



# 9380 BIRCH Road Vanderhoof British Columbia

\$920,000

Country home on 160 acres with an established yard, ready for horses and other farm animals. Some of the amenities include a barn (2012) with 2 box stalls, power, water, and rubber mat flooring, a 3 bay 24'x48' hay/machine shed, a 115'x196' riding arena, heated shed, 2 stock waterers, several paddocks and shelters for animals, and underground power to buildings with yard lights. Several updates have been done to the 4 bedroom home including renovated bathrooms, hardwood floors, a huge granite island, new countertops, backsplash and appliances in the kitchen, new electric boiler, HWT and pressure tank, timber frame deck with hot tub, new plywood and roof shingles (2017), siding, new decks, and most new windows. Approx. 90 acres in pasture and 40 acres in hay, perimeter and cross-fenced. (id:6769)

- Recreational, Games room 16 ft ,5 in X 21 ft ,9 in
- Bedroom 3 13 ft X 24 ft ,4 in
- Bedroom 4 12 ft ,8 in X 19 ft ,2 in
- Office 12 ft ,9 in X 13 ft ,2 in
- Utility room 7 ft ,4 in X 12 ft ,9 in
- Kitchen 13 ft ,9 in X 15 ft ,9 in
- Dining room 11 ft ,9 in X 16 ft ,1 in
- Living room 13 ft ,1 in X 21 ft ,7 in
- Primary Bedroom 12 ft X 13 ft ,1 in
- Bedroom 2 13 ft ,1 in X 12 ft ,2 in
- Laundry room 6 ft ,1 in X 21 ft ,2 in
- Mud room 8 ft ,8 in X 11 ft ,5 in

Listing Presented By:



Originally Listed by:  
RE/MAX Vanderhoof



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.