



## 7444 Bell Rd Port Alberni BC

\$2,899,000

Acreage! This 37-acre private property boasts a 1863 sq ft, 3 bed, 2 bath Rancher and a 40x100 6 bay garage, both built in 2020. Covered entry leads to an open concept living area featuring a cozy living room with stone faced, electric fireplace, a kitchen with large island, stainless steel appliances and quartz countertops. The attached dining area opens to a covered back deck & fully fenced yard with 2 enclosed dog pens. Enjoy the hot tub & outdoor kitchen, or take in the exquisite scenery. A primary bedroom with 5-piece ensuite & walk in closet, 2 extra bedrooms, 4-piece bath & laundry complete the main floor. Nestled amongst the trees in the back yard is a road leading an immaculately kept, 6 bay garage with 200 watt power, radiant heated floors, on demand hot water & an upper walkway for tool storage. Other property updates include 2 newly drilled wells, new blue crush & a poured foundation & 400 watt power for a 2nd residence. All measurements are approx verify if important.

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo - Dave  
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