

# 23 BARRIER MOUNTAIN DRIVE, EXSAHW \$447,750



# This prime lot offers an ideal setting for you to plan your mountain home.



Nestled in the charming mountain hamlet of Exshaw, this prime lot offers an ideal setting for you to plan your mountain home. This 4,977 square foot lot has conditional approval from the MD and currently has a garage on the property until you are ready to build at which time you can decide if you would like to move it to another location on the lot. Surrounded by breathtaking natural beauty, this parcel provides stunning mountain views in all directions. With ample space to design and build, envision a cozy haven where you can enjoy crisp mornings and star-filled nights. This lot is the perfect canvas for creating a home that embodies mountain living at its finest. Other features of the lot include front street parking, a rear alley, south west facing rear yard, quiet neighbourhood, potential for legal suite or accessory short term rental, and the garage could be relocated by buyer to alley or seller can remove, no building commitment. Taxes are estimated. Your adventure awaits.



# 23 BARRIER MOUNTAIN DRIVE, EXSHAW

## HAWKER-BETTS REAL ESTATE TEAM



Lot Size

4,977 SQFT

2024 Property Taxes (estimated)

\$2,191.65

**BRAD HAWKER AND DREW BETTS**

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