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Two Homes, Shop and Gym on 3.18 Acres in Hagensborg, BC



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Two Homes, Shop and Gym on 3.18 Acres

Hagensborg, BC

PROPERTY DETAILS

Listing Number:	26288
Price:	$910,000
Taxes:	$8,865.95
Size:	3.18 acres
Zoning:	R1 - Large Holdings

DESCRIPTION

Two fully separate homes on 3.18 private acres in the heart of Hagensborg. Each home has its own utilities and septic tank, opening the door to extended family living, a long-term rental, short-term rental, or living in one home while the other pays the bills. The property is very quiet, with a lush green lawn, mountain views, and numerous trees, shrubs and plants, yet it sits in a desirable central location close to all amenities.

There is a huge amount of parking for vehicles, toys or work equipment. A second driveway leads to a separate area out back, already set up with a fire pit, picnic table, chairs and outhouse, and well suited to an RV site or cabin for future rental income.

Main Home

Repainted from top to bottom in the past 18 months, the 2,262 sq. ft. main home is currently configured with two bedrooms and two full bathrooms, and could easily become a three- or four-bedroom home, with a minor investment. Off the main entrance is a very bright den, currently used for a home-based business, along with a large mud room and a separate cold room. The main floor bedroom has easy access to a four-piece bathroom, and the laundry area includes a utility sink, upper storage cabinets and its own door to the back yard.

The dining and living area is large, bright and open. The kitchen is ready for a new owner's touch and a fresh look, and just off of it is a large pantry room with generous shelving and additional space. Baseboard heat covers the shoulder seasons, with a pellet stove for the winter months. Outside, a new 14 ft post and beam deck roof extension gives ample space for entertaining, even when the weather isn't cooperating. The electrical service was upgraded to 200 amp in June 2025.

Upstairs, an office area with built-in shelving sits at the top of the stairs. The master bedroom has recently been renovated into a massive oasis, complete with new ceiling fans, flooring, window coverings, armoires and a built-in closet with a sliding barn door. A sleek and portable, whisper-quiet DeLonghi A/C unit was added in summer 2026. The en suite has separate his and hers sinks, a tub, shower and toilet, plus a floor-to-ceiling storage cabinet and access to a walk-in storage room in the attic space.

Second Home

The 1,409 sq. ft. second home offers one-level living, with two bedrooms and two full bathrooms at opposite sides of the house, plus a loft for a craft room, kids' play area or extra sleeping space. Like the main home, it has baseboard heat for the shoulder seasons and a pellet stove for winter. A beautiful, large, private fenced deck has both



covered and uncovered lounging areas. A carport on the road side adds covered parking, with easy access to the house through a side door. This home was repainted three years ago.

Gym and Shop

The attached garage on the second home is currently set up as a beautiful, fully operational and well-equipped gym, a ready-made home business or short-term rental feature, with the potential to purchase all of the equipment. The massive 39' x 35' shop has a new 12' x 12' door, 24 LED lights, loads of storage shelving, and 200-amp service with 220V plug access.

Garden Shed

A well-built garden shed spans a small creek and gives access to the garden and compost area. It was recently wired for lighting and outlets, ideal for a second freezer, and has extensive shelving, room for pellet storage and a hanging system for all your garden and yard tools.

Two homes, a shop, a gym and room to grow, all on one quiet, central property.

LOCATION

1588 A & B Brothen Road - Hagensborg/Bella Coola, BC

DIRECTIONS

The property is in central Hagensborg in the Bella Coola Valley, about 15 km east of the Bella Coola townsite and roughly 440 km west of Williams Lake on Highway 20. From Highway 20 in Hagensborg, left onto Brothen Road and follow it for approximately 1 km to 1588. The property sits on the south side of the valley, just minutes from the Hagensborg Shop Easy, the schools and the Bella Coola Airport, which has scheduled flights to Vancouver.

AREA DATA

The Bella Coola Valley is a remote coastal community of approximately 2,000 people. The community takes its shape from the land itself: a long, narrow valley, with Chilcotin Highway 20 running from the government wharf on the Pacific Ocean through the populated portion of the valley, past Hagensborg and Firvale, before climbing to the Chilcotin Plateau. The entire population lives on either side of the highway or very near it.

