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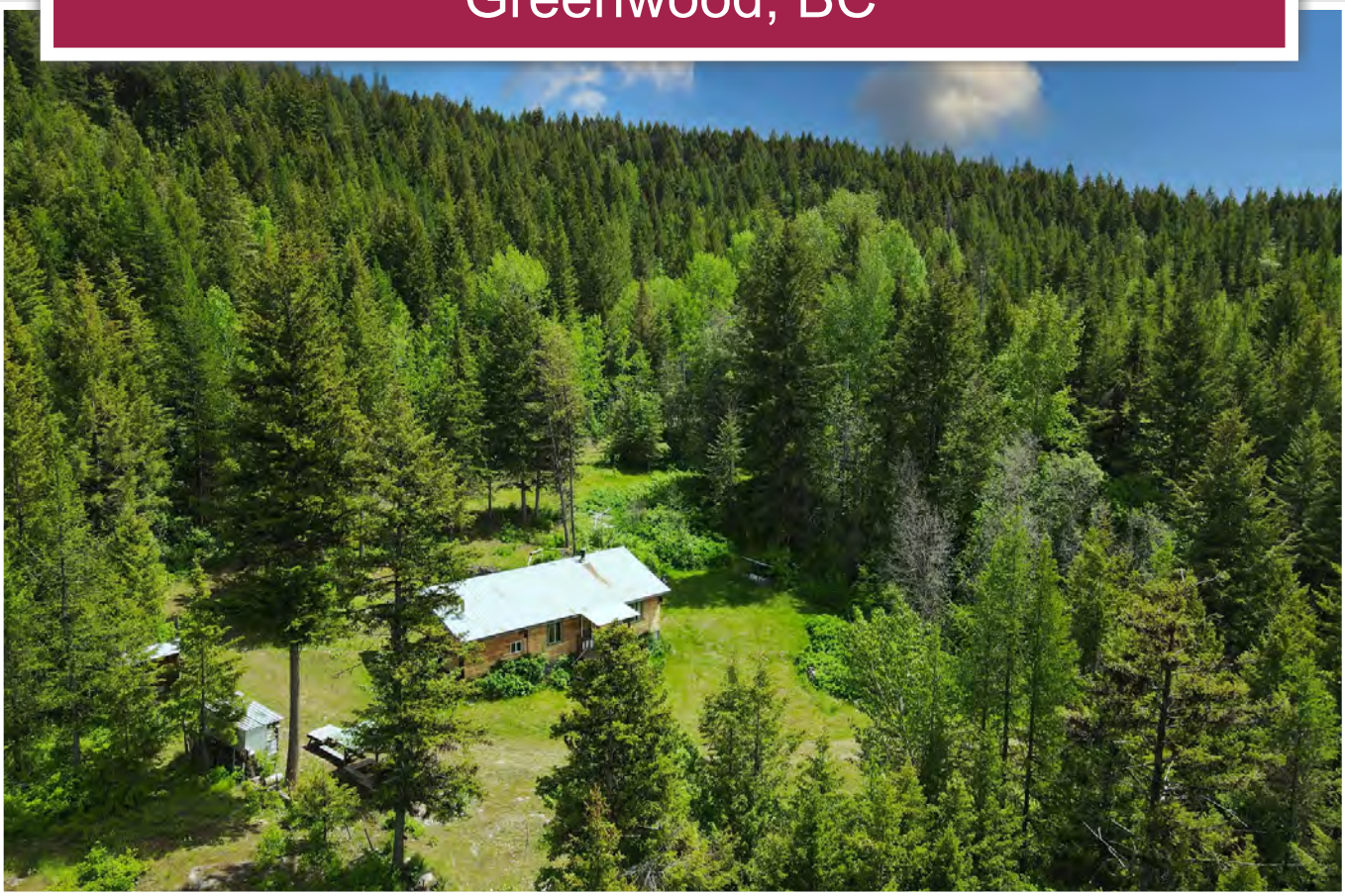
Creek Front Mountain Hideaway

Greenwood, BC



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Creek Front Mountain Hideaway

Greenwood, BC

PROPERTY DETAILS

Listing Number:	22166
Price:	$999,000
Taxes (2021):	$1,132.73
Size:	226.6 acres

DESCRIPTION

This 226 acre mountain hideaway is located in the hills between Midway, BC and Greenwood, BC. Easy to access only 6 km north off Highway 3, the access road to the property is maintained year-round and there is power to the lot line. This is one of BC's most desirable areas for outdoor recreation. Great snowmobiling, horseback riding, hunting, fishing and endless kilometres of backcountry to explore. The property is flanked by Crown land on both the north and eastern sides of the property. The views to the southwest from the upper sections of the property are truly spectacular taking in the valley below and framed by the lush green mountains. Undoubtedly the fall is one of the most spectacular times of the year in this area when the Tamarack (larch) trees turn from green to gold and the view from the property becomes a spectacular tapestry of green and gold.

When the REALTOR® visited the property he saw a small herd of elk on the hillside on the Crown land beside the property, and further evidence that the elk move through this property on a regular basis. There is also a healthy population of mule deer, whitetail deer, bears and grouse. This property has been a recreational retreat and private hunting ground for the previous owner for many years.

The property slopes significantly from east to west, with a perfect westerly exposure and a year-round creek flowing through the northwest side of the property. For anyone interested in self-sufficient living this property could be the one for you, with water, and excellent climate for gardening and total privacy. The access road into the property and up to the cabin site is gated allowing you to shut the gate behind you and enjoyed the absolute privacy of this backcountry retreat. Once you reach the cabin site there are additional logging roads throughout the property which provide access to other potential building sites. There's a large flat bench which runs through the middle of the property. Undoubtedly, one of the best-selling features of this property is the fact that there is no zoning, which means you can build 1 cabin, 5 cabins or 100 cabins if you like. The possible uses for the property are almost endless.

