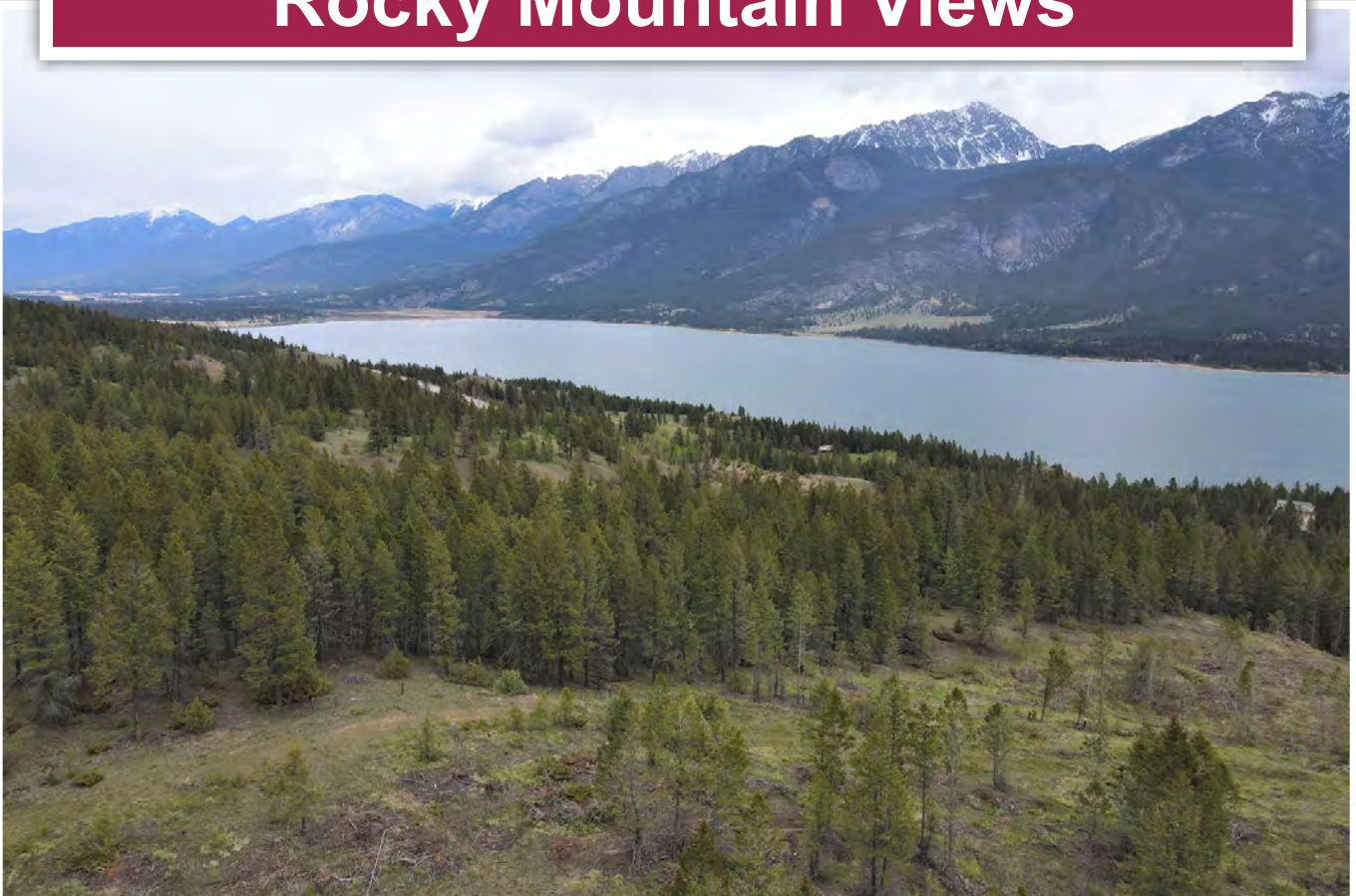




**Large Acreage with Lake and
Rocky Mountain Views**



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Large Acreage with Lake and Rocky Mountain Views - Fairmont Hot Springs, BC

PROPERTY DETAILS

Listing Number:	22111
Price:	\$1,699,000
Taxes (2021):	\$67.11
Size:	202.38 acres
Zoning:	R-4(A), C-2

DESCRIPTION

Located less than 500 m off Highway 95, this spectacular 202 acre property has amazing views of Columbia Lake. The Columbia Lake background is framed by the majestic Rocky Mountain range to the east. Hardie Creek Road is a public road which runs the length of the property from east to west and then out into the Crown land on the western side of the parcel. The parcel is bordered by Crown land on both the north and west sides providing direct access to countless kilometres of backcountry logging roads and trails perfect for hunting, horseback riding, ATVing, sledding, cross-country skiing and hiking.

