

5145 Elsie Holmes Road
Wynndel, BC V0B 1G0

CENTURY 21
Assurance Realty Ltd.

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MLS# 10366232



\$598,500

3 Bedrooms | 2 Bathrooms | 1,960 Sqft

Country living awaits in the beautiful community of Wynndel! Situated on .80 of an acre of level nicely landscaped property; you'll be amazed at how much yard area you have - lush lawns, fruit trees, berry bushes, a tranquil pond, a firepit, well laid out large enclosures for your pets and more. There are also 2 spacious buildings in the rear yard that could be used a multitude of ways, one has a 3 piece bathroom for your convenience, the other has an upper loft - his and her hobbies or any number of other ideas for these spaces, bring your imagination. The home itself is flexible in design and layout to suit your style and all on one level makes it easy for aging within your home. Some of the other highlights include a newer furnace, newer heat pump, hot water on demand system, a quality wired in security system and best of all - solar panels on both the front and back of the home providing you with incredibly affordable power bills - often less than \$25 per month! The attached garage measures 32' x 24' and has a finished loft above that measures 12' x 31' not including dormer spaces. This newer garage is a huge feature of this property. With both a covered front verandah and sunny rear sundecks with a recessed hot tub for ease of access, this home and property provide excellent value for your buying dollar. The Sellers have loved it for many years and are only selling



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