The property has a basic two-bedroom cabin built in 1985 of approximately 770 ft^2 with a covered outdoor living space. The cabin needs some work and with some modest renovation could be quite livable. The property is currently being logged with all merchantable timber being removed.

Whether purchasing the property as your year-round residence, a recreational retreat or purely as an investment in land, this parcel has the access, water and exposure to increase in value for years to come.

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

LOCATION

1740 Jolly Jack Rd - Greenwood, BC

DIRECTIONS

Turn north off Highway 3 on to Kerr Creek Road and follow 2.8 km, then stay straight on Jolly Jack.

AREA DATA

Greenwood

Greenwood is a city in South Central British Columbia. It was incorporated in 1897 and was formerly one of the principal cities of the Boundary Country smelting and mining district. It earned the “city” status and has retained that title despite the population implosion following the closure of the area’s industries. It is therefore styles itself as “Canada’s Smallest City.” It is located along Highway 3 near Rock Creek and Grand Forks.

The town is served by Greenwood Elementary School which covers grades from 4-7. Students attend Midway Elementary School for grades from K-3. Following grade 7 local students attend Boundary Central Secondary School in nearby Midway.

Summers are dry and hot and humidity is low, making the summer heat very pleasant. Winter typically lasts from mid-November through February, with December being the coldest and seeing the most significant snowfall.

RECREATION

Greenwood

Greenwood has an abundance of old mining and logging roads, which are enjoyed by hikers, mountain bikers, all-terrain and 4-wheel drive vehicles. Jubilee Mountain offers a panoramic view of the City and great photo opportunities.

Outdoor enthusiasts of all fitness levels will enjoy all of the exciting hiking/cycling trails peppered throughout Greenwood. Many travel near abandoned mines sites or beautiful mountain lakes and streams. The Trans Canada Trail is easily accessible from town. This multi-use trail also goes eastward from Greenwood to Grand Forks and Christina Lake, joining up with the historic Dewdney Trail and further points in eastern British Columbia. A leisurely hike up Jubilee Mountain provides a great view of Greenwood and the Valley. On the south edge of town are the beautiful Boundary Falls, remnants of the Dewdney Trail and the Boundary Falls smelter.

Jewel Lake

The lake is approximately 3 km long and fly fishing for rainbow trout is a very popular activity. The lake is stocked with both brook trout and rainbow trout from the Summerland Trout Hatchery. Boats are restricted to 10 horsepower. Jewel Lake Resort is located on the south end of the lake and can provide you with basic essentials and boat rentals. There is ice-fishing allowed on Jewel Lake. Anyone fishing or angling in British Columbia must have an appropriate licence.

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 Phoenix Mountain is a destination for local ski and snowboard enthusiasts. The ski hill is popular for families and provides terrain for all skill levels ranging from beginner to advanced.

Other popular outdoor winter activities include:

- Snowmobiling
- Snowshowing
- Ice fishing
- Hunting
- Wildlife viewing
- Ice skating

HISTORY

Greenwood is formerly one of the principal cities of the Boundary Country smelting and mining district with the discovery of gold, silver and copper. It is the smallest Incorporated City in Canada.

Between 1886-1896 mining claims had been staked in a narrow gulch ten miles north of the mouth of Boundary Creek. These claims gave rise to the city of Greenwood. It was incorporated in 1897.

In 1901 the BC Copper Company smelter began operation. It serviced ore from mines in the area. Greenwood was the supply center for surrounding camps. At the end of World War I, the demand for copper dropped, and by 1918 the copper market was idle.

Close to Greenwood is the location of Jolly Jack's Lost Mine. It is a legend in the Boundary Country of BC that has written about by local historians and various publications.

MAP REFERENCE

49° 4'11.96"N and 118°44'54.22"W

BOUNDARIES

Please see mapping section (all boundaries are approximate.)

INVESTMENT FEATURES

No zoning.

No zoning means you can build and/or develop the property as you see fit.

SERVICES

Power at lot line.