The property is divided into two sections, the part on the north side of Hardie Creek and the section on the south side of Hardie Creek. To access the portion of the property on the north side of Hardie Creek, follow Hardie Creek straight through off the highway. To access the portion of the property on the south side of the creek follow Hardie Creek Road for approximately 600 m off the highway and then take a hard left turn and follow this road until you turn right and go up the hill to access the

top portion (southern half) of the property. The southern half of this acreage is situated at the foothills of the mountains to the west and consists of a large flat bench. This flat bench area would be suitable to develop into agricultural fields, or improved pasture, and may have a section long and flat enough to develop into an airstrip for small aircraft. It appears that the majority of the acreage is fenced. The north half of the property is on the north side of Hardie Creek. Hardie Creek Road runs along the creek through a valley in the middle of the acreage. As you move out of the valley towards the very north section of the parcel there is another large flat bench area which has panoramic views of Columbia Lake and Rocky Mountains. It's easy to envision a home perched on this bench taking in the expansive views of everything that East Kootenay's has to offer.

A solid investment with the acreage being almost entirely outside the ALR with only a small section in the very south west corner. The majority of the property is zoned R-4(A) which allows for multi-family residential development including rest homes or cluster development of 12 dwelling units per hectare. There is also a small section of the property on the east side close to the highway which is zoned C-2 (Service Commercial) and allows for uses such as RV or automobile dealership, gas station, hotel, motel and various other retail uses. Contact the listing REALTOR® for a copy of the full zoning bylaws. There is Hydro power service along Hardie Creek Road. A buyer would need to drill a well and install the septic system.

With high demand from both BC and Alberta residents, the growth this area in recent years makes this property is an excellent investment



whether you have intentions to develop the property in the future or build into the ultimate country estate. You will not get tired of waking up to lake views and towering Rocky Mountains. This property is home to a wide variety of animal species with whitetail deer, mule deer, bears, wild turkeys and elk being frequent visitors. Easy access off the highway and Crown land right out the back door this property is a true gem.

Call the listing REALTOR® today for more information or to book a time to go by for a look.

LOCATION

Fairmont Hot Springs is located on Highway 93/95 at the northern end of Columbia Lake in the Columbia River Valley in the BC Rockies, between Canal Flats and Invermere, 81 miles (130 km) north of Cranbrook.

DIRECTIONS

Travel 12 km south from Fairmont Hot Springs and then turn right (west) on Hardie Creek Road. To access the portion of the property on the north side of Hardie Creek, follow Hardie Creek straight through off the highway. To access the portion of the property on the south side of the creek follow Hardie Creek Road for approximately 600 m off

the highway and then take a hard left turn and follow this road until you turn right and go up the hill to access the top portion (southern half) of the property.

AREA DATA

Fairmont Hot Springs is an unincorporated resort community in the heart of the Columbia Valley, commonly referred to as Fairmont. The community has a population of 476, but receives frequent tourists. The local resort is centered around a soak pool and swimming pool fed by natural mineral hot springs.

Fairmont Hot Springs is an unincorporated resort community located in south-eastern BC and colloquially referred to as Fairmont. The community has a population of 476, but receives frequent tourists. The local resort is centered around a soak pool and swimming pool fed by natural mineral hot springs. The original springs building, surrounded by hot spring water seeping out of the ground, still stands.

The community contains three golf courses: Mountainside and Riverside are 18-hole courses, while Creekside is a family-oriented 9-hole par 3. In the winter, the area is also home to a small downhill ski area, with three lifts.

Everything you need while away from home is available in the form of a service station, aesthetics studio, coffee shop, boutiques, liquor store, grocery store and a couple of pubs, featuring live entertainment.

VEGETATION

The property known as The Hoodoos - Columbia Wetlands, is adjacent to The Nature Trust's Hoodoos Conservation Complex, and a portion of the Columbia Wetlands Wildlife Management Area. The area spans over 11,000 acres of relatively

undisturbed wetlands, riparian, and grassland habitat.

