

3240 South Road
Barriere, BC V2C 5R9

CENTURY 21
Assurance Realty Ltd.

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MLS# 10332041



\$699,900

2 Bedrooms | 2 Bathrooms | 1,120 Sqft

Amazing opportunity to own a pristine 4.89-acre property just 15 minutes from Barriere and near East & North Barriere Lakes. This 2-bed, 2-bath home offers a flat parcel with several outbuildings and endless possibilities. Inside, a cozy sitting room with laundry leads to an open-concept kitchen, dining, and living space featuring vaulted ceilings, ample cupboards, stainless appliances, and a wood stove for cozy winter evenings. Natural light fills the space, and a large covered wraparound deck (built in 2022) provides incredible indoor/outdoor living and entertaining options. The main floor includes a 4pc bath and a second bedroom. Upstairs, the spacious primary suite features a walk-in closet, 4pc ensuite with soaker tub, and stunning mountain views, along with a versatile flex space ideal for an office or reading nook. Outside highlights include a 19x23 powered, insulated shop with lean-to, a powered she shed with carport (perfect for art, hobbies, or as a guest bunkhouse), a small horse barn, RV parking (13ft+ clearance), a greenhouse, fenced garden, firepit area, and ample covered storage. The property features flat pastures, a creek, and crown land access, making it ideal for horses or outdoor enthusiasts. Additional features include 200 amp service, a 40 GPM well, a generator sub-panel, and a fire preparedness package with a Honda



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