IMPROVEMENTS

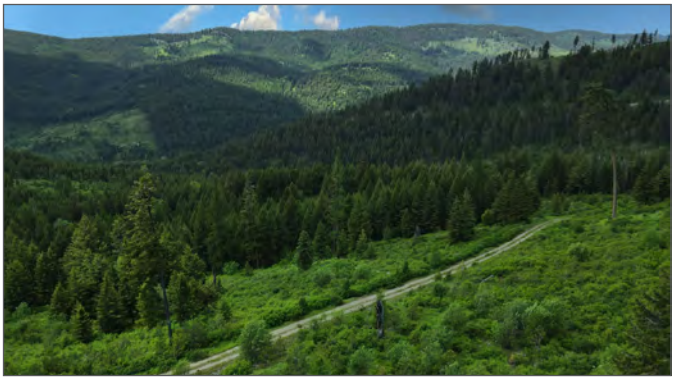
- 770 ft^2 2 bedroom cabin
- Fencing

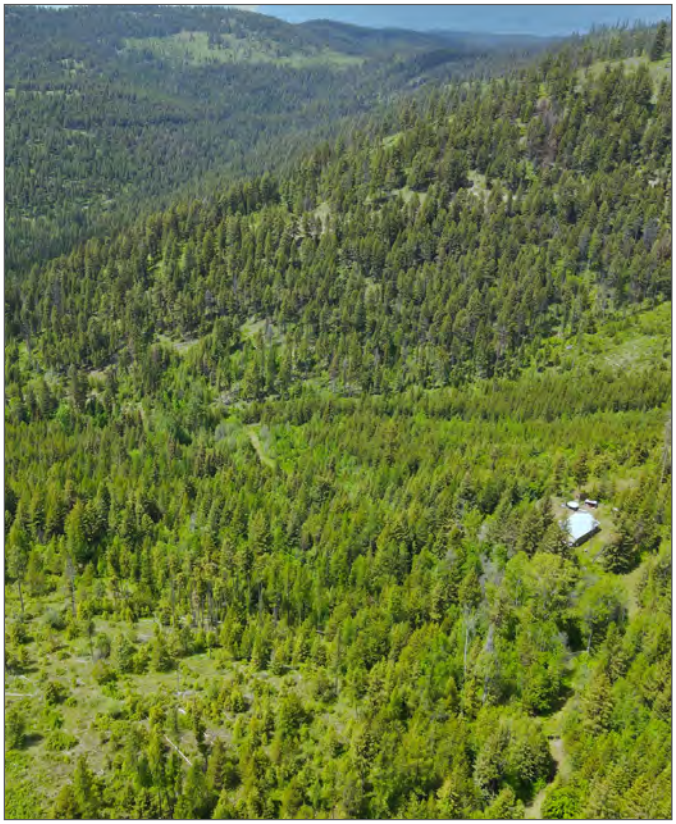
ZONING

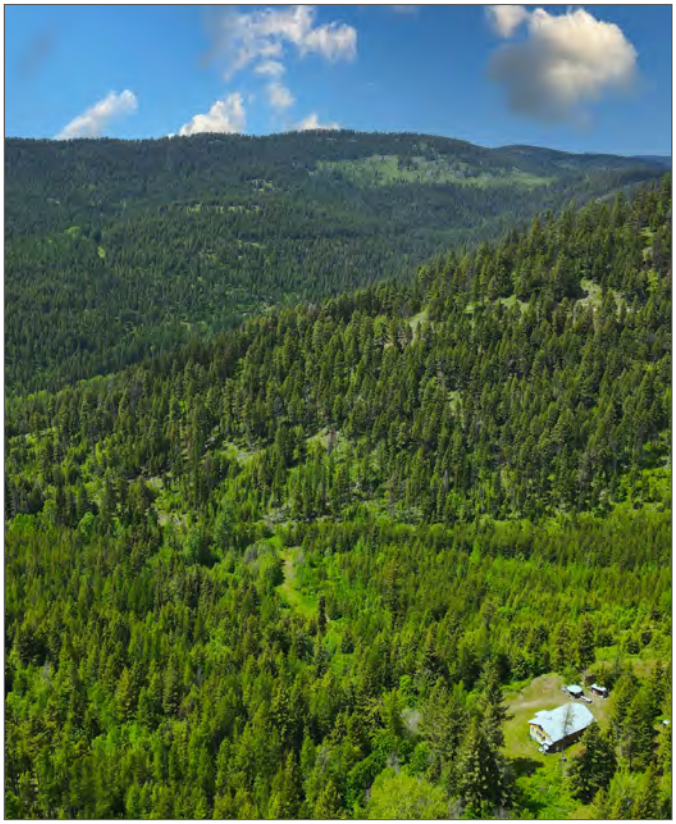
Electoral Zoning E RDKB No Zoning Bylaw

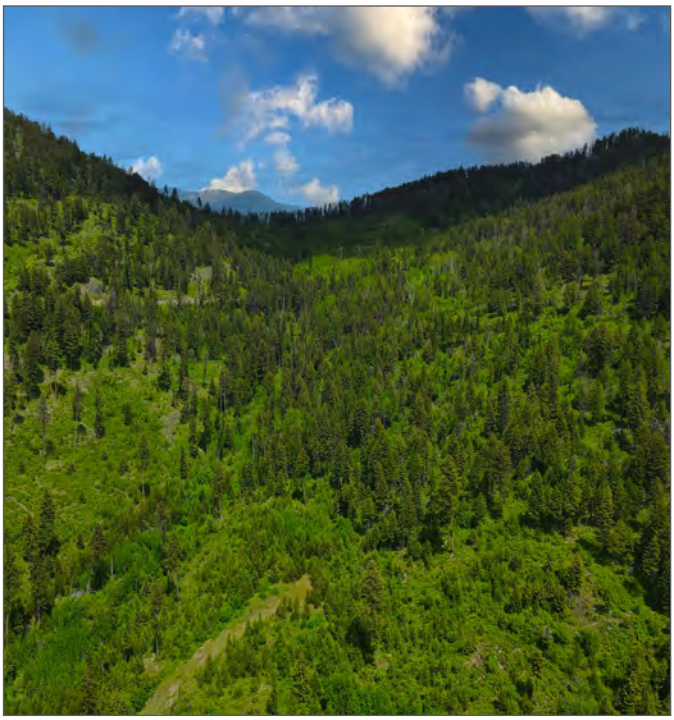
LEGAL

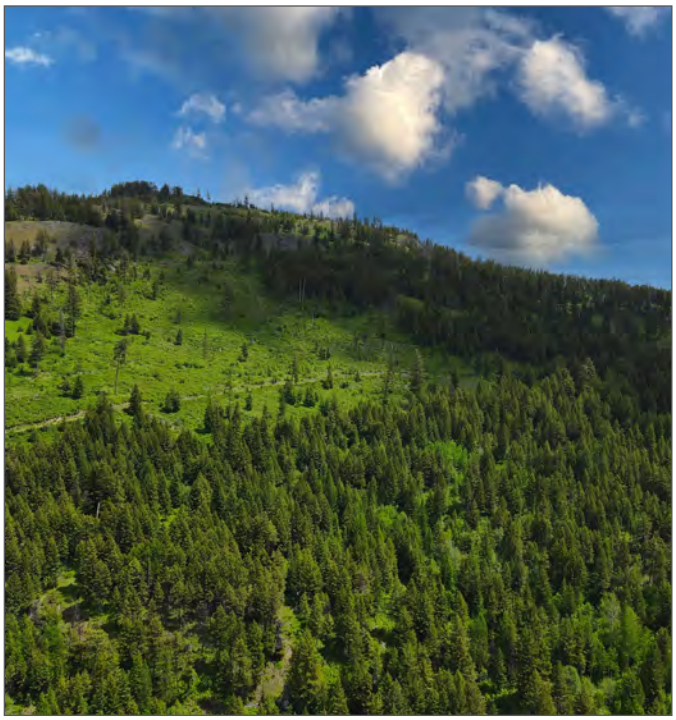
LOT 1 DISTRICT LOTS 739S AND 740S SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP56139
PID 030-346-321