RECREATION

For the adventurous, there are guided horseback riding, mountain biking, white water rafting, hiking and backpacking in the five biogeoclimactic zones, all-terrain vehicle touring, heli-sightseeing, snowmobiling and fishing all within easy striking distance.

The Mountainside Recreation Complex has racquetball, squash and tennis courts, an indoor swimming pool, steam room, indoor and outdoor hot tubs, fitness room, lounge area with a large stone fireplace, library, pool table, and shuffleboard.

Fairmont is home to the largest odourless hot pools in Canada is an ideal place to relax and enjoy some of the most magnificent scenery in British Columbia. The hot mineral pools rest at the headwaters of the Columbia River.

HISTORY

The first written history of Fairmont dates back to the 1800s, when the Ktunaxa and Shuswap bands discovered the natural hot springs. In the 1920s the bathhouse was built alongside 12 baths that were dug to accommodate the influx of guests traveling on the newly built Kootenay National Parks road. Starting in 1957, under the leadership of the Wilder family, the resort began to grow with additions of the pools, hotel, golf course, airport and ski hill.

These Hot Springs were formed over 300 million years ago when the Rockies were worn down and reformed, creating deep cracks in the earth. From here, precipitation and snow melt seeped deep into the earth dissolving minerals and warming with the depth.

In the early 1900s, visionary John Hankey bought the Fairmont Hot Springs Ranch from its original owner, Sam Brewer. Hankey re-named it the "Fairmont Hotel Springs" and offered accommodation for \$2 per day, which included use of the hot springs.

MAP REFERENCE

50°14'51.61"N and 115°53'13.34"W

BOUNDARIES

Please see mapping section (all boundaries are approximate).

INVESTMENT FEATURES

A solid investment with the acreage being almost entirely outside the ALR with only a small section in the very south west corner. The majority of the property is zoned R-4(A) which allows for multi-family residential development including rest homes or cluster development of 12 dwelling units per hectare. There is also a small section of the property on the east side close to the highway which is zoned C-2 (Service Commercial) and allows for uses such as RV or automobile dealership, gas station, hotel, motel and various other retail uses. Contact the listing REALTOR® for a copy of the full zoning bylaws.

SERVICES

Power at Hardie Creek Road.

