

1053 Ptarmigan Road
Chase, BC V2C 5R9

CENTURY 21
Assurance Realty Ltd.

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MLS# 10374848



\$1,399,000

4 Bedrooms | 4 Bathrooms | 3,466 Sqft

Welcome to your 80-acre rural retreat in Turtle Valley, just 20 minutes from Chase. This spacious home sits at the heart of the property and features 4 bedrooms, 3 bathrooms, and a den. The open-concept main floor is centered around a cozy wood-burning fireplace, with a well-laid-out kitchen offering ample storage and counter space. A 2-piece bathroom, main floor laundry, and access to the attached double garage (21'8x23'4) add convenience. Enjoy stunning views of the 40-acre hay field and Phillips Lake through the large east-facing picture window. Three generously sized bedrooms, a 3-piece ensuite, and main bath complete the main level, which boasts hardwood floors and fresh paint throughout. The partially finished basement includes a large rec room, an additional bedroom, a den, a 4-piece bath, mud room, and utility room. The home is heated with a 2021 wood & 2025 propane furnaces and has 200-amp service, there is also a new hot water tank. Two 40x60 shops sit near the hay field one a former dairy barn with rough-in plumbing, the other partially insulated with concrete flooring, mezzanine, and 2-piece bath, plus dual 16x60 lean-tos for extra covered storage. Each has its own septic field. The fully fenced land includes 40 irrigated acres producing three cuts of forage barley annually. The remaining 40 acres are treed with trails leading



C21 Assurance Realty
Phone: (250) 869-0101

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Office: (250) 869-0101

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