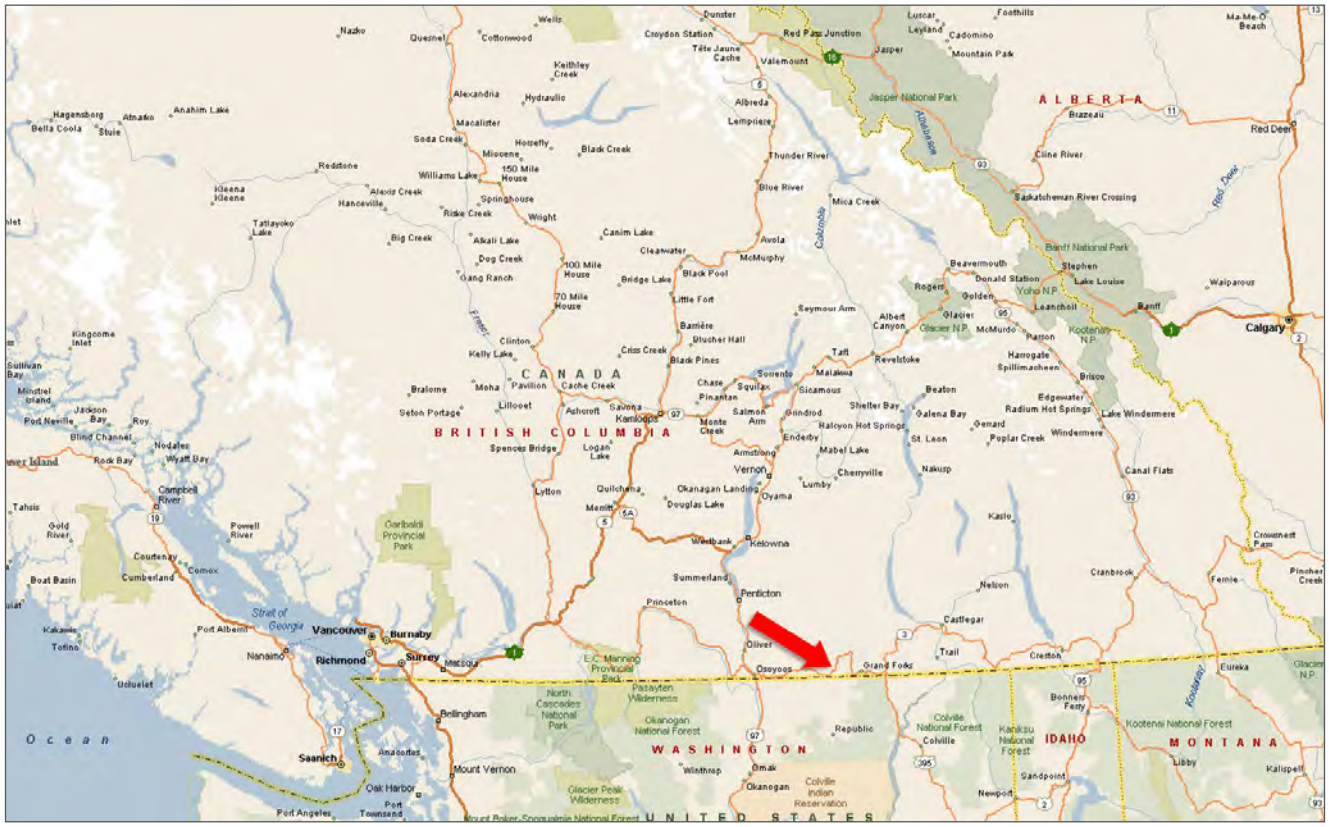








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Nanaimo
Bellingham
Seattle
Spokane
Calgary
Banff
Kelowna
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Vernon
Kamloops
Prince George
Jasper National Park
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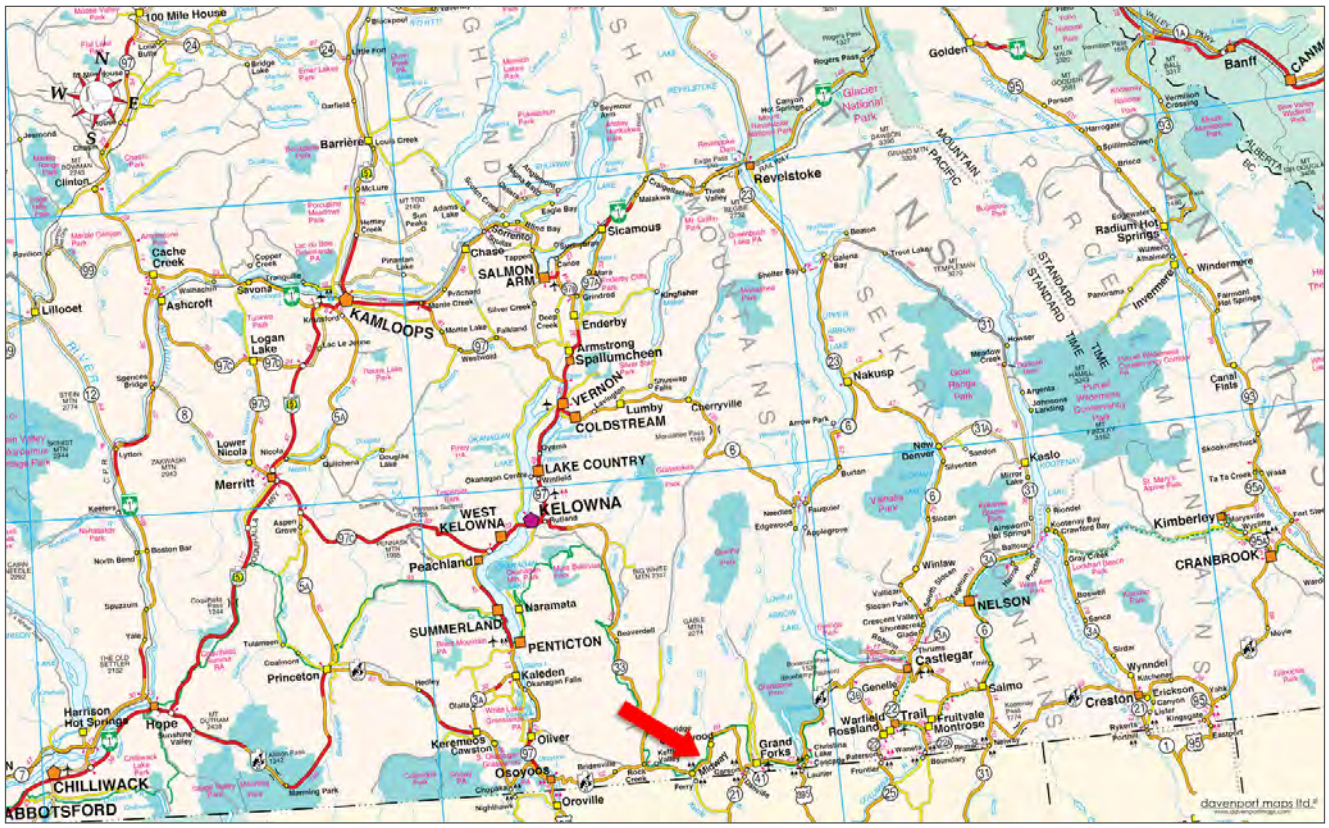
Kootenai National Forest
Colville National Forest
Glacier Peak Wilderness
Mount Rainier National Park
Olympic National Park
UNITED STATES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KAMLOOPS
Chase
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Revelstoke
Golden
Enderby
Armstrong
Spallumcheen
VERNON
Lumby
COLDSTREAM
Cherryville
LAKE COUNTRY
KELOWNA
WEST KELOWNA
Peachland
Naramata
SUMMERLAND
PENTICTON
Kaleden
Okanagan Falls
Princeton
Keremeos
Cawston
Oliver
Osoyoos
Oroville
Grand Forks
Midway
Greenwood
Rossland
Warfield
Trail
Fruitvale
Montrose
Castlegar
Genelle
Salmo
NELSON
Nakusp
New Denver
Silverton
Kaslo
Radium Hot Springs
Windermere
Invermere
Canal Flats
Kimberley
CRANBROOK
Creston
