



## 3371 Highway 3B Other Fruitvale British Columbia

\$2,250,000

A True Paradise! This extraordinary 142-acre estate, offers natural beauty, productive farmland, and versatile facilities. If you are seeking a sustainable lifestyle and an equestrian facility then this property has it all. Comprised of lush hay field, pastures, paddocks, and forested areas, this estate provides endless opportunities for farming, managed forestry, and recreation. Beaver Creek meanders through the property and mountain and valley views create a stunning panoramic backdrop. 15 Acres are in hay production, with pastures fenced and cross-fenced. The setup includes a covered riding arena, riding trails, pens for goats and chickens, perfect for the serious equestrian or farmer. The property has a gravity-fed water system, 3 water licenses, a walk-in cooler, and a garden area with berry bushes and fruit trees. Managed timber resources add to the property's sustainability and potential income. The machine shop and equipment storage area, heated and insulated woodworking shop, hay barn, and dedicated tack room support agricultural pursuits. The main home was fully upgraded in 2015 and is an open-concept beauty filled with natural light. Features include leathered granite countertops, wood flooring, an airtight fireplace, natural gas heating and 2 covered decks to enjoy the stunning surroundings. A second home, upgraded in 2019, and two historic log cabins enhance the property's rustic charm and potential for additional accommodation. (id:6769)

Laundry room 17' x 8'

Storage 14'6" x 17'8"

Storage 7' x 4'

Utility room 13'6" x 5'

Partial bathroom 6'6" x 4'

Other 17' x 13'

Hobby room 12' x 11'

Office 11' x 11'

Dining room 14' x 11'

Kitchen 20'8" x 12'8"

Partial ensuite bathroom 9'4" x 5'6"

Primary Bedroom 11'8" x 11'8"

Bedroom 12' x 9'

Living room 19' x 18'4"

Full bathroom 11' x 5'

Foyer 18' x 12'

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Royal

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Family room 17' x 13'

Mud room 9' x 4'

Sunroom 13' x 8'