Amenities

Both Bella Coola and Hagensborg offer essential services, including grocery and hardware stores, gas stations and repair shops, Canada Post offices, gift shops, and places to purchase fishing and hunting licences. Banking is available at the Williams Lake & District Credit Union in Bella Coola, with ATMs at the Hagensborg Shop Easy, the Credit Union and the Bella Coola General Hospital. The hospital also has a walk-in clinic and a pharmacy. The two communities also share an outdoor rink, an outdoor public pool, an organic market, a vet clinic, and numerous arts, gift and coffee shops.

Education

Bella Coola and Hagensborg are served by four schools: an elementary school in downtown Bella Coola, a K-12 school on the 4-Mile reserve, and a middle school and high school in Hagensborg. Hagensborg also has a daycare.

First Nations

The Bella Coola Valley and its neighbouring inlets are the traditional territory of the Nuxalk people. For more on the rich cultural heritage and history of the Nuxalk Nation and the Bella Coola Valley, visit the Bella Coola website. https://bellacoola.ca/

RECREATION

The Bella Coola Valley offers an abundance of fresh water, fresh air, wildlife and outdoor recreation, and it is especially well known for its fishing. Anglers come from far and wide to fish the valley's rivers and the ocean waters at its doorstep, and for many residents, fishing is simply part of everyday life here.

Summers are filled with hiking, kayaking, horseback riding, biking, rock climbing, or simply taking a dip in the refreshing pools along the river. A large network of hiking and biking trails runs throughout the valley, along with a popular frisbee golf course and a newly built outdoor swimming pool.

In winter, you can enjoy cross-country skiing, snow machining, and skiing or snowboarding on the local hill in Tweedsmuir Provincial Park, as well as skating at the outdoor rink and weekly community volleyball, pickleball and basketball games. The mountainous terrain surrounding the valley has also become an internationally recognized heli-skiing destination, with several ski films shot in the area and local operators advertising access to over 1.5 million acres (6,100 km^2) of terrain.

Wildlife viewing is another major draw. BC Parks operates the Belarko Bear Viewing Station at a prime grizzly feeding area along the Atnarko River, open and staffed from mid-August to mid-October when bears are most active along the riverbanks. The valley is also a gateway to the Great Bear Rainforest, a world-renowned wilderness eco-tourism destination and one of the planet's few remaining old-growth temperate rainforests, home to coastal wolves, black bears, grizzlies and the rare Kermode "Spirit Bear."

The community comes together for several well-known events each year, including the local rodeo on the July long weekend, the Bella Coola Music

Festival on the third weekend of July, and the Fall Fair each September.

There is truly something here for every outdoor enthusiast.

MAP REFERENCE

52°22’47.16”N and 126°35’13.63”W

INVESTMENT FEATURES

This property offers multiple income streams on a single title. With two fully separate homes, each with its own utilities and septic tank, an owner can live in one and rent the other, rent both, or operate one as a short-term or vacation rental for visitors drawn to the valley’s fishing, bear viewing and heli-skiing. The attached garage on the second home is already set up as a fully operational, well-equipped gym, with the potential to purchase all of the equipment and run it as a business from day one. The massive 39’ x 35’ shop, with 200-amp service, a 220-amp plug-in and a 12’ x 12’ door, is well suited to a trade or contracting business, equipment storage or rental space. Out back, the second driveway leads to a separate area with a fire pit, picnic table and outhouse, ready to be developed as an RV site or cabin for further rental income. The bright den in the main home, currently used for a home-based business, rounds out a property that can support several ventures at once.

SERVICES

- Electricity: BC Hydro - 200-amp service for both homes with a 220-amp plug in the shop and a Level 2 EV charger at the main house
- Water: community water system
- Sewer: septic tanks with drain field -separate tank for each home - both recently pumped and inspected



- Heat: pellet stove and electric baseboard in both homes
- Internet: fibre optic through CityWest
- Cell service: available

