



## 7610 ARLINE ROAD Prince George BC

\$618,800

This great home on 9.41 (possibly sub-dividable) acres, is graced by a large, updated kitchen with island, pantry, and a good-sized eating area. The main entry opens into a dining/living room with fireplace. The 30' x 16' family room, with its own ground level entrance, is just three steps down from the kitchen. The main floor laundry is off the family room. Plus - rare four bedrooms upstairs. Separate HRV system keeps the home fresh and clean. Newer vinyl siding with insulation wrap, triple pane windows and more. The newer, 28x36 detached, dream shop has two large 14' doors with electric remote openers, HVAC system, and natural gas radiant heat.

Kitchen 10'9 x 14'3

Dining Room 11'8 x 11'7

Living Room 11'10 x 16'8

Family Room 15'2 x 28'6

Mud Room 6'3 x 11'6

Bedroom 9'5 x 9'

Master Bedroom 13' x 11'3

Bedroom 9'5 x 9'

Bedroom 8'10 x 11'8



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