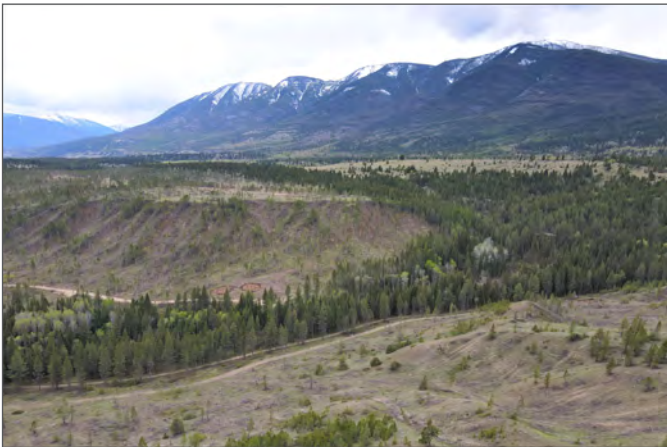
LEGAL

LOT 1 DISTRICT LOT 4596 KOOTENAY DISTRICT
PLAN 10405 EXCEPT PLAN NEP67747

PID 012-932-175

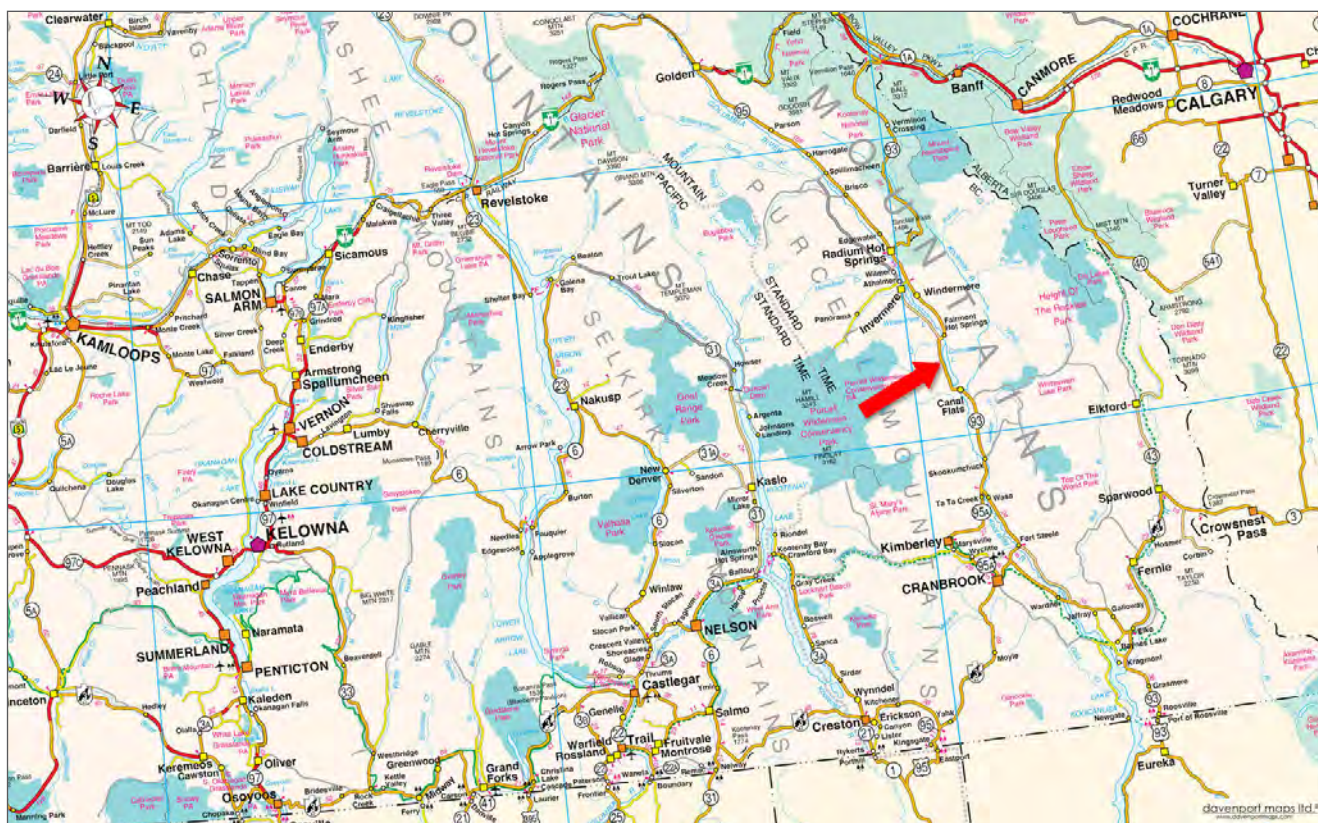
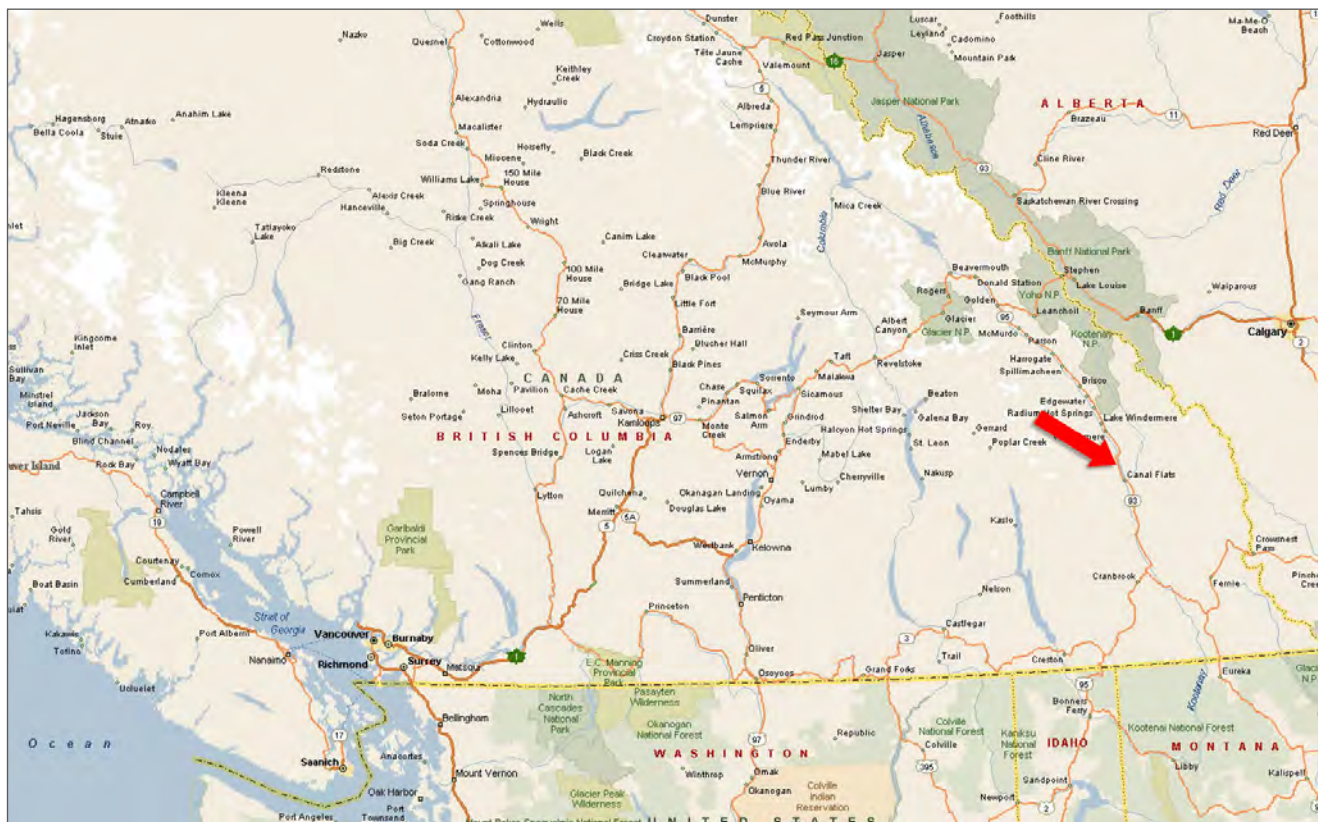


