

# 225 MIAMI RIVER DRIVE HARRISON HOT SPRINGS

Harrison Hot Springs, V0M 1K0

Land Only  
\$478,000 (LP)

<b>Depth/Size (ft):</b>	121.34	<b>Bedrooms:</b>	<b>Approx. Year Built:</b>
<b>Frontage (ft):</b>	51.35	<b>Bathrooms:</b>	<b>Age:</b>
<b>Lot Area: (sq.ft.)</b>	6,267.00	<b>Full Baths:</b>	<b>Zoning:</b> R1
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	<b>Gross Taxes:</b> \$1,692.67
<b>Rear Yard Exp:</b>			<b>For Tax Year:</b> 2023
<b>View:</b>	Yes		<b>P.I.D.:</b> 002-314-380

<b>Style of Home:</b>		<b>Parking:</b>	
<b>Construction:</b>		<b>Covered Parking:</b>	
<b>Exterior:</b>		<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>		<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>		<b>PAD Rental:</b>	
<b>Type of Roof:</b>		<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : River & Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	
<b>Legal:</b>	LOT 7, BLOCK 3, PLAN NWP9786, SECTION 13, TOWNSHIP 4, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP66847, FRACTIONAL
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby,Waterfront Property
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions

<b>Finished Floor (Main):</b>	sqft	<b># Of Rooms:</b>		<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	sqft	<b># Of Kitchens:</b>				
<b>Finished Floor (Below):</b>	sqft	<b># Of Levels:</b>				
<b>Finished Floor (Bsmt):</b>	sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	sqft	<b>Basement:</b>				
<b>Grand Total:</b>	sqft	<b>Beds In Bsmt:</b>	/			
		<b># Of Pets:</b>				

The LAST VACANT LOT on Miami River Drive in the resort town of Harrison Hot Springs. Ideally located, this property is walking distance to all of your local amenities, the beach & lagoon, boat launch and only a short drive to Harrison Resort, Golf Course and Marina. All services at the lot line ready for your design ideas for a stunning recreational property or year round living. Tree Clearing Permit Approved. Just 90 minutes from Vancouver, come see this property for yourself and call for more details!