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Eastport
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Hope
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Spuzzum
Yale
Lytton
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Coalmont
Hedley
Keefers
Quilchena
Douglas Lake
Okanagan Centre
Okanagan Landing
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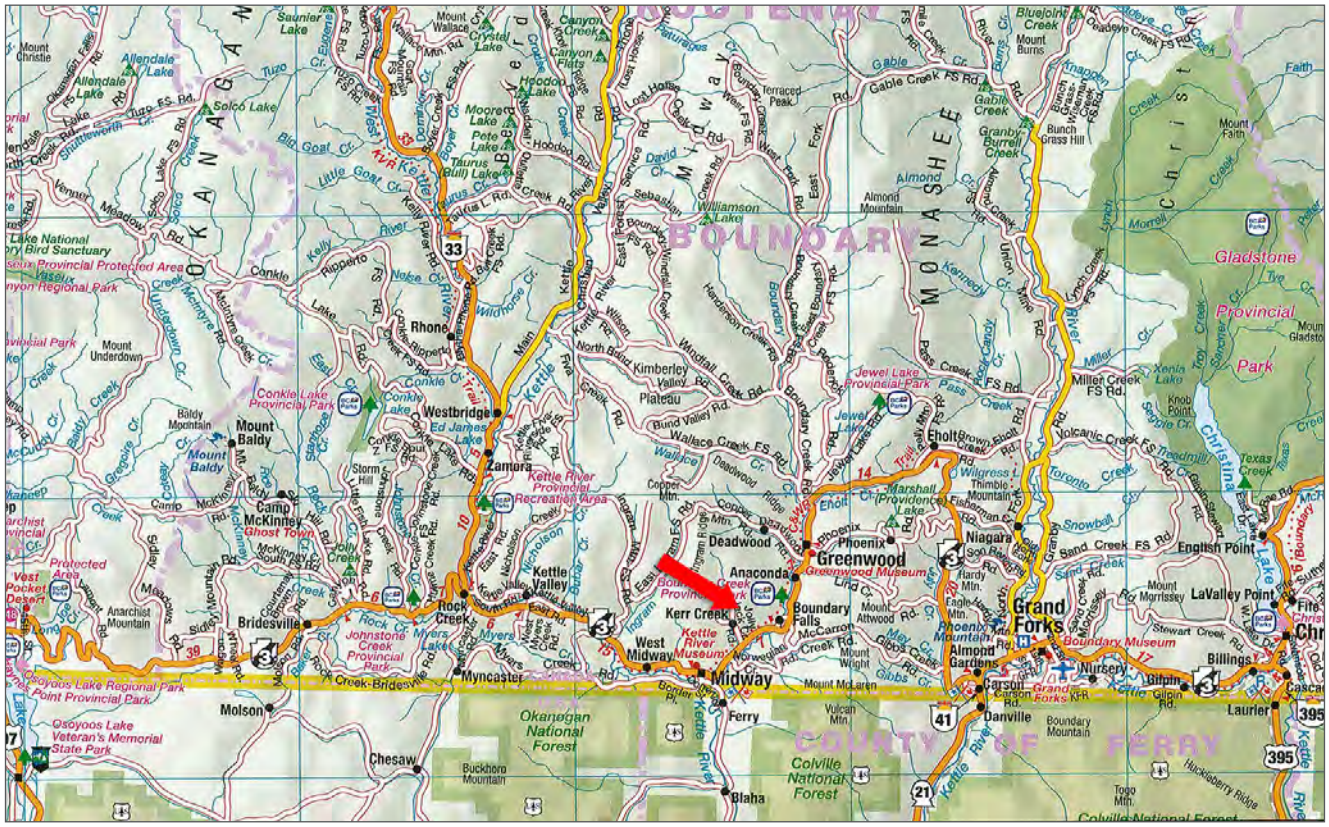
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Zamora
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Molson
Chesaw
Myncaster
Midway
West Midway
Kerr Creek
Anaconda
Deadwood
Greenwood
Phoenix
Eholt
Niagara
Boundary Falls
Grand Forks
Almond Gardens
Carson
Danville
Nursery
Gilpin
Billings
Laurier
Ferry
Blaha
Okanagan National Forest
Colville National Forest
Kettle River
Boundary
Monashee
Gladstone Provincial Park
Okanagan Lake Regional Park
Osoyoos Lake Veteran's Memorial State Park
Kettle River Provincial Recreation Area
Conkle Lake Provincial Park
Jewel Lake Provincial Park
Johnstone Creek Provincial Park
Boundary Museum
Greenwood Museum

