



# 8118 PROCTER EAST ROAD Procter British Columbia

\$989,900

Welcome to this stunning 5 bedroom, 3 bathroom home nestled on a picturesque 2.5-acre lot. This exceptional property features a downstairs in-law suite, a detached garage with a gym area and bathroom, and a legal suite above the garage, perfect for rental income or guest accommodation. The home has undergone numerous recent upgrades, including new wood stoves, a new roof, a new hot water tank, and a new boiler in the garage, along with various enhancements throughout the house and suite. The property comes with two water licenses and the legal suite comes with its own septic system presenting a potential to subdivide the property, adding further convenience and value. The property offers delightful outdoor spaces, including a lovely front porch with lake views, a covered back patio ideal for barbecuing along with an RV pad, great for hosting guests. The grounds are beautifully landscaped, featuring gorgeous perennial gardens, a large vegetable patch, fruit trees and berry bushes with a serene forest backdrop. The property also features a well-equipped chicken coop and a dedicated potting shed to cater to all your gardening needs. Located within walking distance of the local boat launch, general store, cafe and numerous trails and beaches, this home combines tranquility with convenience. No detail has gone overlooked, this property offers a unique blend of comfort and opportunity, don't miss the chance to own this exceptional piece of paradise! Call your REALTOR(R) today. (id:6769)

Listing Presented By:



Originally Listed by:  
Fair Realty



Royal

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Full bathroom Measurements not available

Bedroom 13'9 x 7'4

Bedroom 11'2 x 15

Bedroom 11'1 x 14'3

Bedroom 15 x 11'7

Full bathroom Measurements not available

Bedroom 15'1 x 7'7

Dining nook 10'8 x 6'7

Dining room 20 x 9'11

Living room 14'4 x 24'6

Kitchen 12'4 x 12'11

Foyer 5'7 x 6'7

Partial bathroom Measurements not available

Foyer 6'11 x 5'0

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Media 7'8 x 7'4

Storage 15'2 x 7'4

Laundry room 5'5 x 7'9

Living room 9'10 x 11'8

Kitchen 9'2 x 11'10