

# 6371 HIGHWAY 395 Highway, Southwest

Minerva MacInnis B1P 1K9



MLS® 202318587

File# LR (S) PEN

**\$325,000.00 CAD**

318 ACRES. PRIVACY, DEVELOPMENT & RECREATIONAL OPPORTUNITIES. Mainly FORESTED and UNDEVELOPED. Approximately 20?? ACRES of CLEARING (overgrowing). Beautiful Mountain Ranges and Valley VIEWS. Land backs on/accesses (in part) on CROWN LAND. The GRAVEL DRIVEWAY is partially washed out and suitable for walking or 4-wheeler?? POWER LINES (NSP easement) along the drive which continues to LEVEL, clearer area and a 2 storey house. Buyer will decide whether this home is suitable for reclaiming or replacing. Said to be good water supply about 40' from house & an existing septic. (no info available on either) Across Hwy 395 the land fronts on a brook. \*\* Reminder that drone pics provide an overview rather than ground level perspective.

## Listing Agent

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**RE/MAX**  
*Park Place Inc.*

## Property Highlights



### Directions

~~On Highway 395 watch for Remax Sign.~~  
DRIVEWAY to left when facing CIVIC  
6373 (mobile home). Approx gps. 46-15-04  
N & 61-07 -49W

**RE/MAX**  
*Park Place Inc.*

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Interested parties are encouraged to seek independent verification of  
facts presented herein.