Westbridge
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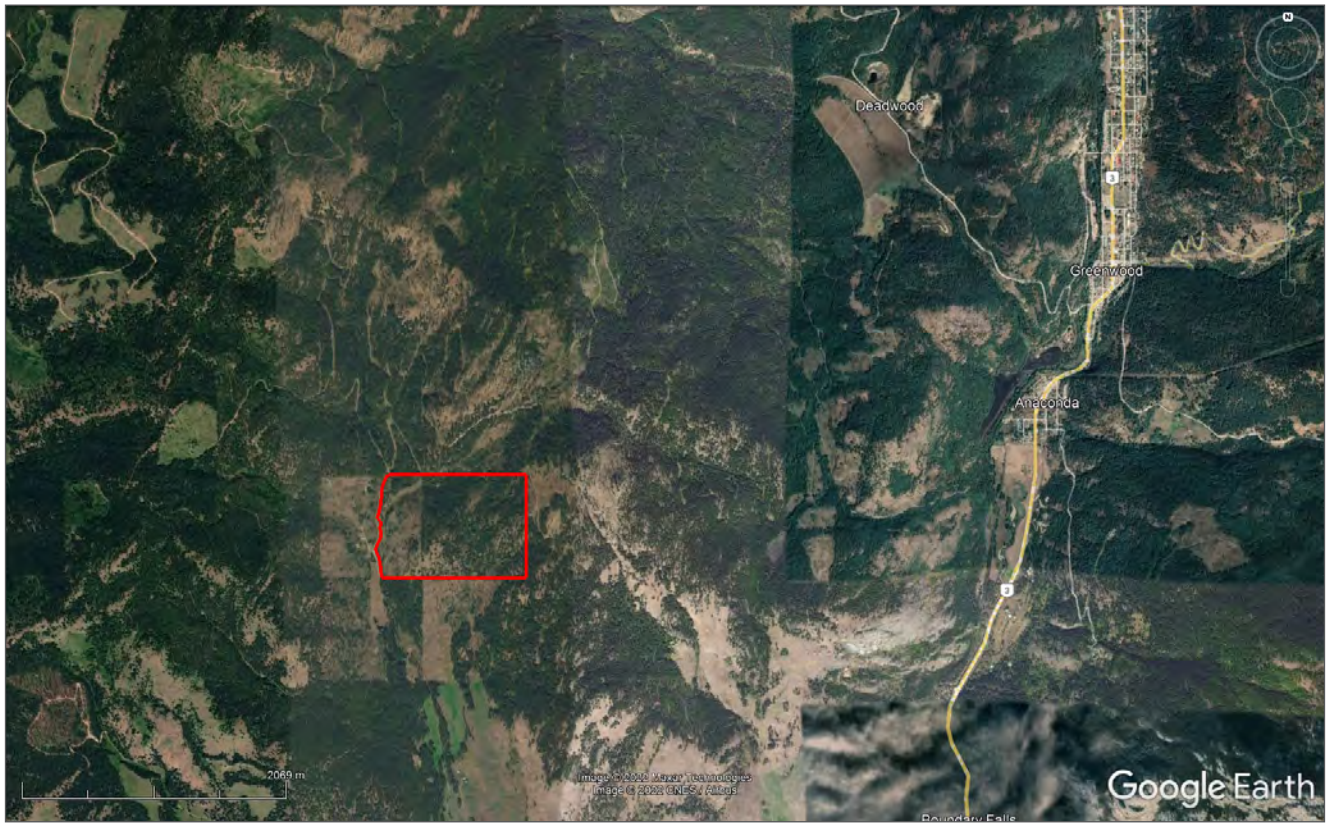
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