



# 1887 KOOTENAY LANE Fruitvale British Columbia

\$399,000

This 4 bedroom 2 bathroom home is located on a quiet cul-de-sac. The large yard is fully fenced with a resurfaced deck, mature willow tree and shed. The hardie board siding and cedar shakes on the dormers create that character curb appeal. There is ample parking with the carport and 2 more parking spots (20x33); enough space for your trailer! The entry is graced with black metal balustrade railings heading upstairs and enough space for your coats and shoes. The kitchen features stainless steel shelves, sink and appliances, tied in with auburn cabinets. There is a walk-in pantry and easy access to BBQ outside. The kitchen island has comfortable seating for three or four, and there is room for a dining table. Quality throughout with timeless hardwood floors, wood trim, and solid wood doors. You'll love the open concept and natural light on the main floor, along with a bedroom or office, and a 3 piece bathroom combined with laundry. Upstairs are 3 more bedrooms, and the second bathroom. Downstairs is a great space for storage or could be finished into a great rec space! In 2024 the home received a new hot water tank and new electrical service coming into the home. The panel is 200 amps which means you can have your hot tub, pool or plug in your smart car! What's not to love here? (id:6769)

Full bathroom Measurements not available

Bedroom 8'1 x 23'4

Bedroom 11'7 x 11'11

Bedroom 8'3 x 15'8

Recreation room 22'1 x 25'1

Foyer 11'5 x 3'10

Kitchen 16'1 x 11'2

Dining room 11'5 x 11'4

Living room 11'5 x 11'4

Pantry 10 x 9'4

Full bathroom Measurements not available

Bedroom 5'10 x 7

Listing Presented By:



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