IMPROVEMENTS

- 2,262 sq. ft. home
- 1,409 sq. ft. shop/carport
- 703 sq. ft. gym/carport

LEGAL

LOT 1, SECTION 2, TOWNSHIP 2, RANGE 3, COAST DISTRICT, PLAN VIP51783

PID 016-998-961

































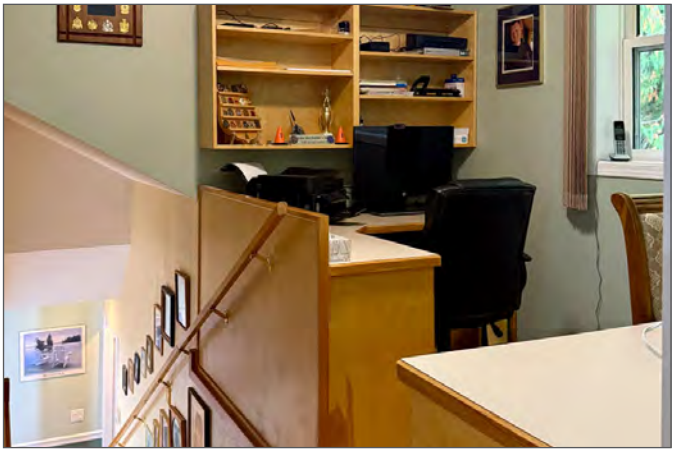

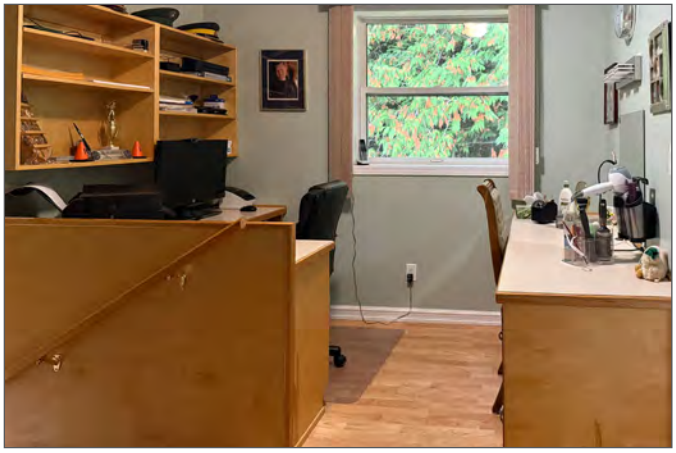

















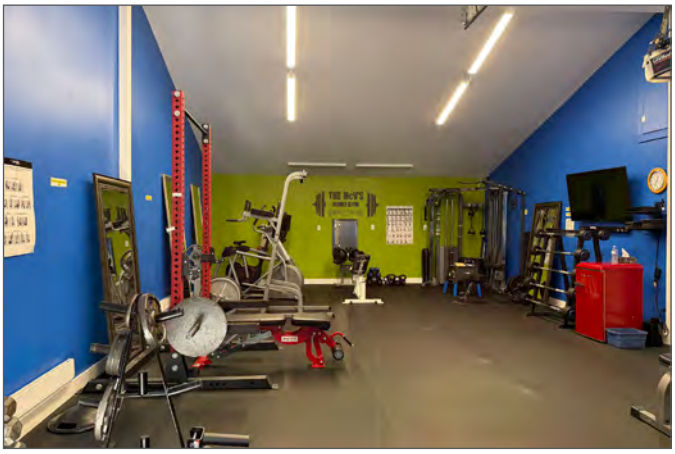

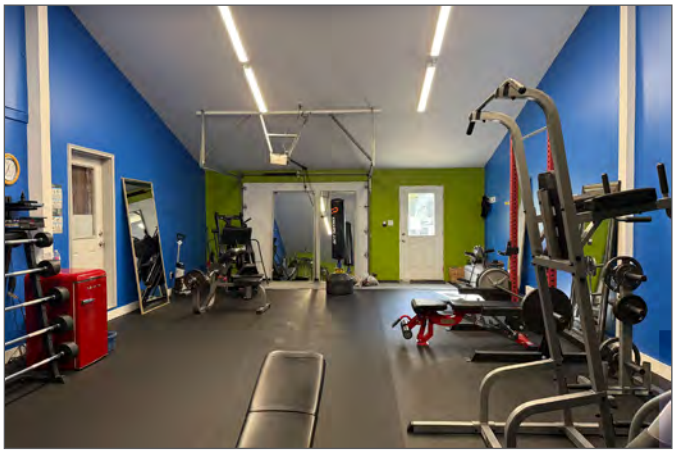