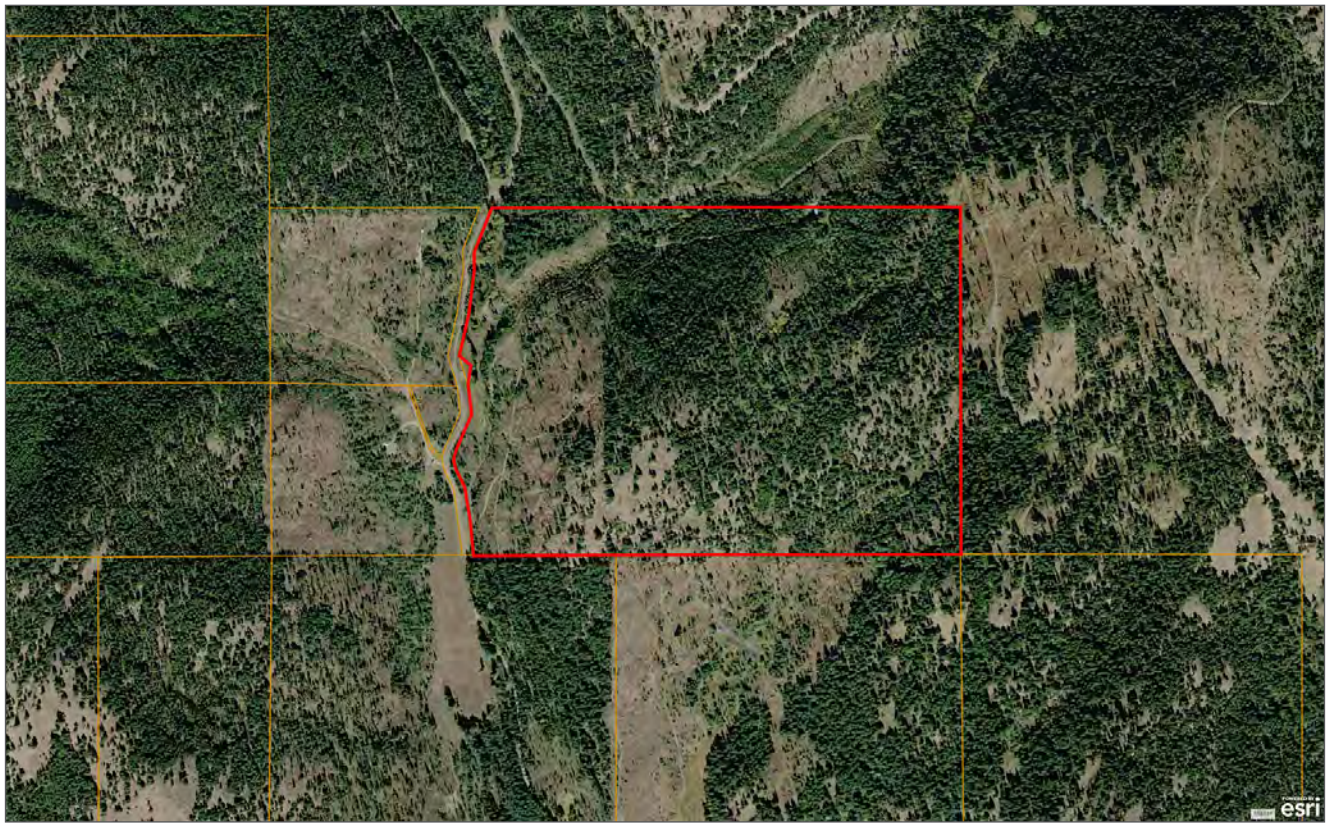
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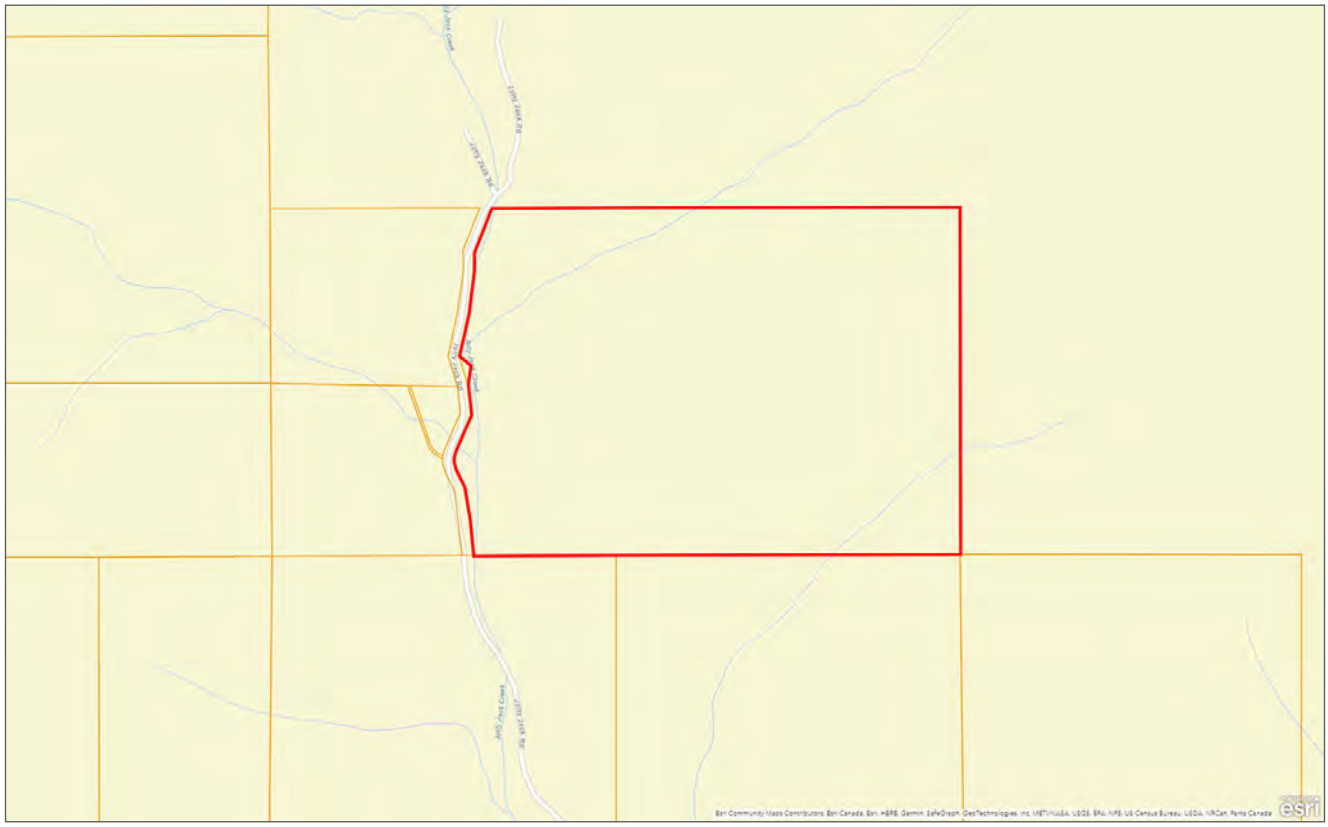

