



## 2627 Chase-Falkland Road Falkland British Columbia

\$769,900

Enjoy all the modern comforts of a beautifully renovated home in a private, quiet country setting! Nice open floor plan with loads of light boasts all new flooring, new windows, and renovated bathrooms up and down. The I-shaped kitchen is nicely appointed with ample cupboard and counter space and room for your dining table. Efficient new baseboard heaters have been installed through-out with individual room thermostat controls. Approximately 6 acres of the 26+ acres is almost fully fenced and perfect for your livestock needs. There is a barn ready for your livestock and perfect for hay storage. A handy tack shed that can be used as additional storage is conveniently located just a few steps behind. Need a shop? You will love the huge 27' x 60' shop with a 100 amp service panel that comes from the 200 amp service panel located inside the home. The shop boasts a fully insulated, rebar reinforced floor 6" concrete floor and includes a 8000 lbs capacity hoist. You will also enjoy the handy mezzanine and an attached storage container for all your storage and equipment needs. Ample water to the property is provided by a gravity fed well which is supplied by Anna Spring year round. Move in and enjoy all the perks of country living with everything ready for you to put to use! (id:6769)

Laundry room 17'4" x 10'11"

Bedroom 8'9" x 10'11"

Recreation room 11'10" x 13'4"

3pc Bathroom 9'9" x 7'1"

Foyer 16'9" x 5'9"

Foyer 3'8" x 6'1"

Kitchen 12'7" x 10'5"

Living room 11'11" x 15'2"

Primary Bedroom 12'5" x 11'8"

4pc Bathroom 12'5" x 4'10"

Bedroom 11'5" x 8'0"

Foyer 4'6" x 9'11"

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Originally Listed by:

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