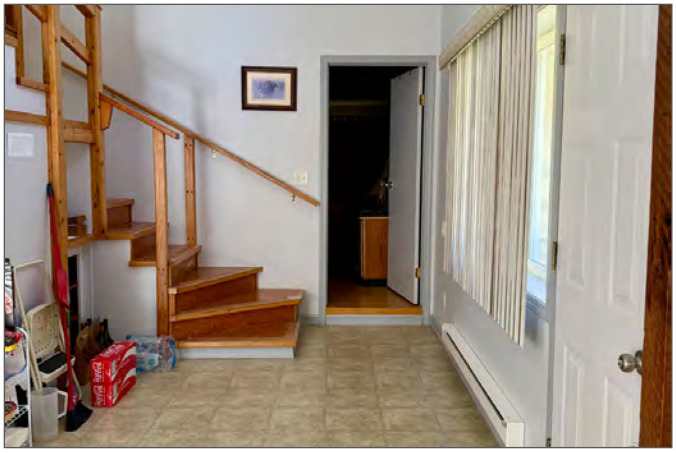







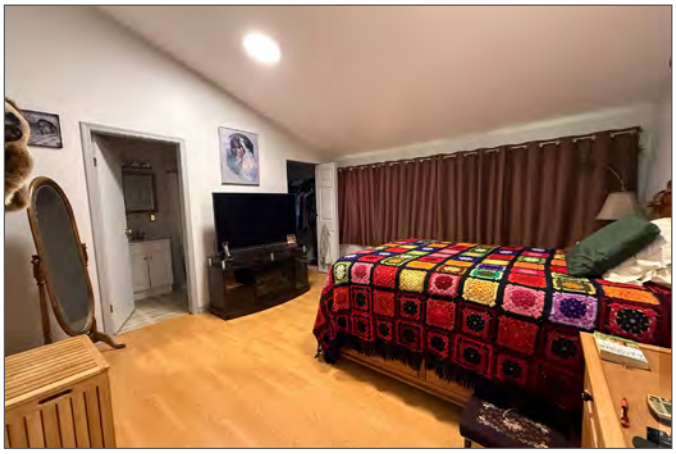

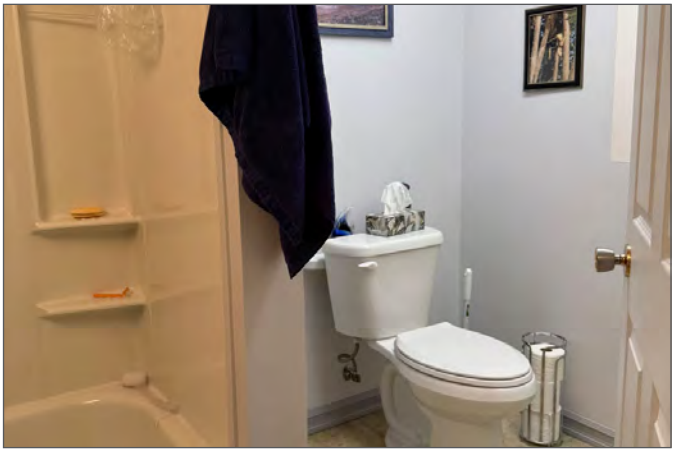

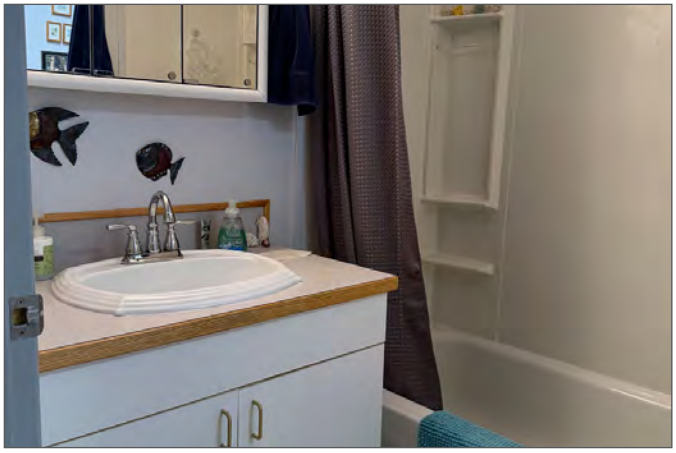



