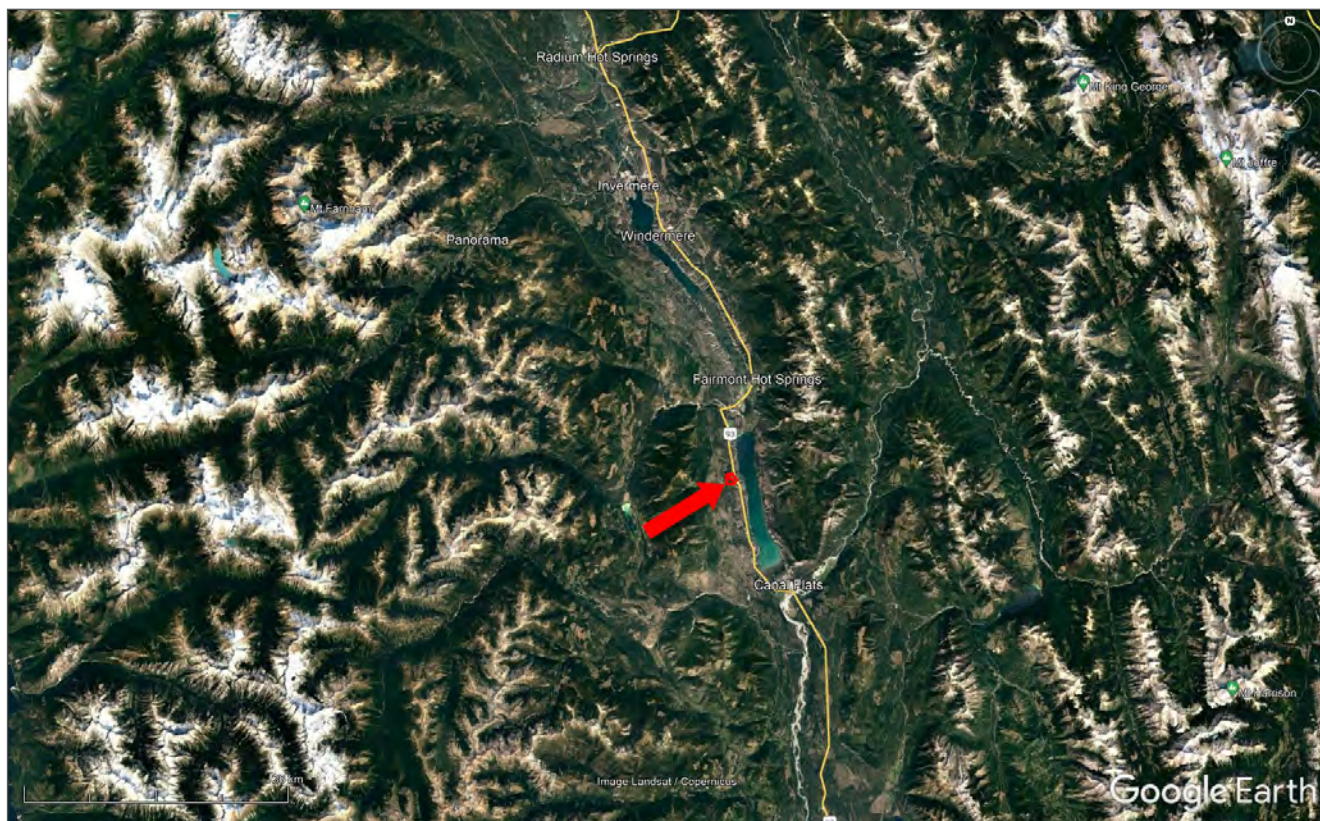
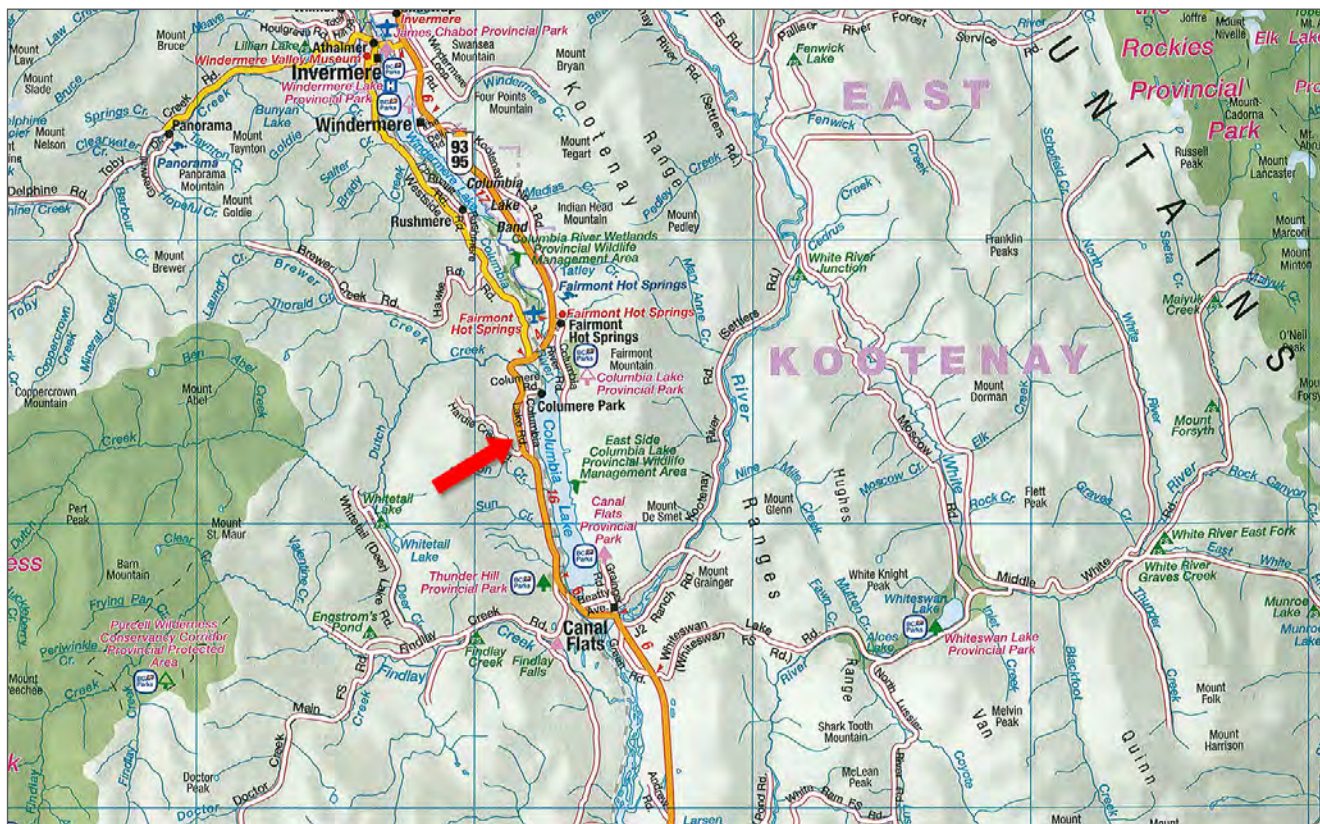




