



# 5479 Silvernails Road Falkland British Columbia

\$799,000

Stunning acreage with a home and carriage house. Two separate driveways great for privacy. Amazing opportunity for mortgage helper or in-law suite. Both homes completely updated, with new paint and new floors. Main Home is a 3 bedroom, 1 bathroom home with lots of space downstairs in the bright family/rec room. Main home has 1 bed up, 2 bed down, updated kitchen, flooring, new windows. Carriage house has new shingles and siding. It is 3 bed & den with open concept main living space. Both units have propane tanks, separate meters & water softeners. Well water shared between the homes. Two Septic systems. Lots of room for the kids and pets to run and play. Pasture is fenced for cows or horses. Plum, Apple, Cherry and Pear trees in front yard. 2 RV hookups (30 amp/water/sewer). Workshop and tons of room for Boat, RV, and trailers. Fencing is done for horse pasture in field to the left of the homes. New heat pumps to both homes. Roof on Carriage house 2023, main home roof due for replacement. Serene quiet location with tons of potential! (id:6769)

Bedroom 11'2" x 11'5"

Bedroom 11'3" x 11'5"

Recreation room 29'11" x 15'4"

Laundry room 6'10" x 7'2"

4pc Bathroom 8'11" x 7'3"

Primary Bedroom 11'11" x 10'6"

Kitchen 17'10" x 15'3"

Living room 11'11" x 24'6"

Living room 17'11" x 11'4"

Dining room 11'5" x 12'5"

Kitchen 14'11" x 12'5"

Primary Bedroom 10'6" x 11'11"

Full bathroom Measurements not available

Listing Presented By:



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Value Plus 3% Real Estate Inc.

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Royal

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