops, Canada Post offices, gift shops, and locations to obtain fishing and hunting licences. Financial services are available at the Williams Lake & District Credit Union in Bella Coola, with ATMs located at the Hagensborg Shop Easy, the Credit Union, and the Bella Coola General Hospital.

The Bella Coola General Hospital offers medical services, including a walk-in clinic and a pharmacy. Recreational and cultural amenities in the area include an outdoor skating rink, a public outdoor pool, an organic market, Nuxalk Art Gallery and a veterinary clinic. Additionally, Bella Coola and Hagensborg are home to numerous artisan shops, gift stores, and coffee houses, contributing to the area's unique character and charm.

## RECREATION

This beautiful home is centrally located from the rodeo grounds, the ballpark, the Bella Coola River, and an amazing network of walking trails all surrounded by some of the biggest old growth cedar in Bella Coola.

Located in the stunning Bella Coola Valley, this property is surrounded by an abundance of fresh water, clean air, and thriving wildlife. Outdoor enthusiasts will find endless year-round recreation: winter brings cross-country skiing, snow machining, and skating at the outdoor rink, while summer is ideal for hiking scenic trails, kayaking, fishing in the rivers and ocean, horseback riding, or cooling off in the river's natural pools.

Just a short distance away, BC Parks has established the Belarko Bear Viewing Station, a prime spot for observing grizzly bears feeding along the Atnarko River from mid-August to mid-October. The property is also nestled within the legendary Great Bear Rainforest, one of the world's last intact temperate rainforests, home to coastal wolves, black bears, grizzlies, and the rare Kermode "Spirit Bear."

For adventure seekers, the dramatic mountains surrounding the Bella Coola Valley have become a world-renowned destination for heli-skiing, attracting professional film crews and thrill-seekers from around the globe. Bella Coola Heli Sports has been named the World's Best Heli-Ski Operation for the past three years, offering access to an incredible 1.5 million acres of skiable terrain.

## MAP REFERENCE

52°23'13.44"N and 126°34'47.26"W



## INVESTMENT FEATURES

This property also offers a cozy 1-bedroom detached cabin is a perfect income-producing short- or long-term rental opportunity. Set back for privacy, it features a full kitchen, a comfortable living room, and a peaceful setting. With strong rental demand, it could generate up to \$1,000 per month in income.

## SERVICES

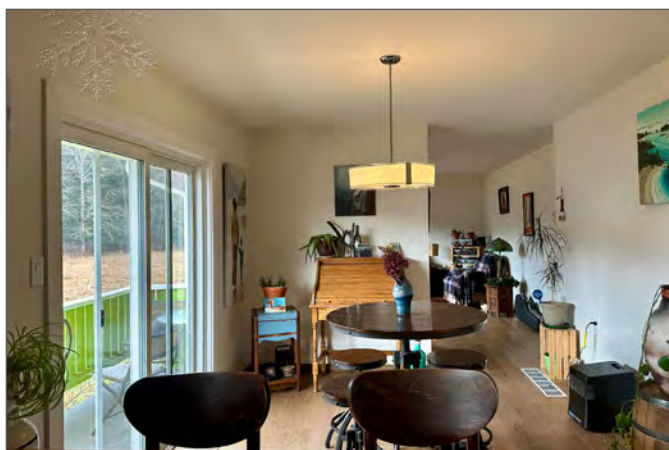
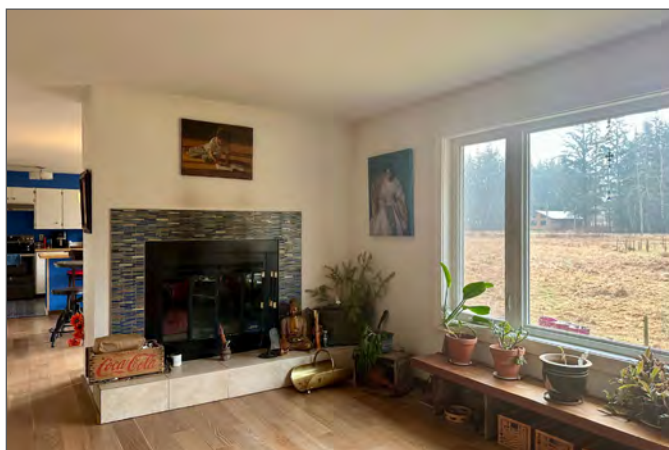
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- BC Hydro at lot line
- New septic tank
- Cell service
- Fiber optics
- Oil furnace

