



## 6666 ZEEBEN Road Ymir British Columbia

\$1,200,000

On 3 acres, this Kootenay lifestyle property offers a perfect blend of craftsmanship and modern amenities. It features a double carport and a heated shop with a 2-bedroom, 1-bath suite above. The suite boasts a cozy fireplace, heated floors, and French doors that lead to a covered deck. The tongue-and-groove design and exceptional craftsmanship make it a standout space. The main house includes 5 bedrooms and 2.5 bathrooms, with heated floors throughout. The living room has vaulted ceilings and large French doors that open to a spacious deck, ideal for entertaining or relaxing in nature. The custom kitchen features a thoughtfully designed layout with concrete countertops. The upstairs 4-piece bathroom is finished with tile, stone, and concrete, providing a spa-like experience. The master suite includes a walk-in closet, while the lower level has a playroom, 2 bedrooms, bathroom and laundry room. Built by Straightline Carpentry, a high-performance custom home builder. This energy-efficient property includes a heat pump water heater, a 200-amp power supply and solar panels. There's a fun yard for kids with a charming tree house and a garden area at the back for gardening enthusiasts. Perfectly located for outdoor lovers, walking distance to the Salmo River and Rail to Trail, with mountain biking trails nearby. Just a 20-minute drive to Whitewater Ski Resort lodge and conveniently close to the border and Spokane for easy travel. This home is a true gem, offering top-notch craftsmanship in an ideal location for outdoor adventure. (id:6769)

Listing Presented By:



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Royal

**LePage Kelowna**

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4pc Bathroom Measurements not available

Den 8'2" x 11'0"

Primary Bedroom 10'1" x 17'4"

Bedroom 12'3" x 9'1"

2pc Bathroom Measurements not available

Bedroom 11'4" x 11'6"

Utility room 9'4" x 11'8"

Storage 11'7" x 6'9"

Laundry room 11'7" x 6'9"

Bedroom 11'9" x 11'7"

Laundry room 10'0" x 10'3"

Foyer 5'9" x 8'4"

4pc Bathroom Measurements not available

Living room 13'0" x 16'2"

Foyer 9'4" x 7'2"

Mud room 8'7" x 4'1"

Bedroom 10'0" x 10'0"

Dining room 8'9" x 8'7"

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Family room 15'4" x 11'6"