

# \$475,000 - 6275 Sproule Creek Road

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## Listing ID: 2425725

**\$475,000**

3 Bedrooms, 2 Bathrooms, 8.32 acres

Single Family

6275 Sproule Creek Road, Nelson, British  
Columbia, V1L6Y1

Partially treed and forested sunny 8.32 acres with creek running through the property (portions of property across Sproule Creek Road & Wills Road. Rustic style home with 3 bedrooms and 1 1/2 bathrooms. Bright and good size kitchen, open living and dining room space with wood stove, large mudroom, large laundry room, bathroom and one bedroom on the main floor. Extra large bright Master bedroom w/en suite which offers a cast iron tub & sink presently. Large covered deck tucked away in the back which offers much privacy and gorgeous scenic views. Enjoy the peaceful scenery with a pond filled w/bull rushes and follow the 66 willows that border the walk to the quaint rustic powered cabin.

Basement access is along the side of the house which has cold storage rooms, central vac and plenty of storage throughout. Older outbuildings throughout the property along with a green house, a powered studio offering potential for a wood stove, much potential for a hobby farm, agriculture or recreational plans. Irrigation and domestic water licence is off of Rixen Creek. This majestic property has been known for producing a very productive garden for many years in the past. Just minutes to Sproule Creek Trails and recreation at your

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doorstep. A true treasured community.

Quick Possession is available. (id:13714)

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Listing Office:RE/MAX RHC Realty