



## 5664 Ponderosa Road Falkland British Columbia

Salmon Vly / Falkland

# \$387,000



Super value in this renovated manufactured home on a 1/3 acre lot in a quiet area. Loads & loads of updating starting with all new exterior vinyl siding and a lovely newly built outdoor deck & lounge area. Mostly newer windows, upgraded insulation in walls and drywall on most interior walls as well. New vinyl flooring & fresh paint in most rooms. The kitchen has been nicely updated with painted cabinets, new stainless fridge & stove & tile backsplash. All new light fixtures, new washer & dryer...the list goes on! The garage was converted into storage & is all insulated & now connected to the home by a second door. The exterior has newer well maintained eaves troughs, a 2 x 4 framed skirt with steel sheeting & drainage/pest control rock surrounding base. Underneath the home there is a great vapor barrier & the copper pipes are insulated & heat taped for winter efficiency. There is also a concrete block storage room underneath the home. The yard is amazing with a workshop, chicken coop & garden beds in addition to the outdoor living areas. The corner lot give access on both sides and the home is situated for maximum privacy. A short walk to all services in Falkland too! Don't miss out on this affordable starter...call to view in person. (id:6769)

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