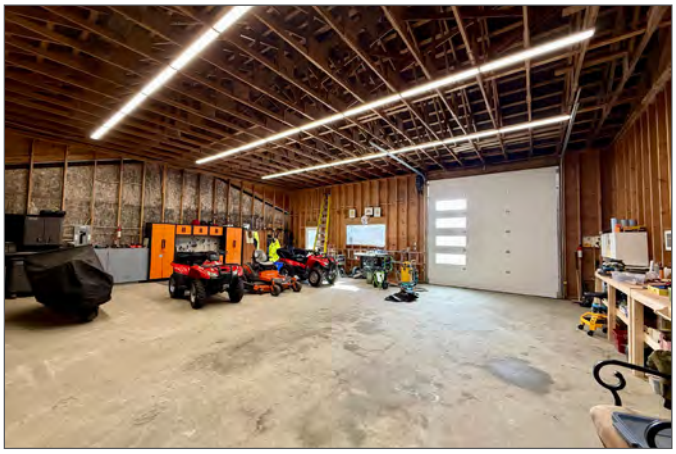






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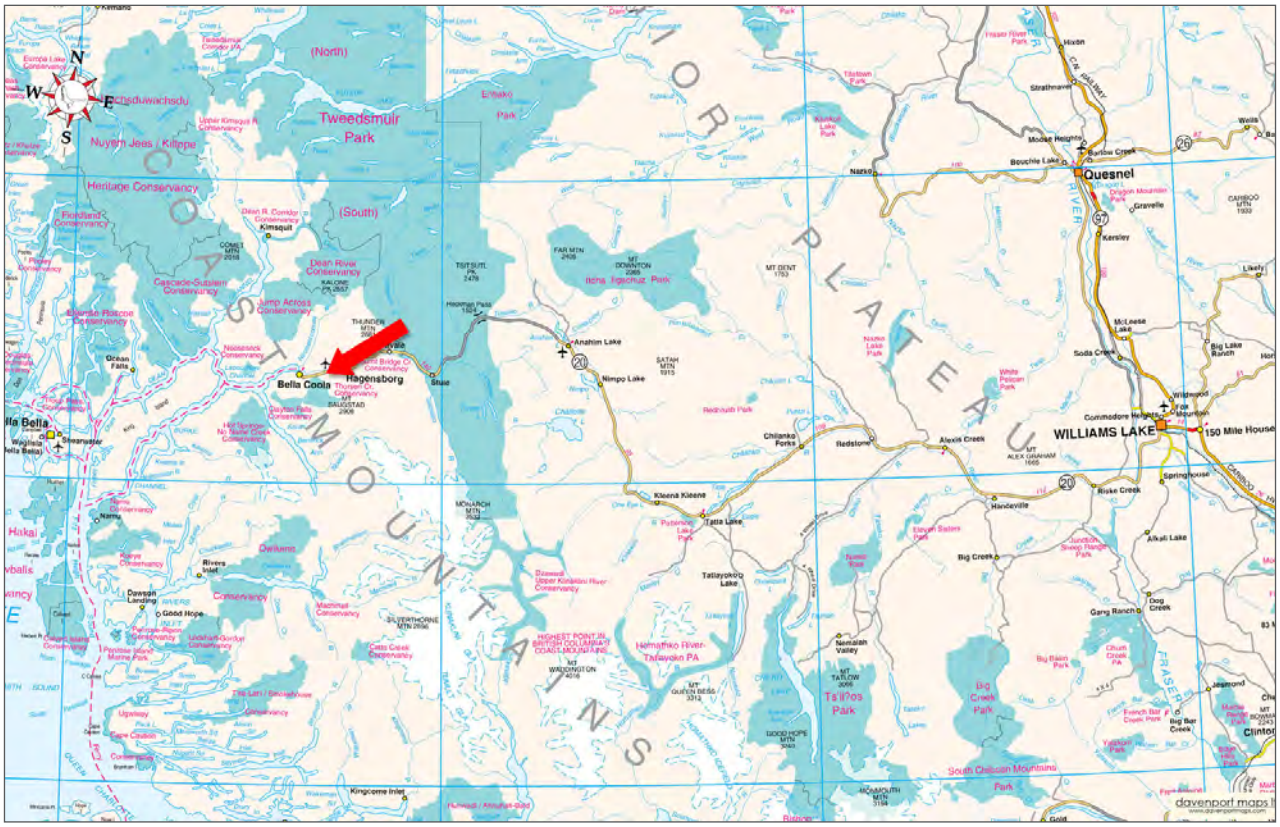
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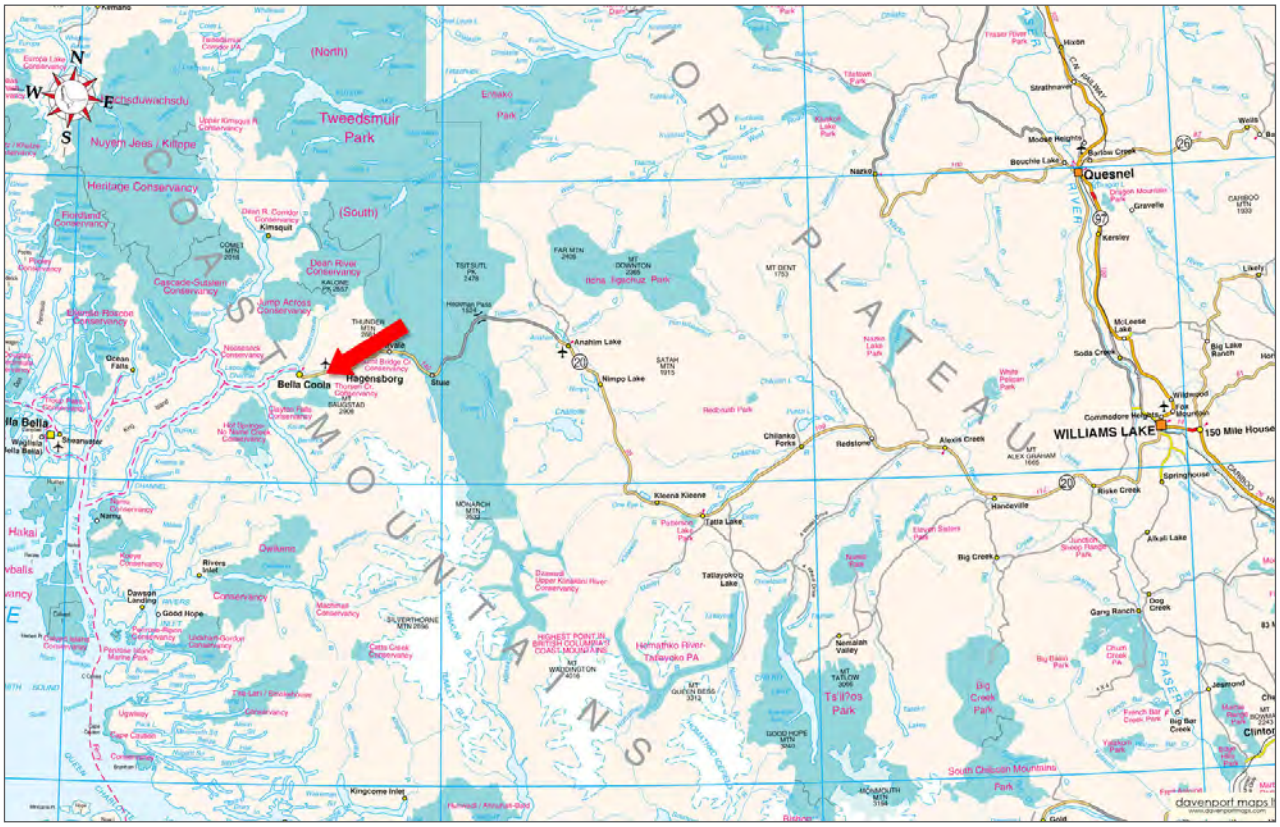