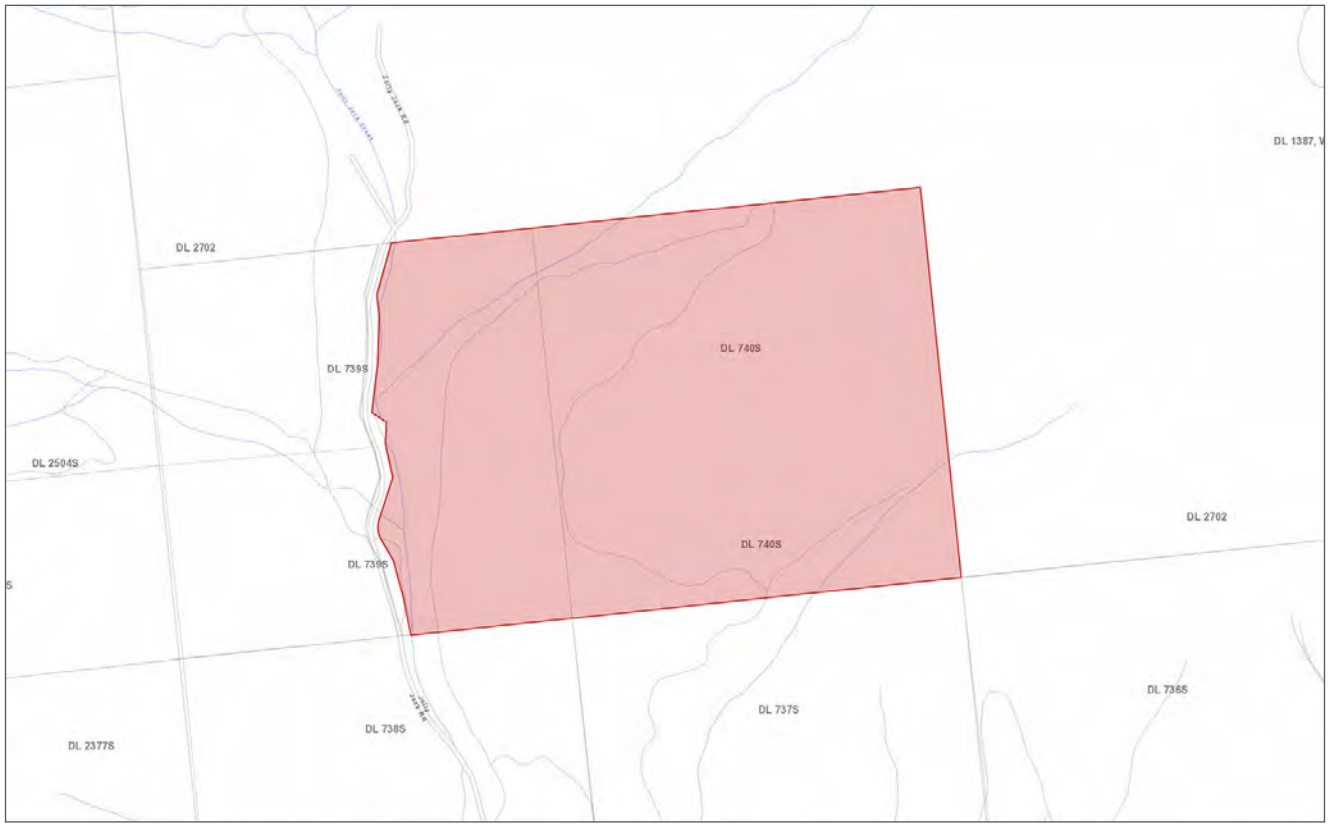
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DL 2377S

Notes

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