



5652 Lynes Road Falkland British Columbia

\$698,900

Situated on a large panhandle lot in the quaint community of Falkland this 3 level, 5 bed & 3 bath home offers a very functional layout and lots of space for families of all ages and sizes. Enjoy an open floor plan on the main with vaulted ceilings and loads of natural light. Recent upgrades on the main floor include engineered hardwood floors, renovated kitchen with newer high-end stainless appliances, quartz counter tops & a handy breakfast bar. The top floor offers three bedrooms including a generous sized primary bedroom with ensuite, and a 2nd full bathroom with vanity area. Lower floor has a separate entrance great for suite potential with family room, wood fireplace, 2 more bedrooms (1 currently used as utility room), bathroom and laundry. Easy access from the dining room and lower level to the 1/2 acre private fenced yard that boasts stunning Mountain views, two decks, an in-ground sprinkler system, and loads of space for pets, kids and even a garden! The exterior was re-sided with hardy plank in 2021 and the hot water tank is brand new as of 2023. A 4 foot crawl space under the main living area provides extra storage. Parking includes a double attached plus room for your RV and Boat. A real bonus is the additional detached 24' x 40' heated shop with 220 power available. Neat and tidy and move-in ready! All located in a quiet, peaceful setting 25 minutes to Vernon or Armstrong. Come and see for yourself. (id:6769)

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|--------------------------------|---------------------------|
| 4pc Bathroom 7'11" x 6'2" | Family room 13'8" x 11'1" |
| Bedroom 12'11" x 9'9" | Bedroom 10'5" x 8'7" |
| Bedroom 11'11" x 9'9" | Other 40' x 24' |
| 4pc Ensuite bath 7'11" x 4'10" | Other 22'9" x 21'6" |
| Primary Bedroom 13'10" x 11'7" | Dining room 11' x 8'2" |
| 4pc Bathroom 7'11" x 4'10" | Living room 18'5" x 16'9" |
| Utility room 5'9" x 3'1" | Kitchen 11' x 10'2" |

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