## LEGAL

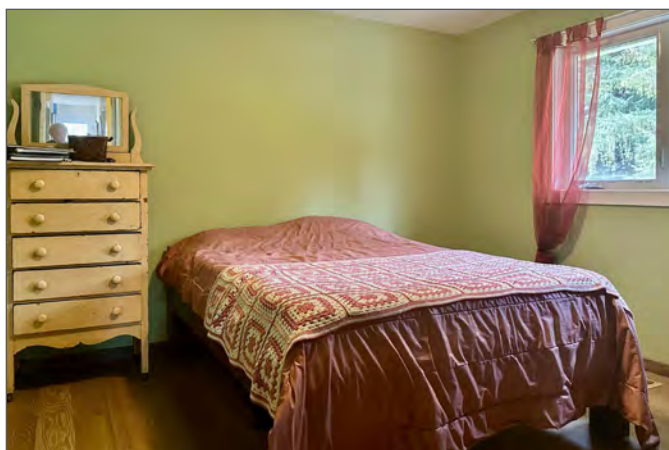
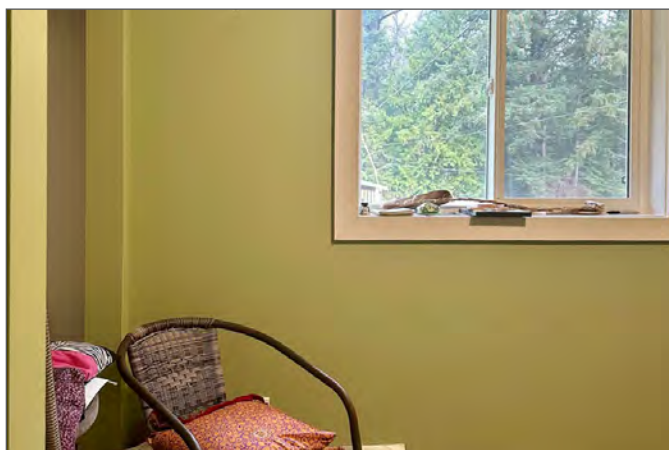
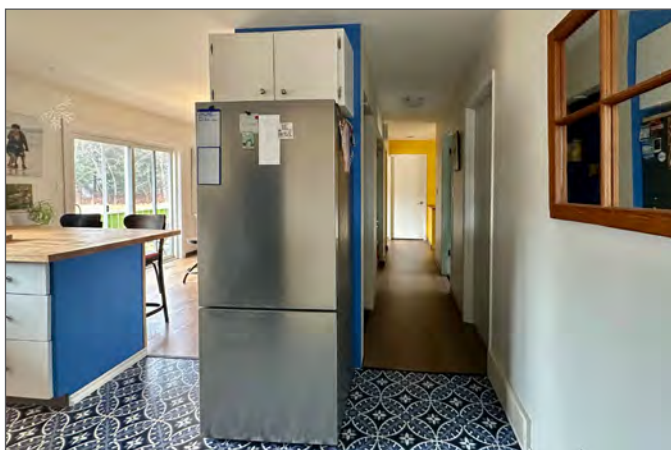
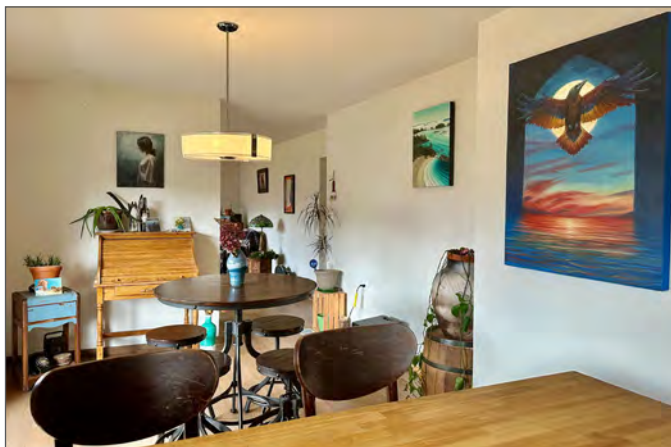
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COAST DISTRICT, PLAN 26057

PID 000-076-449

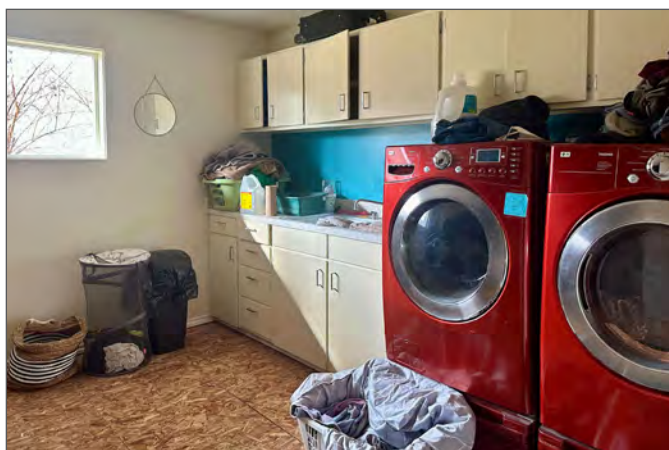
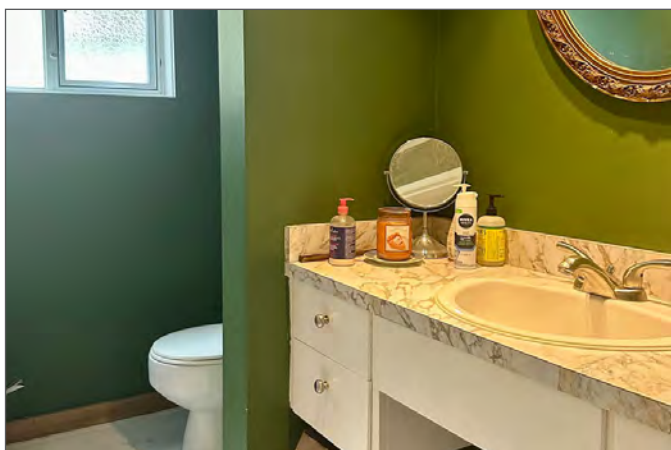
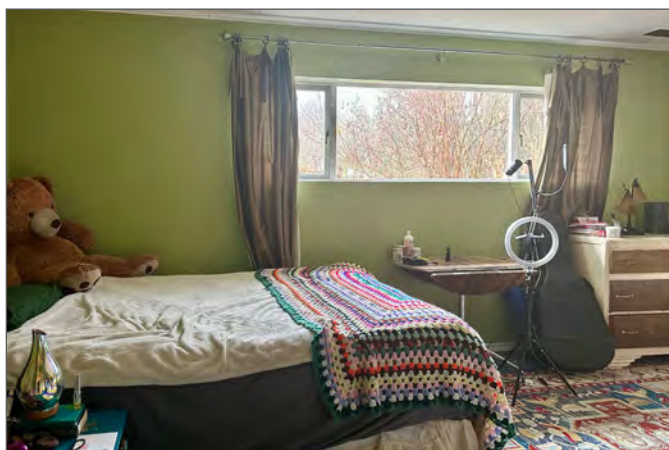
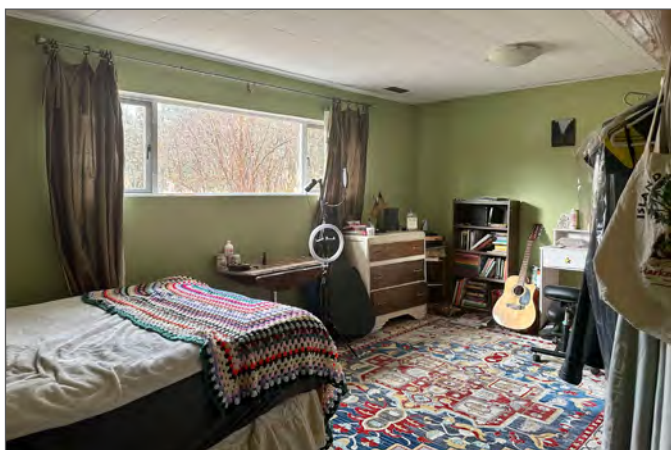




