



# Lot 31

This 0.17 acre parcel has a 55ft frontage, on a level, fully serviced lot, located in the highly desirable Jubilee Heights, tucked away on Salmonberry Street. Secondary Suite is permitted! Quiet lot, surrounded by new homes in a sought-after area. Phase V features a forested perimeter trail, connecting to the neighbouring Beaver Lodge Lands, with over 40 trails to hike and bike. There will be an up-and-coming commercial village (Summer 2028) in this master planned, walkable community.



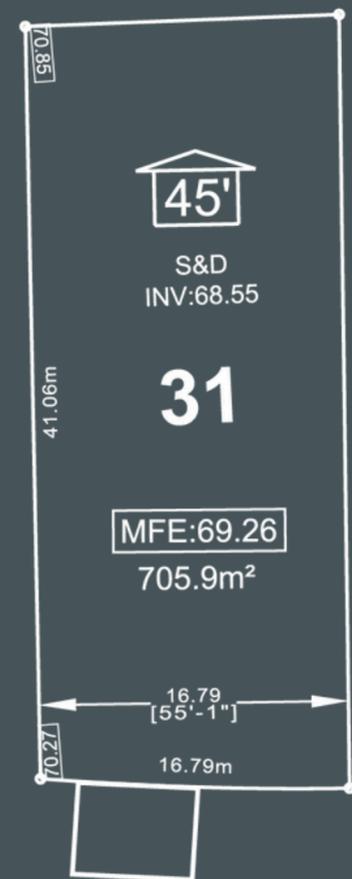
**3 min walk** to upcoming Commercial Village



**30 min** to skiing & snowboarding



**1 min bike** to Beaver Lodge Lands Trails



Size	Road Frontage	Features	Price
0.17 Acres / 7,597 ft <sup>2</sup>	55 ft	Single-family	\$ 348,000

## NOW SELLING LOTS

### LOT 31 LOCATION



### AREA HIGHLIGHTS

#### Beaver Lodge Lands

Adjacent to JH, 1,200 plus acres of Beaver Lodge Lands are enjoyed by outdoor adventurers including hikers, bikers and horseback riders.

#### Strathcona Provincial Park

Over 600,000 acres, boasting popular features such as the Della Falls trail where you will find Canada's highest waterfall.

#### Mount Washington Alpine Ski Resort

Located just 30 minutes from the Jubilee Heights neighbourhood is Vancouver Island's winter wonderland for skiing, snowboarding, tubing, snowshoeing and more!

#### Golfing

Readily available in the area with champion courses such as Campbell River Golf Club, Crown Isle and Glacier Greens, providing the luxury of year-round tee times.

#### Saltwater Fishing

A popular sport in these parts with tons of opportunity, including accessible fly fishing.

#### Transportation

Jubilee Heights is a 10 min. drive from the Campbell river Airport that has direct daily flights to Vancouver, Calgary and Edmonton. Ferry terminals at Duke Point and Departure Bay in Nanaimo, are approx. 90 minutes.