



## 1355 Hodges Rd French Creek BC

\$2,400,000

Farming opportunity with dream shop! This cleared and level 69.8 acre farm (in ALR) is in an excellent convenient close-to-town location while still offering the feeling of being away from it all. The showpiece of the property is the 3300 sf fully finished and heated shop with attached residence. The well appointed attached home offers 1377 sf finished on 2 floors with 2 bedrooms 2 baths plus a lovely 652 sf sunroom. The dream shop (80'x40') offers 4 - 14' overhead doors, 17' interior ceilings, in-floor heating, a 2pc bath with laundry, and an upper mezzanine. There are 2 additional large storage sheds measuring 80'x30' and 100'x20' plus other smaller sheds and shelters. There is a great building site to add an additional home if needed. The property has been cleared and leveled with hay fields and also a fenced pasture area. There are ponds for additional water if needed for irrigation. There is a drilled well 135' deep 7gpm.

Listing Presented By:



Originally Listed by:  
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