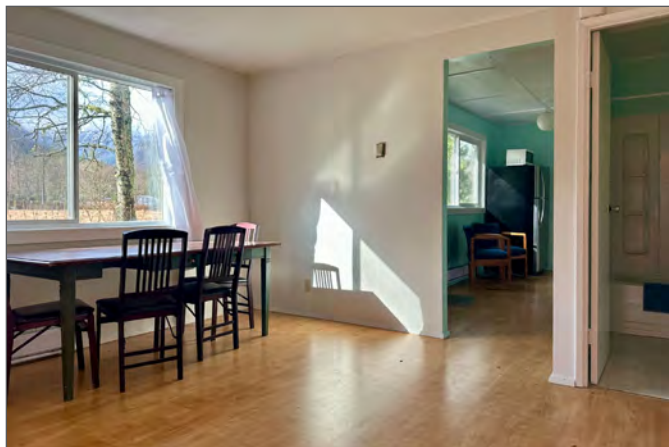








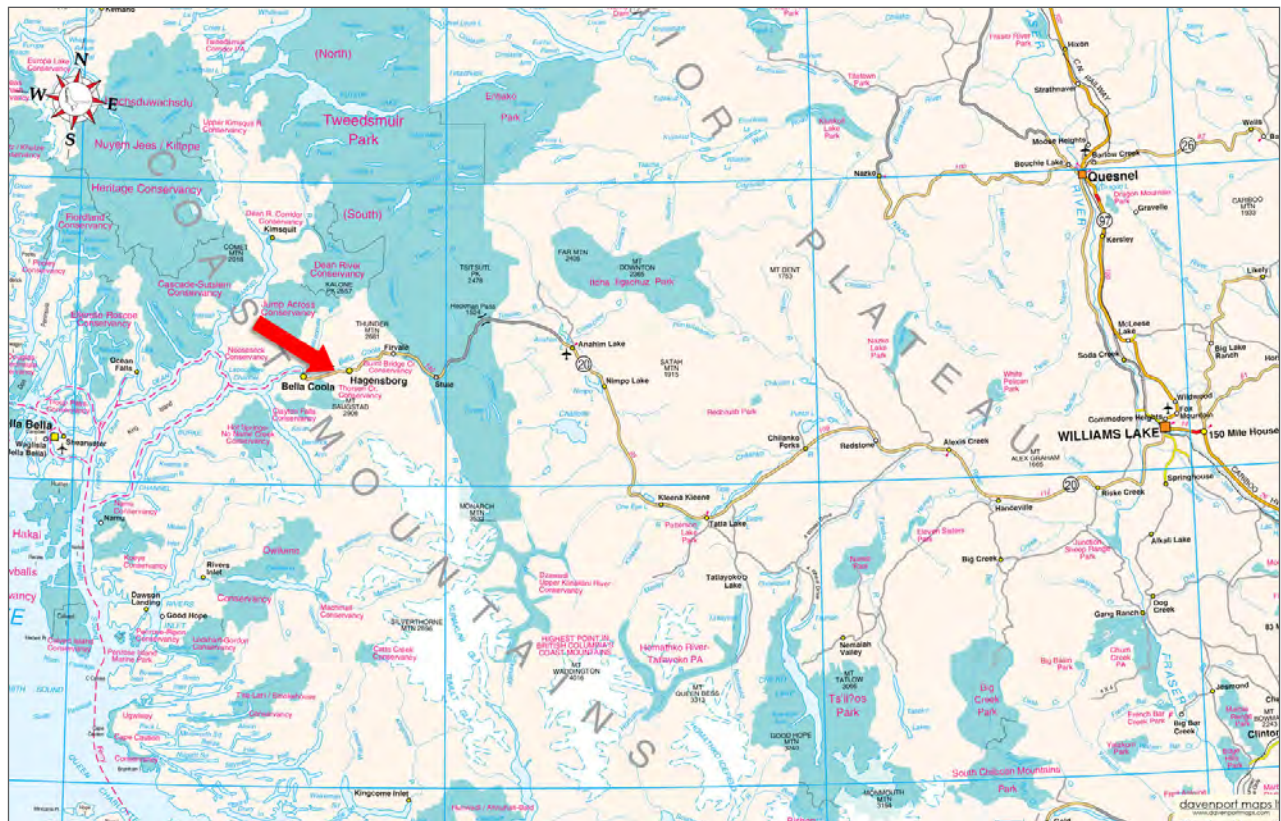
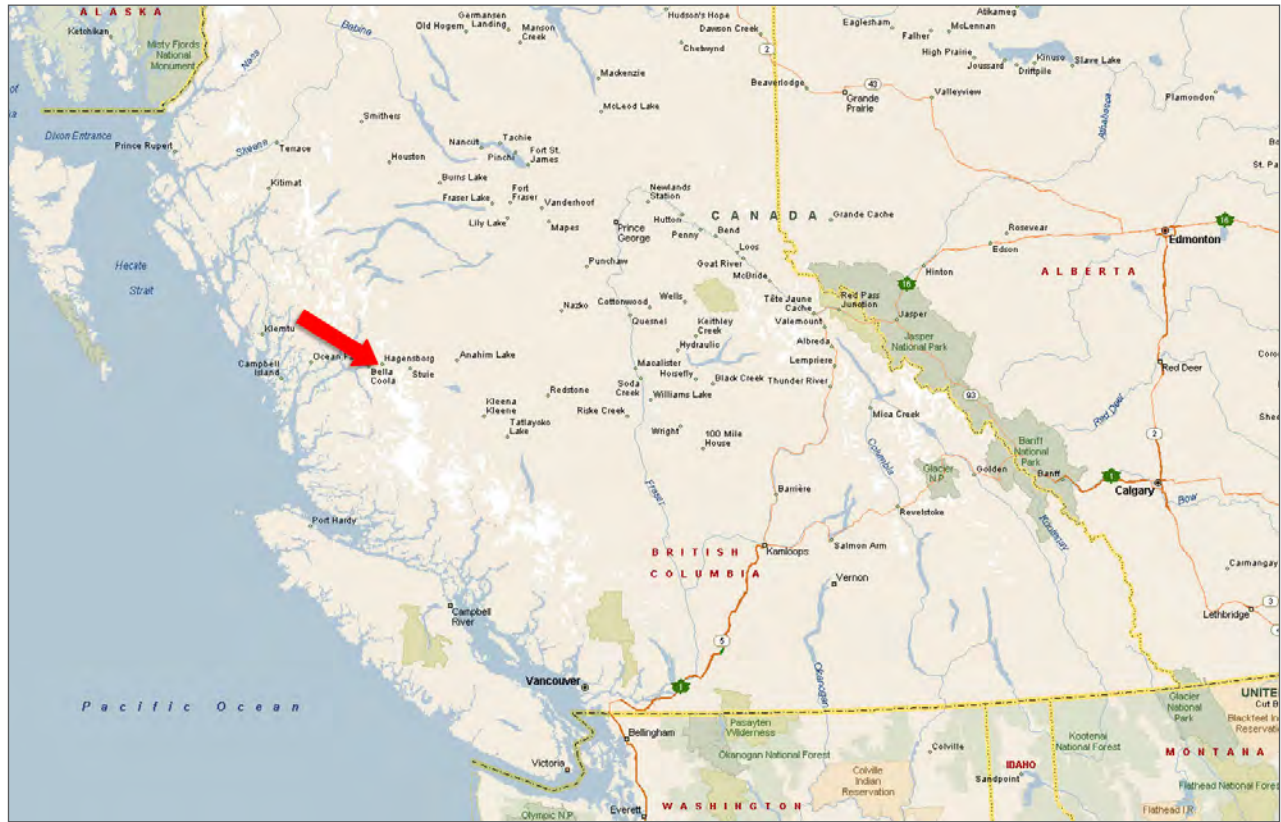




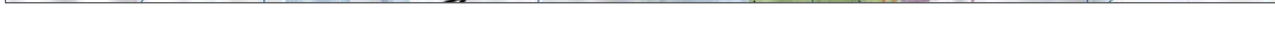




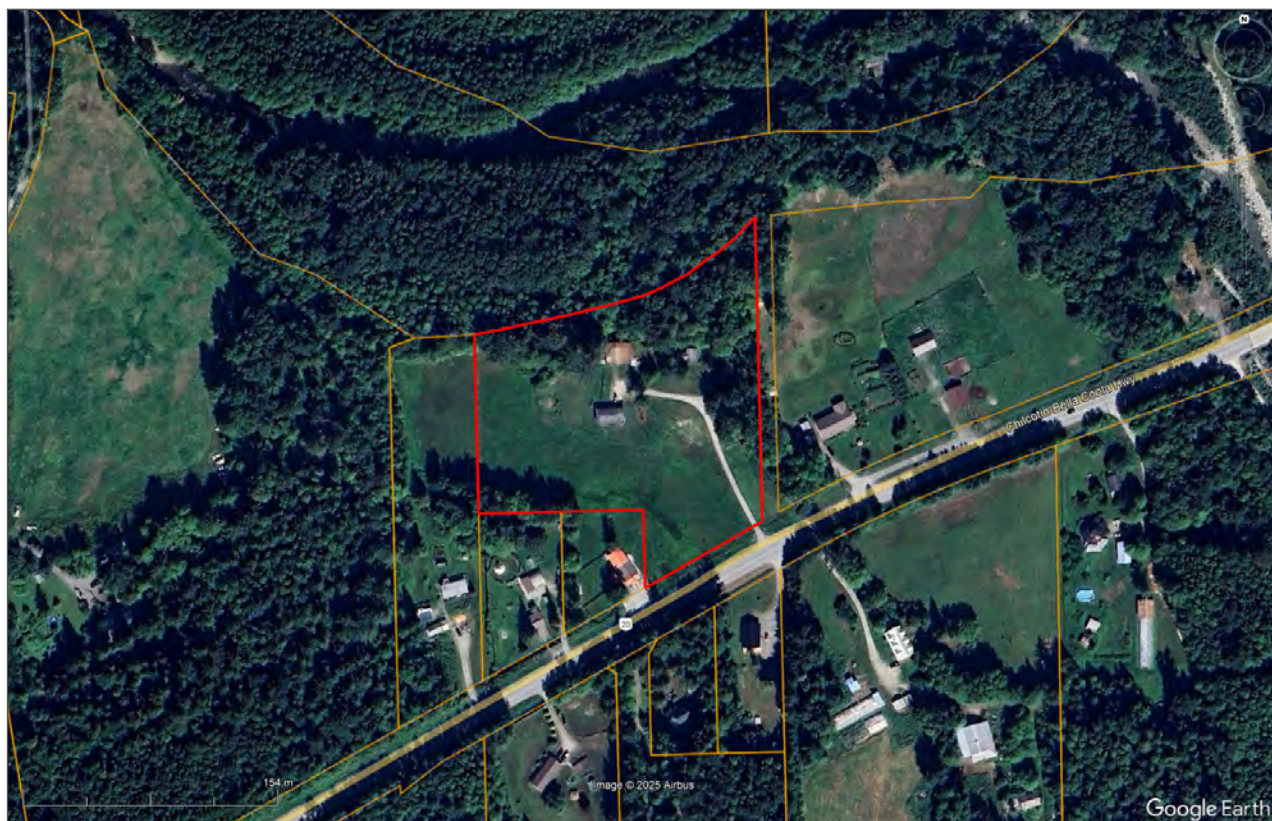




