



## 5145 ELSIE HOLMES Road Wynndel British Columbia

Wynndel/Lakeview

# \$598,500



Country living awaits in the charming community of Wynndel! Set on 0.80 acres of beautifully landscaped, level property, you'll be amazed at the space-lush lawns, fruit trees, berry bushes, a peaceful pond, a firepit, and large, well-planned enclosures for your pets. The rear yard features two spacious outbuildings with endless possibilities—one with a 3-piece bathroom for convenience, the other with an upper loft—perfect for hobbies or other creative uses. The single-level home offers a flexible layout to suit your style, making it ideal for aging in place. Highlights include a newer furnace, heat pump, hot water on demand, a quality wired-in security system, and solar panels on both the front and back of the house, keeping power bills incredibly low—often under \$25 a month! The attached 32' x 24' garage boasts a finished 12' x 31' loft, not counting dormer spaces, making it a standout feature. Enjoy a covered front verandah and sunny rear sundecks with a recessed hot tub for easy access. Lovingly maintained and upgraded, this rural gem offers exceptional value, with sellers moving only to be closer to their grandchildren. Additionally, new French drains have been installed around both the perimeter of the property and the home. Priced well below the BC Assessment value of \$644,000 call your REALTOR for an appointment to view! (id:6769)

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