



# 7047 Harrop-Procter Road Harrop British Columbia

\$929,000

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 on 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)

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|-----------------------------------------|-----------------------------------------|
| Mud room 13'8" x 8'6"                   | 4pc Bathroom Measurements not available |
| Laundry room 13'1" x 6'6"               | Bedroom 15'3" x 10'0"                   |
| Other 14'6" x 9'5"                      | Primary Bedroom 13'7" x 15'0"           |
| Storage 7'2" x 5'0"                     | Living room 17'6" x 14'8"               |
| Bedroom 10'6" x 11'0"                   | Kitchen 11'0" x 12'0"                   |
| Family room 16'8" x 13'7"               | Dining room 15'4" x 9'6"                |
| 4pc Bathroom Measurements not available | Foyer 6'5" x 6'0"                       |
| Bedroom 9'4" x 13'1"                    |                                         |

Listing Presented By:



Originally Listed by:  
RE/MAX Four Seasons (Nelson)



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