



# 7250 China Valley Road Falkland British Columbia

\$875,000

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

Nestled in the picturesque hills of China Valley, this stunning 40-acre property offers privacy, tranquility, and rural charm. Whether you seek a self-sufficient homestead, a peaceful retreat, or an outdoor paradise, this property delivers. With breathtaking mountain views, a spacious home, and land ready for agricultural use, it's a rare opportunity to embrace country living. The main floor features a bright living room with a cozy wood-burning fireplace, perfect for crisp winter nights. The spacious kitchen offers ample counter space and modern appliances, while the primary bedroom provides a quiet retreat with generous closets and easy access to a full bathroom. Upstairs, 2 bedrooms, a full bathroom, and a family room offer ideal space for kids or guests. The walk-out basement adds versatility with a recreation room, office, laundry, and half-bath. Whether you need extra living space, a workspace, or a hobby room, this level is full of potential. The property truly shines with its natural beauty. Partially fenced, it includes a fenced garden and chicken coop. A fire pit is perfect for gathering under the stars, while the private yard invites relaxation. Enjoy hiking, horseback riding, or ATV adventures from your doorstep. Equipped with a water license and a new filtration system, the home ensures reliable water. Despite its peaceful seclusion, the property is conveniently accessible, with a school bus stopping right at the driveway—an excellent choice for families. (id:6769)



Royal

LePage

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Bedroom 13'8" x 10'10"

Bedroom 13'8" x 12'6"

Full bathroom 7'3" x 7'8"

Family room 21'8" x 12'9"

Office 16'0" x 13'6"

Recreation room 19'0" x 13'8"

Partial bathroom 5'7" x 7'1"

Storage 19'0" x 13'6"

Laundry room 24'1" x 13'1"

Primary Bedroom 13'8" x 16'10"

Full bathroom 8'11" x 9'11"

Living room 21'8" x 14'11"

Kitchen 15'8" x 13'0"

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