

# For Sale: Character Farm House, Eagle Ridge, Grand Forks, BC

2.696 acres  
 1958 sq. ft  
 4 Bedrooms  
 2 Bathrooms  
 Covered Porches  
 Large Country Kitchen  
 with Hard Wood Floors  
 Formal Dining Room  
 Crown Molding  
 Natural Gas Heat  
 Hot Tub  
 Garage & Carport  
 Insulated Cabin with large  
 cold cellar below  
 Mature Trees & Perennial  
 Flowers Beds  
 Fenced Veggie Garden  
 Pond & Gazebo adjacent  
 to Back Porch & Private  
 Paved Patio  
 Ready for Horses with  
 stall, hay sheds, separate  
 corral with loafing shed.



MAIN	
Kitchen	18 x 15
Dining Room	19 x 11
Living Room	14 x 14
Laundry	7'6 x 7'6
Storage Room	14 x 7'6
Bathroom	5'9 x 7'3
UP	
Master Bdrm	17'6 x 11'6
Bedroom	11 x 9'6
Bedroom	10 x 9'6
Bedroom	10 x 9'6
Bathroom	11'3 x 9'2

approximate  
 measurements

*A beautiful place to call home!* Quiet rural location in a great neighbourhood. Many attractive features for a family residence, cute cabin for hobbies, potential B & B or Bed & Bale to serve equine enthusiasts using the Boundary Horse Grounds across the road. Within walking distance to many trails for hiking, biking, cross country skiing and a short walk to Granby River. Short drive to library, curling, skating, bowling, swimming pool, and hospital in town and not much further to Christina Lake and golf course. On school bus route. More info on page 2.

Listed for \$ 412,000.

Please call 250 444 6664 to arrange a viewing.

# Character Farm House

## Eagle Ridge, Grand Forks, BC

Country elegance defines this character farm house located in the wonderful Eagle Ridge neighbourhood in Grand Forks, BC. This 1958 sq. ft. 4 bedroom, 2 bath, lovingly cared for home, with separate cabin, garage and carport, is situated on 2.696 acres with mature trees and flower gardens, fenced veggie garden, corral and pasture with power/water and outbuildings to accommodate horses and hay. Underground irrigation in house yard and fenced for pets. Superbly located in a idyllic rural area with mountain views yet a short drive to town and on school bus route.

### Downstairs

Large country kitchen with French picture window, feature gas heat stove, gas cook stove, dishwasher, stainless steel fridge and ample cupboards. Additional pantry in adjoining hall.

Spacious formal dining room leading to the living room which can be separated by character pocket doors. Living Room and Dining Room have picture windows with slat blinds.

Off the rear entrance are a spacious coat closet, storage room with built in shelved closet, laundry area and a 3 piece bath with decorative tiled floor and shower, .

Wood floors throughout rear hall and kitchen.

### Upstairs

large master bedroom with skylights

spacious bathroom with claw foot tub

3 other bedrooms, one currently used as an office.

Large covered porches on front and rear entrances. The rear, creates an 'outdoor room' while enjoying the tranquility of the pond. The porch adjoins a private, paved patio and gazebo. Front porch with gas bar-beque hook up adjoins an open deck and leads to a large hot tub with adjacent change room/potential sauna area.

A forced air gas furnace with programmable thermostat provides heat throughout. Double glazed windows, designer blinds, concrete foundation with crawl space, drilled well. Included: gas cook stove, steel fridge, dishwasher, microwave, freezer, gas heat stove, hot tub.

Single Car Garage with shelving and cupboards and small work bench joined to single car port.

Veggie Garden - deer chain link fence with strawberries, raspberries, currants, flowers, and well prepared beds.

Beautiful Flower Beds with deer proof (most of the time) perennial flowers.

Mature trees surround the back yard where there are 2 small plums, one small apple, and a hazel nut. Large maples grace the front yard.

Beautiful mountain views and adjacent to a singing seasonal creek.

The Cabin - a few feet from the house with new windows, fresh paint, refinished rustic original fir floors, newly built clothes closet, fully insulated and chimney access for wood or gas stove. Interior wall separates the one large room into a storage closet and small cupboard room. Has separate electrical panel with 220 outlet. Below at the rear is a large cold cellar for storing veggies and fruit over the winter.

The Pasture - stall, 2 hay sheds, loafing shed in separate corral, 2 electrical outlets, winter stand pipe and 3 seasonal stand pipes.

2014 Taxes \$ 2055.76

