



## 12 HAZLEWOOD DRIVE Trail British Columbia

\$829,900

Prime WATERFRONT property in a very desirable location of Trail. This beautiful home is located on Hazlewood Drive in the Sunningdale neighbourhood, along the shores of the Columbia River. Only a short walk to beaches at Bingay Bay and Gyro Park, as well as schools, hospital, boat launch, and the bridge to Downtown Trail. This absolutely gorgeous rancher home has beautiful hardwood floors on the main level, with 2 large bedrooms, office, livingroom, dining room, kitchen and bathroom all on one level with no stairs! Stunning detail in the coved ceilings, inlaid floors, and built in cabinetry show the quality and prestige of this home when it was built. Private deck off the back of the home with a large patio below provides plenty of space, privacy, and opportunity for peace and quiet and stunning views of the river below. Unique corner location, with a small dead end side street, provides good parking with a garage, carport, and separate parking space off the street. The basement has another bedroom and bathroom, as well as, a recroom with large windows and a door opening onto the patio. There is also plenty of space for laundry, storage, and potential development area for an in-law suite or maybe a bed and breakfast? Newer gas furnace and A/C, large hot water tank, under ground sprinklers, alarm system, and tons and tons of potential. This could be your dream home in arguably the best waterfront location in Trail. Call your REALTOR(R) for a personal tour. (id:6769)

Bedroom 12'9 x 8'9

Full bathroom Measurements not available

Laundry room 13'6 x 10'4

Storage 10 x 11'10

Storage 13 x 11'10

Recreation room 12'6 x 16'8

Sunroom 11'11 x 20'4

Kitchen 10 x 14

Dining room 13'7 x 11'7

Living room 20'11 x 13'9

Den 13'7 x 9'4

Bedroom 10'10 x 12'8

Bedroom 11'10 x 14'3

Full bathroom Measurements not available

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