



1805 SHARELENE Drive Prince George British Columbia

\$1,195,000

* PREC - Personal Real Estate Corporation. Here is this beautiful 4500 sq ft home in Miworth sitting on 4 manicured acres. The main floor features 10' ceilings, a 25' vaulted foyer, gorgeous hardwood & tile throughout, oversized windows, a gourmet kitchen, large family room, an office & a 2 pc bath. Upstairs has 3 beds (primary has a 5 pc ensuite & a large WI closet that is connected to the laundry room). The bsmt has 10 ft ceilings, 1 bed, 4 pc bath, rec room & it leads to a heated dbl garage. The furnace is 2 yrs old, there is HW on demand, underground sprinklers & it is on its own well. The site prep has been done for a shop to be built & it can have its own well as there are 3 on the property (as per seller). Lot size msmts taken from Tax Ass, all msmts are approx. & all info to be verified by buyer if deemed important. (id:6769)

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|--|---------------------------------------|
| Primary Bedroom 15 ft ,7 in X 15 ft ,5 in | Storage 14 ft X 7 ft ,6 in |
| Bedroom 2 14 ft ,8 in X 11 ft ,8 in | Living room 19 ft X 18 ft ,2 in |
| Bedroom 3 13 ft ,5 in X 13 ft | Family room 19 ft X 19 ft |
| Other 11 ft X 9 ft | Kitchen 15 ft X 14 ft |
| Laundry room 14 ft ,3 in X 7 ft ,9 in | Dining room 13 ft ,8 in X 11 ft ,8 in |
| Recreational, Games room 20 ft ,8 in X 16 ft ,7 in | Office 16 ft ,9 in X 9 ft ,1 in |
| Bedroom 4 11 ft X 9 ft | Foyer 17 ft X 5 ft ,6 in |
| Foyer 11 ft X 7 ft ,7 in | |

Listing Presented By:



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Royal LePage Aspire Realty

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