



2523 Evans Road

Celista, BC

Property Features

NAI Commercial Okanagan Ltd is pleased to present this opportunity to purchase a rustic country home w/ large shop, outbuildings, greenhouse and enclosed gardens on a 58.19 acre parcel located in the tight-knit lakeside community of Celista on the north shore of Lake Shuswap.

The residence is a 3-bed, 2-bath, rancher w/ a large unfinished walkout basement that backs onto a pond teeming with rainbow trout. The shop has 400 amp service w/ 3-Phase Power & consists of a main area of 24' by 60' + an addition of 70' by 15' currently used as a full service custom cabinet & millwork facility. The land is mostly flat and accessible with approx. 4 acres being used to cultivate hay.

The rest are a mix of woodlands and meadows w/ a small portion of wetlands that provide sub irrigation to the hay fields which yield 2 crops per year. Soils vary and include several sections of peat moss soil. Income potential from standing timber. The improved portion of the property is separated by the banks of Celistown Creek that flows through the property. Down the road is North Shuswap Elementary school, The Sunnyside Supermarket and the Celista Hall Farm Market. Only 10 min away from Scotch Creek and less than 1 hour from Salmon Arm. The area is known for considerable agricultural productivity & teems with outdoor adventure activities such as hiking, mountain biking, golfing, cross-country skiing, snowmobiling & water sports.



BUILDING	1982
ZONING	AGRICULTURE OCP
ACRES	58.19 Acres
COMMUNITY	Celista
PRICE	\$1,485,000.00

For more information:

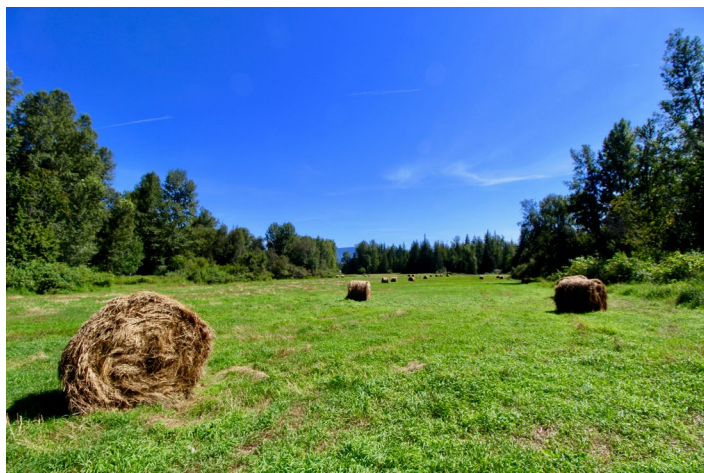
Damon Stamboulieh

250-540-3855 • damon.stamboulieh@naiokanagan.ca

For Sale

58.19 Acres

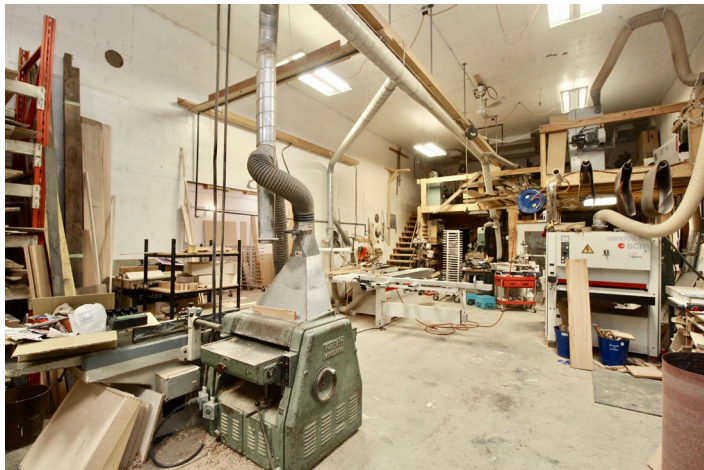
Agricultural Land



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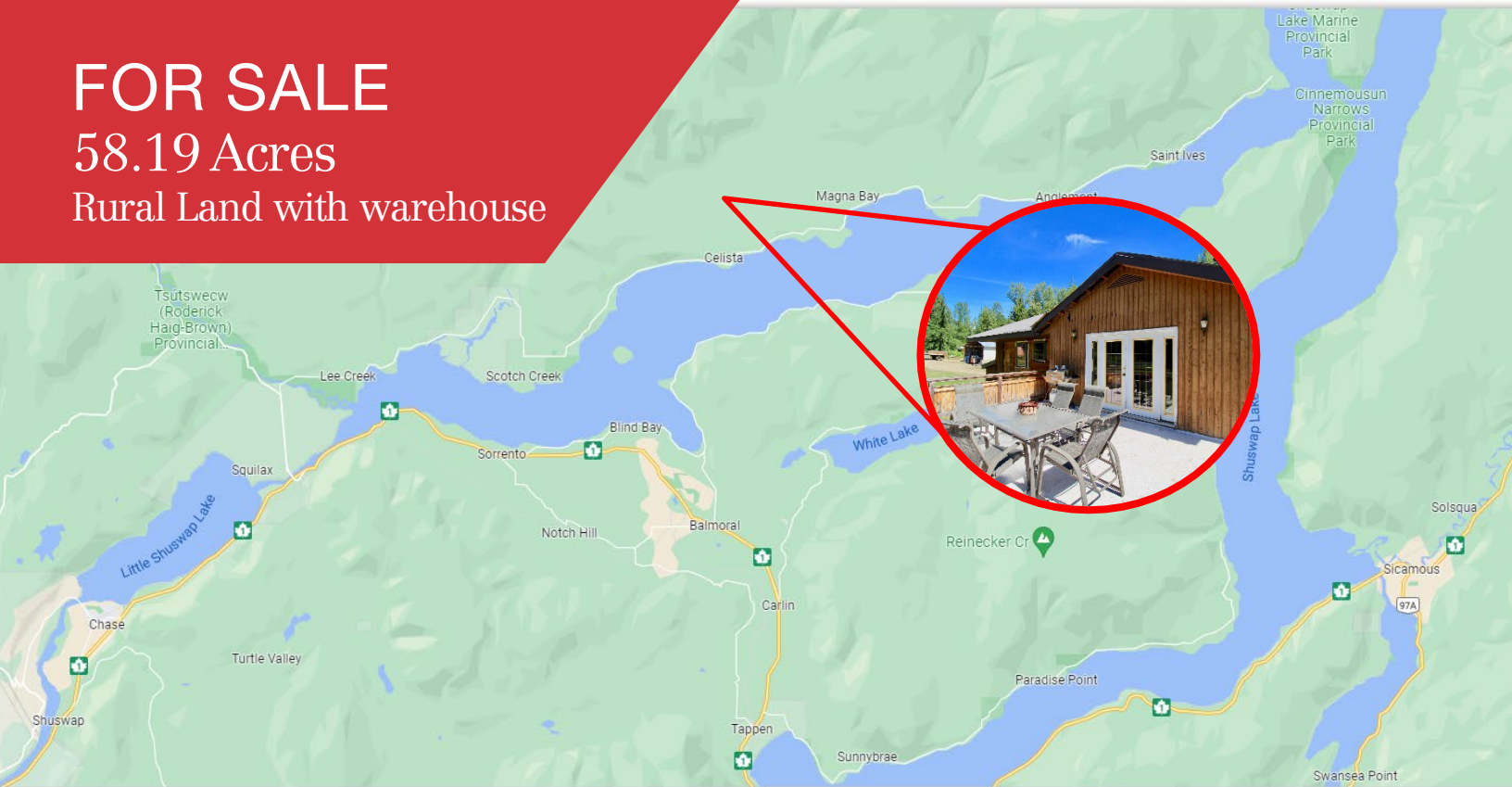
Warehouse Agricultural Land



FOR SALE

58.19 Acres

Rural Land with warehouse



Celista is a small town set amid picturesque backdrops on the north shores of the Shuswap Lake in the Thompson Okanagan region of BC. This area teems with outdoor adventure activities such as hiking, mountain biking, golfing, cross-country skiing and snowmobiling and water sports. Locals will be quick to tell you that summer days are best spent boating, swimming and fishing in the clear waters of Shuswap Lake. Celista is also home to the world-famous Sockeye salmon run on the Adams River. With so much wilderness and a mix of unique restaurants and art galleries, Celista is a perfect destination for a weekend getaway.

The North Shuswap is a recreation and vacation paradise with abundant sunshine, beautiful beaches and numerous facilities and services. Located just a few minutes north of Highway 1, the North Shuswap is a beautiful area boasting hiking and riding trails, sunny meadows for picnics, shady country lanes and over 100 km (60 mi) of unspoiled shoreline. In the fall, the world famous “Adams River Salmon Run” is a mere few minutes drive from anywhere in the North Shuswap. Come winter, snowmobilers head to the trails on pristine Crowfoot Mountain or take in the beauty of Skamania Lake while cross-country skiing.

The North Shuswap is also home to many artists, craftspeople and authors. Their work can be found at numerous venues and local festivals year-round or at their studios, many of which display the artisan identification sign. Restaurants and eating establishments are scattered throughout the area as well as casual pub settings or elegant dining rooms accompanied by views of the lake or woods.

For more information:

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