



# 12355 BUDDS ROAD Prince George BC

\$524,800

A river runs through it! This amazing 144 acre property on Mud River is tucked away and super private. Spacious home boasts 16' vaulted ceilings in the living & dining areas up to the second floor where the two + flex rooms can look down. Updated kitchen cabinets & quartz counter tops with new built-in stove top and double ovens. A super-sized custom deck system with built-in swim-hot tub and a fire pit area and covered BBQ with eating area all take in the spectacular view of the Mud River that slowly meanders past the home. Bonus room above the double garage. Lots of outbuildings to accommodate horses, chickens, etc. Original log cabin still on the property. The perfect place to add your personal touches to make this your dream home.

\*Must view with your Realtor...

Dining Room 12'5 x 12'9

Living Room 18'10 x 14'3

Master Bedroom 12'10 x 17'9

Walk-In Closet 10' x 8'9

Kitchen 18' x 13'8

Pantry 8'4 x 5'6

Laundry 10'9 x 21'

Library 12' x 6'4

Bedroom 13'8 x 11'2

Bedroom 12' x 11'3

Flex Room 13'8 x 11'9

Family Room 17'5 x 29'10

Laundry 21' x 8'

Bedroom 10'



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