



## 6449 97 Highway Falkland British Columbia

\$1,199,000

Scenic acreage in Falkland British Columbia. Property is made up of 2 titles equaling nearly 64 acres (63.88). Home has had many renovations. Sided in hardie board and a seamless metal roof! The 3 bedroom 2 bathroom home has plenty of modern amenities. The oversized kitchen features stainless steel appliances, a large area for a breakfast table and quartz countertops that end in a large breakfast bar. The kitchen leads to a diningroom and livingroom beyond. The main floor also has a bedroom in the rear and a primary bedroom that is over 19 feet long. Additionally, a bonus family room was added on with a gas fireplace. The perfect spot to spend cold winters. Upstairs also features a second primary bedroom with its own ensuite and out the sliding glass doors a newly updated deck to enjoy evenings staring at the fields and mountains. There is also an 8 stall barn with tack room. Barn is also wired and has water to it. The 100 x 200 ft outdoor riding arena is perfect for the equestrian buyer. (id:6769)

Full ensuite bathroom 3'7" x 10'10"

Bedroom 18'9" x 11'5"

Foyer 5'8" x 7'4"

Bedroom 9'9" x 10'

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

Primary Bedroom 19'2" x 9'4"

Family room 14'2" x 17'2"

Living room 15'4" x 13'3"

Dining room 11'5" x 10'4"

Kitchen 17'3" x 16'5"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



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