



## 25 Smoker Road Beaverdell BC

\$2,000,000

Amazing executive rancher home with over 1000 ft of Kettle River frontage. The property is farm fenced on 3 sides and open to the river. There are 2 beach areas for the home owner to enjoy. The house was mindfully built in 2017 to the highest standards offering over 5000 sq ft on two levels. The flooring is a combination of engineered hard wood and non-slip tile. The kitchen has a modern design with quartz counters, a huge island, task lighting and high-end appliances. There are 3 large bedrooms on the main level including a master with a 5 piece ensuite, with a steam shower. The lower level is fully finished with a sound proof media room, full bar, games room, a 4 th bedroom and a full bathroom. Some bonus features of the property are 600 amp service, zoned sound system, UV air treatment, back up propane generator, security system and a high producing well. (last test 66 GPM) For people who love nature this is a dream location. Close to Big White ski hill, snowmobile trails, and fishing lakes. Just a 1 hour drive to Kelowna.



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