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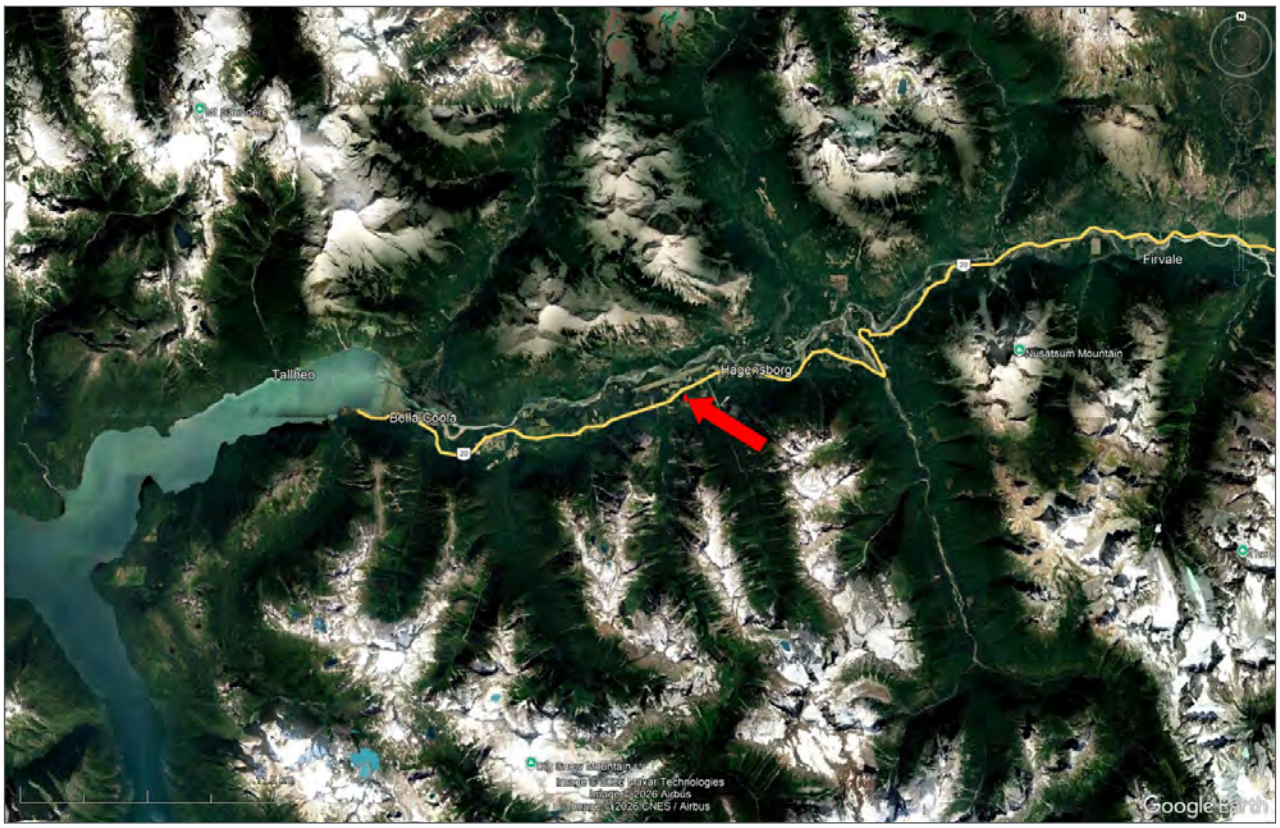
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Bella Coola River
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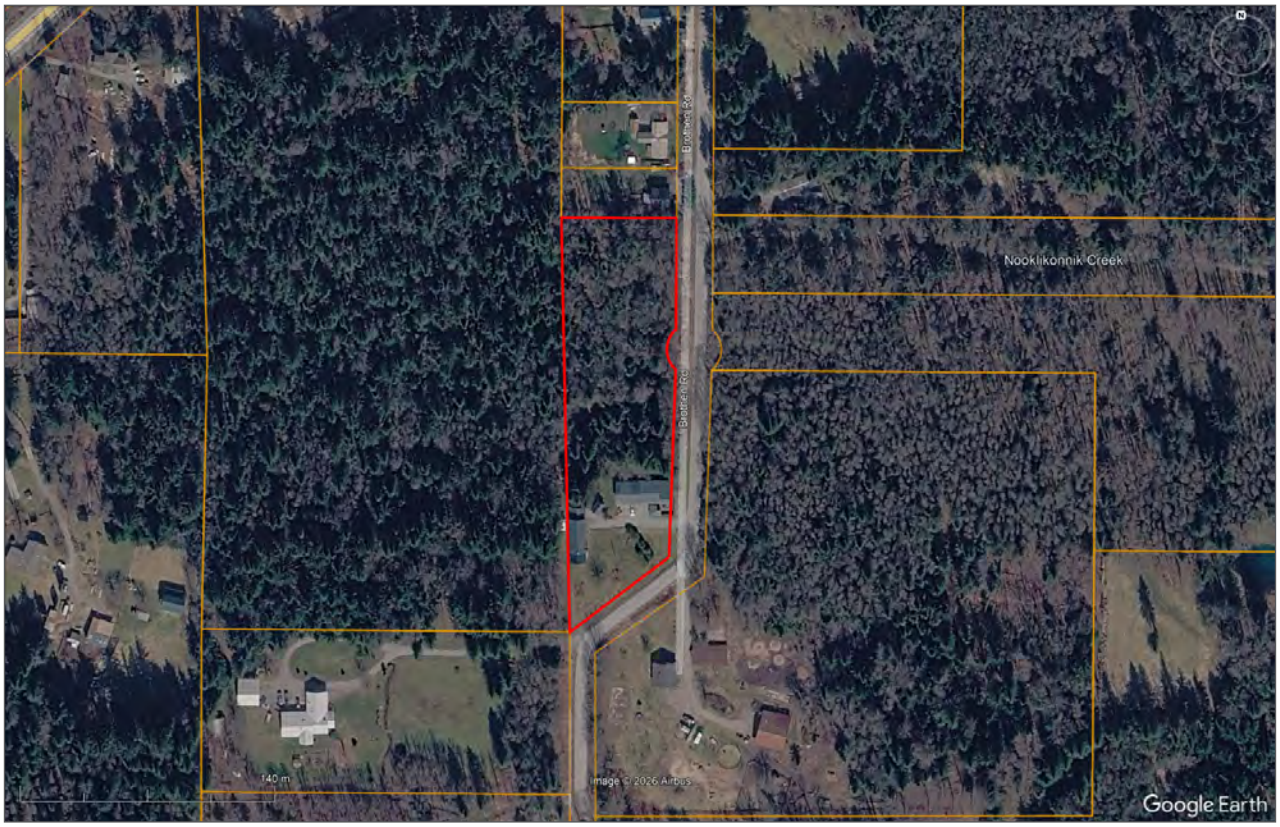
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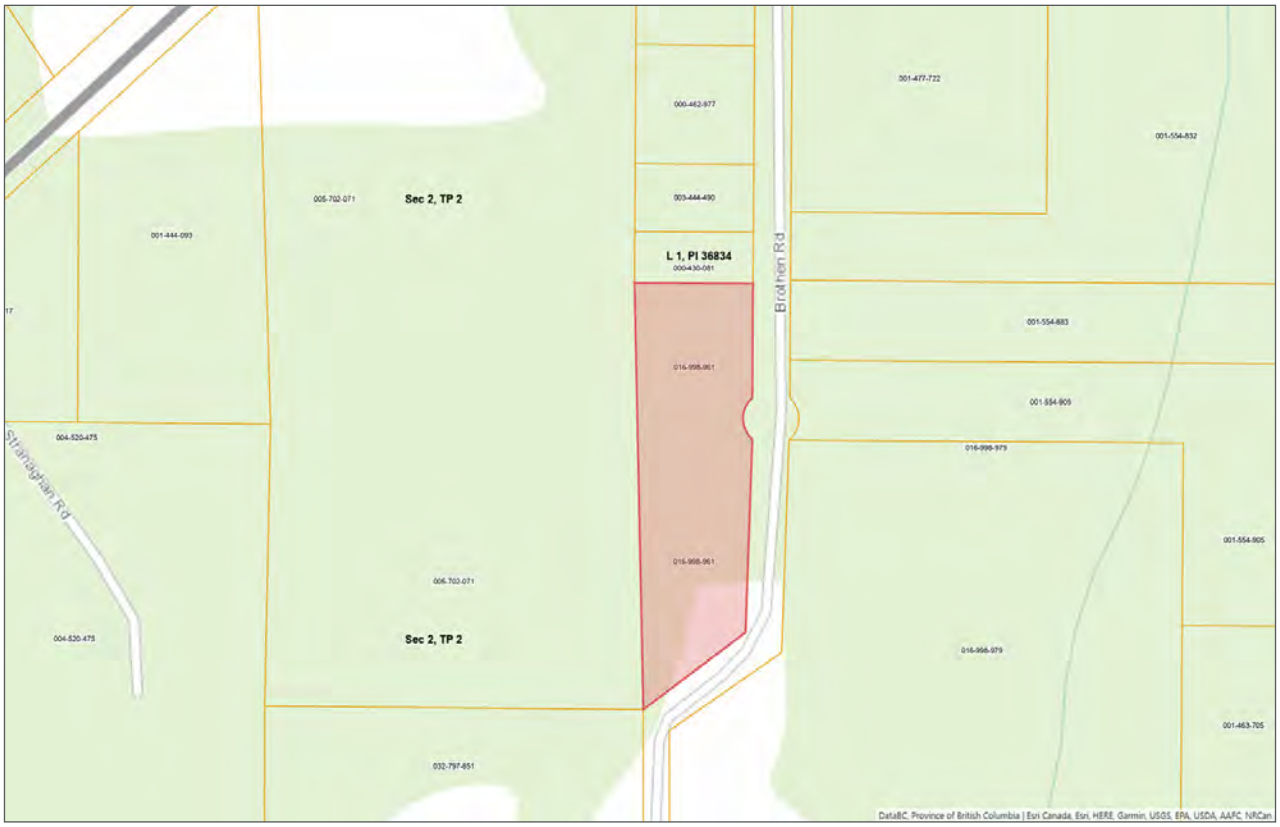
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