



## 13151 MAPES Road Vanderhoof British Columbia

\$469,000

Very well-built home on 37 treed acres, 20 min drive on paved road, from Vanderhoof, with suite-potential is waiting for someone to make it shine again. Cedar and natural rockwork, two covered porches (one enclosed), walkout basement, circular driveway, multi-bay carport as well as the possibility of adding another dwelling (hydro & lagoon connection & separate address already exist) will be your first impression. Inside you will find an open-concept living, dining and kitchen area, huge primary bedroom with ensuite and large walk-in closet, another bedroom and large pantry. The partially finished basement has another two bedrooms, bathroom/laundry combo and huge space that is plumbed for a kitchen with outside entry and efficient Blaze King wood stove. So much potential here! (id:6769)

Kitchen 22 ft ,2 in X 9 ft ,1 in

Dining room 11 ft ,1 in X 11 ft ,5 in

Enclosed porch 33 ft ,8 in X 7 ft

Primary Bedroom 18 ft ,7 in X 15 ft

Bedroom 2 13 ft X 9 ft ,4 in

Pantry 8 ft X 4 ft ,1 in

Bedroom 3 15 ft ,5 in X 9 ft ,6 in

Bedroom 4 13 ft ,4 in X 9 ft ,7 in

Living room 27 ft X 16 ft

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty



**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca