



## Site 70 - For Sale

2013 Big Country 3450 TS Fifth Wheel: Luxury and Comfort at its Best!

Experience the ultimate in camping luxury with the 2013 Big Country 3450 TS Fifth Wheel. This light brown, rear living fifth wheel offers a spacious and stylish retreat for your adventures.

### Features:

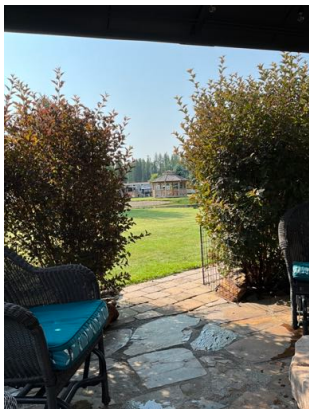
- Length: 38 feet with 3 slides
- Rear living area with leather sleeper sofa and 2 large swivel reclining leather chairs
- 49" LG TV and built-in Genesis Audio System with indoor/outdoor speakers
- Kitchen with island, 3-burner stove/oven, microwave/hood fan, and residential fridge.
- King-size bed, night table, dresser, linen closet, and ample storage in the bedroom
- Air conditioner, fantastic fan, and ceiling fans for comfort
- Basement with outdoor shower, water supply/drainage controls, and propane tanks
- Adco Fifth Wheel Winter Protective Cover and wheel covers included

### Outdoor Living:

- Lot 70 at Will-O-Bend RV with parking for two vehicles
- 8'x10' Kootenay Shed with shelving units and equipment hooks
- Gravelled space for recreational equipment and a horizontal storage box
- 13'x10'4" pet-friendly turfed area and 18.5'x39.5' slate patio with pergolas and seating
- 3-burner Napoleon Rogue SE Barbecue and movable 24" Zippity Fencing
- Beautifully landscaped surroundings with shrubs, grasses, and trellised vines

Enjoy the convenience, comfort, and outdoor bliss that this site offers. Contact Kyle for more details at 250-420-7345 or email him at [willobendgolf@gmail.com](mailto:willobendgolf@gmail.com) to discuss this beautiful spot, see more pictures, or setup a time to view.

Asking price is \$127,500



## Experience Luxury and Comfort in the 2013 Big Country 3450 TS Fifth Wheel by Heartland!

Looking for the perfect home away from home? Look no further than the 2013 Big Country 3450 TS Fifth Wheel. This fifth wheel is 38 feet in length. Step into the rear living area and be greeted by a picturesque view of the swimming pond. Relax on the leather sleeper sofa or sink into the two large swivel reclining leather chairs as you enjoy the warmth of the electric fireplace. The 49" LG TV and built-in Genesis Audio System with indoor/outdoor speakers.

The kitchen is equipped with an island, a three-burner stove/oven, a microwave/hood fan, and brand new residential fridge/freezer. The dining table has four upholstered chairs to enjoy meals together.

The wide staircase leading to the sleeping area, which features an expansive pantry and closet area. The bedroom offers a king-size bed, night table, 4-drawer dresser cabinet, linen closet, and a large clothes closet. The closet also includes washer/dryer prep and a Dyson Stick Vacuum.

Stay comfortable with the air conditioner, fantastic fan, and ceiling fans in the bathroom and bedroom. The basement driver's side provides an outdoor shower and houses the trailer's water supply/drainage controls, as well as two 30lb propane tanks. On the living side of the basement, you'll find a Frigidaire Beverage Refrigerator.

All three slide seals were replaced in 2022, and awnings were installed on the south-facing slides in July 2023. Additionally, the package includes an Adco (UV Hydro) Fifth Wheel Winter Protective Cover and white wheel covers to keep your investment protected year-round.

Situated on Lot 70 at Will-O-Bend RV, this property offers ample parking space for two vehicles. It also features an 8'x10' Kootenay Shed with a fiberglass man door, shelving units, and equipment hooks. A 28.5' x 10'8" gravelled space holds recreational equipment, accompanied by a 4' H x 6' W x 40" D horizontal storage box.

The exterior living space is designed for relaxation and enjoyment. A pet-friendly, artificially turfed area measuring 13'x10'4" is perfect for a tent or outdoor activities. The 18.5' x 39.5' slate patio, cemented with PolyBind, includes a 10'x12' Hard Top Pergola with privacy curtains/screening, patio lights, and a 24" bricked propane fire ring fueled by a 20lb propane tank. Four wicker glider chairs with cushions, two wicker glass top side tables, and a Suncast storage unit with a 32" Samsung TV complete the space.

Adjacent to the Hard Top Pergola is a 10'x12' Grid Pergola with shaded top and sides, a 53" triangular dining table with four chairs, outdoor carpet, and a serving table with a stainless steel top and two-door cabinet. The sunlit area features a 3-burner Napoleon Rogue SE Barbecue with a side burner, two additional matching dining chairs, and movable 24" Zippity Fencing.

The property is beautifully landscaped with Ninebark Shrubs, Weeping Caragana, tall grasses, trellised climbing vines, and various perennial ground covers and flowers. Enjoy the privacy of this lush oasis, accompanied by a 100' garden hose in an enclosed reel stand and fence post/garden lighting.

This fantastic property backs onto a large common green space and is just steps away from the swimming pond, providing endless opportunities for outdoor fun and relaxation.

Asking price is \$127,500

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