

3311 Colton Road
Tappen, BC V0E 2X1



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MLS# 10362254



\$3,000,000

Incredible opportunity to own 31 acres of private, mostly cleared land in Tappen/Sunnybrae- just 1 minute from the Trans-Canada Highway in the scenic Tappen Valley. Development potential may include RV Lots, with some roadwork already partially completed, plus a 203 lot layout done by the seller's engineers. Enjoy privacy, stunning views, and flexible land use. this property offers a mix of agricultural, residential, and development potential. Serviced with water supply from underground springs and access to natural gas. Ideal for estate living, development, or agricultural ventures. The lower 6 acres are ALR and may be set up for horses. The upper 25+ acres are non-zoned, offering excellent flexibility for development or estate use. Great sun exposure and soil may support vineyard or orchard development. Two decommissioned homes on-site and are currently not in use. Excellent access off new highway, and close proximity to Salmon Arm make this a standout opportunity in the Shuswap region. A must-see for developers, investors, or those seeking rural estate potential. Privacy, and a prime location near Salmon Arm and major routes make this a rare investment opportunity with endless possibilities. (id:7434)



Hope Britton

Phone: (778) 220-3959

eXp Realty

Office: (833) 303-0610

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