



7047 Harrop-Procter Road Harrop British Columbia

\$979,000

Welcome to this exceptional hobby farm property also a great size for horses--a unique family home set on a beautifully sunny and level 5-acre parcel right beside Sunshine Bay Regional Park, offering easy waterfront beach access. This charming 4-bedroom, 2-bathroom residence showcases European flair with distinctive Nottage Cedar paneling and cabinetry, along with warm fir and larch wood flooring throughout. The expansive kitchen features a prep island and vaulted ceilings with skylights, seamlessly flowing into a generous formal dining area perfect for entertaining. The inviting living room shares the vaulted ceiling design and includes a stunning stone feature fireplace, while the spacious downstairs recreation room adds comfort with a cozy woodstove. Outdoors, the property is adorned with an array of fruit trees--4 apple, 2 cherry, 1 pear, and 1 plum--along with mature evergreens, a blossoming dogwood, and a vibrant red maple. A gated driveway leads to a large garage heated by a woodstove, plus an additional double carport. There is a glistening creek that runs along the property along with a pond in place. Gardeners will appreciate the fully fenced yard, expansive garden area, and large cold room with a built-in cooler off the garage, ideal for storing your seasonal harvest. Three outbuildings and a shed offer ample storage and flexible space for animals, equipment, or hobby farming. The property includes a reliable well with irrigation, a new house pressure tank, and is conveniently located within the close-knit Harrop/Procter/Redfish community--near schools, parks, boat launches, and a corner store. A short 5-minute ride on the 24-hour ferry provides a scenic commute to Nelson or Balfour, making this an ideal opportunity for families seeking a relaxed, self-sufficient lifestyle in a stunning natural setting. Quick Possession available. (id:6769)

Mud room 13'8" x 8'6"

Laundry room 13'1" x 8'6"

Other 14'6" x 9'5"

Storage 21' x 5'0"

4pc Bathroom Measurements not available

Bedroom 15'3" x 10'0"

Primary Bedroom 13'7" x 15'0"

Living room 15'0" x 11'0"

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Listing Presented By:



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Bedroom	13'1" x 8'7"	Kitchen	14'2" x 18'2"
Family room	16'8" x 13'7"	Dining room	15'4" x 9'6"
4pc Bathroom	Measurements not available	Foyer	6'5" x 6'3"
Bedroom	9'4" x 13'1"		