



## 245 RAINBOW RIDGE ROAD Procter British Columbia

\$879,900

Perched over paradise. This quality built, high efficiency and bright home nestled in a private forest setting has an open floor plan that takes full advantage of the spectacular views of Queens Bay and beyond. Beautiful kitchen featuring locally crafted, Western Birch cabinetry, granite counter tops, pantry, and high end stainless steel appliances including dual Dacor ovens complete with dual warming trays. Engineered hardwood and ceramic tile flooring throughout most of the main floor, stair cases and upper level. Custom wrought iron stair railings. Spacious sundeck accessed from the main living areas and private deck and full en suite serving the primary bedroom. Efficient and comfortable heat pump, forced air furnace, and HRV system and cozy RSF Opel fire place. Spacious, attached double garage and plenty of open parking areas. Enjoy walks on trails running through the gently sloping forest lands. Good potential for further development such as a secondary dwelling or shop and/or subdivision of the 12 acre parcel. (id:6769)

Bedroom 12'4 x 21

Full bathroom Measurements not available

Full bathroom Measurements not available

Recreation room 39'6 x 33

Utility room 7'11 x 12'11

Hall 8 x 11'5

Kitchen 16'2 x 15'5

Living room 16'7 x 33'6

Bedroom 11'11 x 15'10

Full bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Coldwell Banker Rosling Real Estate (NELSON)

<http://www.realtors.coldwellbanker.ca/dougstewart>



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