



3465 Smith Road Falkland British Columbia

\$699,000

This newer 2008, 1152 sq ft home is tucked away among mature trees in a private rural setting on 23.48 Acres. Backing onto Crownland this property is gently sloped with a few flat benches and is well situated for livestock. Main level in the home has an open plan Kitchen, Living and Dining area with vaulted ceiling allowing lots of natural light throughout the day. 2 pce. powder room is located off the kitchen. Kitchen is roughed in for a woodstove. Enjoy your morning coffee on the 10' x 17' deck while taking in the breathtaking valley and mountain views. The Lower Level: features In-floor heat, Primary Bedroom with a 4 pce. ensuite bath including soaker tub & Shower, a Family Room that could be easily turned into the 2nd bedroom and a Laundry Room. Den/Office Building is 24' x 24' has Partial In floor Heat, woodstove, 3pc bath, kitchenette and lots of natural light. Detached Single Garage is 15' x 26', roughed in for water and in-floor heat, roll up garage door, metal spiral stair case leads to the storage loft above. A roughed in Septic Tank for future development located behind this garage. Garden tool Shed 7' x 12'. Zoned for 2 Single Family Dwellings, no size restrictions or permits required. Water is supplied by a drilled Well. Beautiful property located a quick 25 minute drive from Vernon. (id:6769)

Other 7'0" x 12'0"

Workshop 15'0" x 26'0"

Den 24'0" x 24'0"

Foyer 15'0" x 3'0"

4pc Ensuite bath 10'0" x 8'0"

Primary Bedroom 11'0" x 11'0"

Laundry room 5'0" x 7'0"

Family room 11'0" x 11'0"

2pc Bathroom 5'0" x 6'0"

Foyer 6'0" x 3'0"

Dining nook 9'0" x 11'0"

Living room 16'0" x 11'0"

Dining room 11'0" x 12'0"

Kitchen 6'0" x 12'0"

Listing Presented By:



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