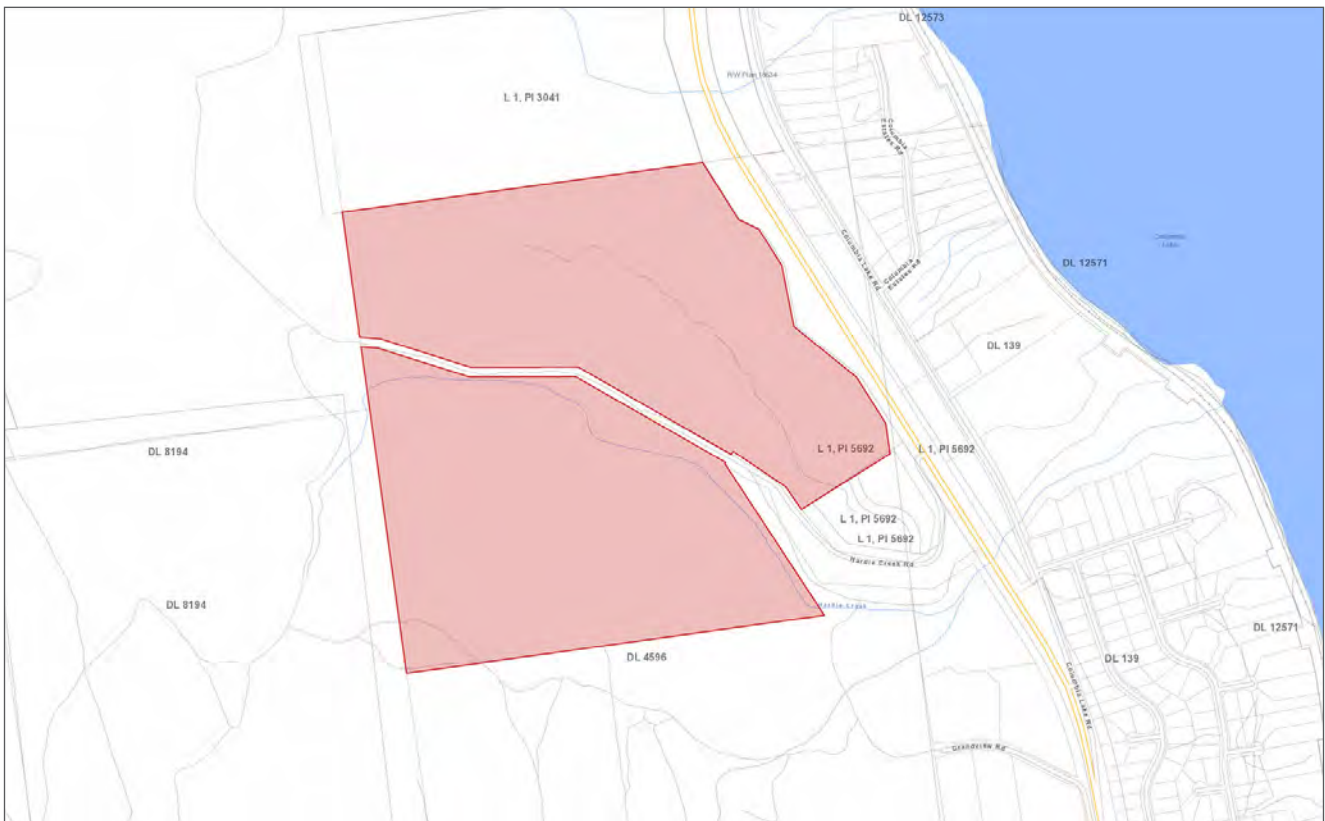












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