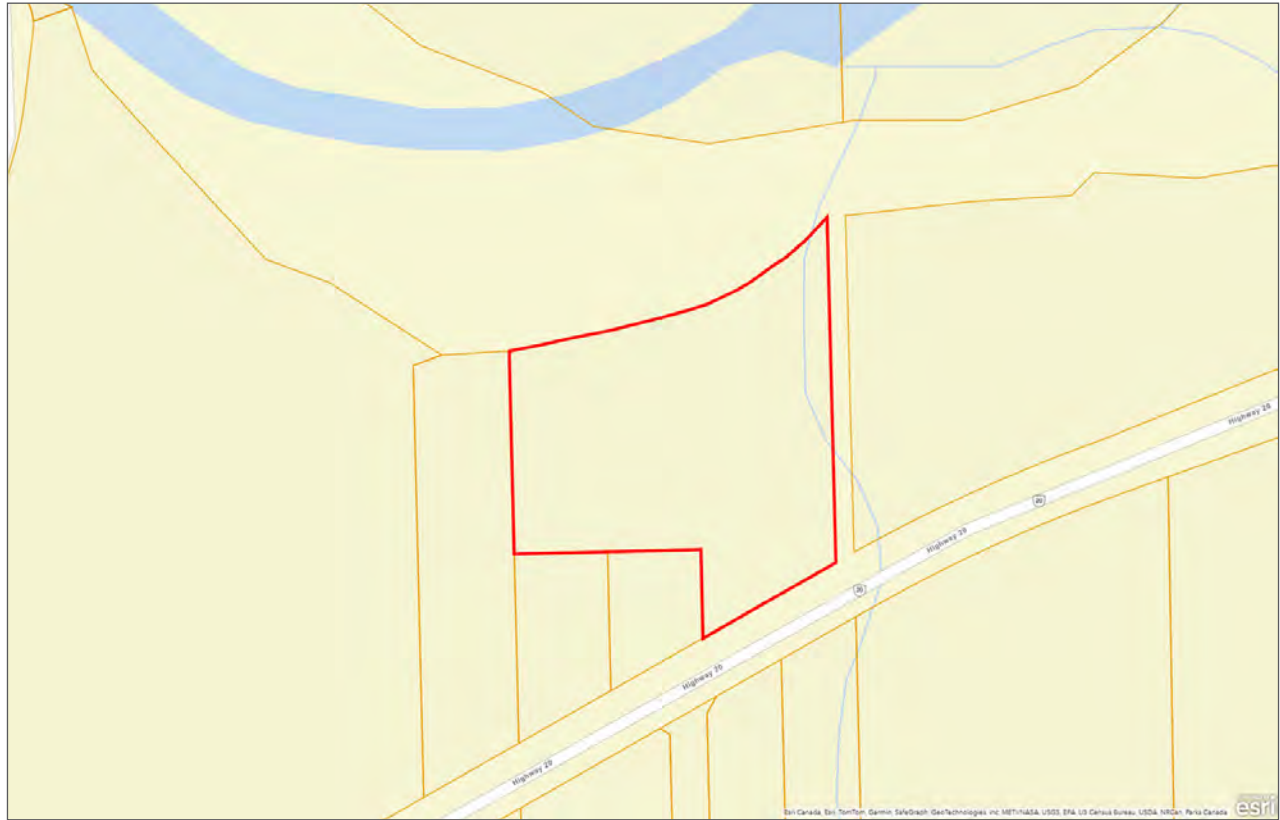














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