

# \$1,200,000 - 60 Pringle Road, Carmi

MLS® #10326486

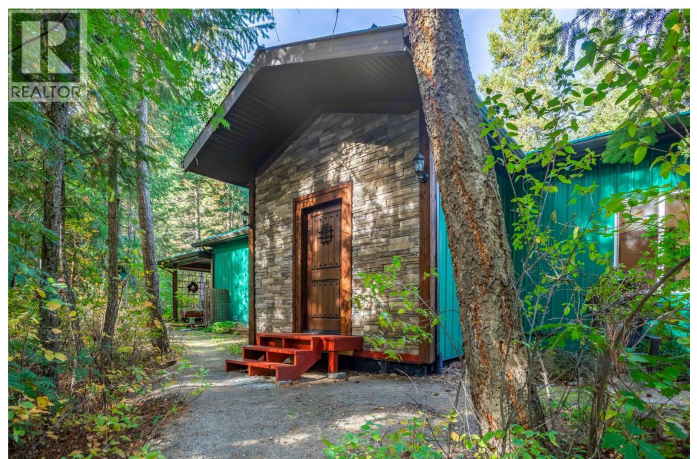
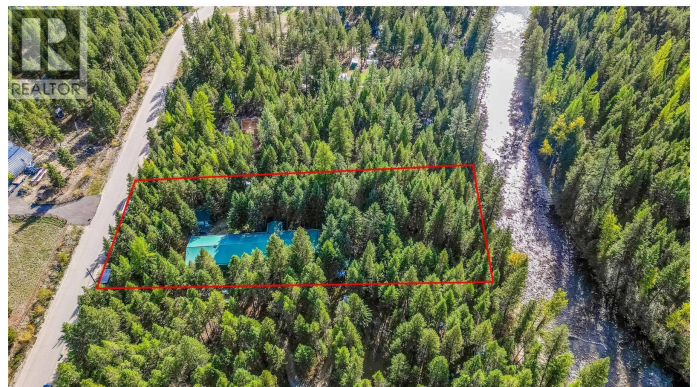
**\$1,200,000**

2 Bedroom, 3.00 Bathroom, 2,100 sqft

Single Family on 1.26 Acres

Beaverdell/Carmi, