



# 7047 HARROP-PROCTER Road Harrop British Columbia

\$1,200,000

A special family home offering a hobby farm on a very sunny 5 acres located right next to Sunshine Bay Park for easy water and beach access. The 4-bedroom, 2-bathroom split-level home exudes European flair with nottage cedar paneling accents and cabinets plus fir and larch flooring. Inside, a large kitchen with prep island, vaulted ceilings complements an extra spacious formal dining area. The living room also shares the vaulted ceiling along with a stone feature fireplace while the rec room downstairs also includes a cozy woodstove. Tasty fruit trees such as 4 apple, 2 cherry, 1 pear and 1 plum tree, the level property is dotted with mature evergreen trees providing shade with a stunning blossoming dogwood and a red maple adding color to the yard space. The gated driveway leads to a huge garage with woodstove & additional double carport parking. The fenced yard includes a substantial garden area with plenty of space for your vegetable and fruit harvest with the huge cold room and a built-in cooler off the garage. The 3 additional outbuildings and shed adds even more storage for all your farming needs with ample room for chickens and more. A great location for families wanting a relaxed lifestyle with elementary school, corner store, boat launches, parks and more in the immediate Harrop/Procter/Redfish community. The 5 minute ride on the 24-hour ferry offers an enjoyable break to enjoy the Kootenay Lake and mountain views on your way to Nelson or Balfour. (id:6769)

- 4pc Bathroom Measurements not available
- Bedroom 9'4" x 13'1"
- Mud room 13'8" x 8'6"
- Laundry room 13'1" x 6'6"
- Other 14'6" x 9'5"
- Family room 16'8" x 13'7"
- Storage 7'2" x 5'0"
- Bedroom 15'3" x 10'0"
- Dining room 15'4" x 9'6"
- Foyer 6'5" x 6'3"
- Kitchen 14'2" x 18'2"
- Living room 17'6" x 14'8"
- Primary Bedroom 13'7" x 15'0"

Listing Presented By:



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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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.