



5240 HILLVIEW ROAD Grand Forks British Columbia

\$619,000

For more information, please click the Brochure button below. Just 2 minutes from Grand Forks city limits is this fantastic 4.62 acre hobby farm with amazing views! You'll love the charming 2,020 sq ft 3 bed house w/ 1.5 baths, with a great kitchen, newly painted upstairs interior with new baseboards, jetted tub, in floor heating & pellet stove, newer fridge and stove, dishwasher, built in vac, & heavy duty washer & dryer & second fridge downstairs. Recent updates/upgrades: attic insulation, roof, bathroom vent, gazebo, paddock fencing, wiring to & panel in barn, kitchen backsplash, upstairs repainted, new baseboards, etc. Fully fenced, cross fenced, gated, & fully irrigated with auto waterer. There is a 20x30 garage, a 30x40 barn w/ loft, box stalls, & workshop & an XL insulated coop for your flock & still plenty of room for a 2+ acre market garden, or even a spectacular new primary view home! Water supply through Covert Irrigation & it is far removed from any flood plains. Overlooking the lovely Sunshine Valley it also has captivating views of the surrounding mountains. Hot water and in-floor heating are via natural gas boiler & water tank (both older, but always reliable), and the kitchen/laundry appliances are electric. The kitchen, master with walk-in closet, main bath & secondary bedroom, and laundry are on the main level. Downstairs is open concept w/ large family room, 3rd bedroom, bonus room, a half bath and has plenty of storage & includes a Wett certified pellet stove. (id:6769)

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| Bedroom 14'8 x 8'8 | Living room 18 x 12'3 |
| Partial bathroom Measurements not available | Kitchen 14'6 x 9 |
| Family room 23'6 x 22'3 | Dining room 12'3 x 11 |
| Den 14 x 8'8 | Primary Bedroom 12'2 x 10'6 |
| Utility room 6 x 10 | Bedroom 15'6 x 9 |
| Storage 12 x 8 | Other 12'8 x 5'7 |
| Cold room 6 x 5'6 | Full bathroom Measurements not available |
| Laundry room | |

Listing Presented By:



Originally Listed by:

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Royal

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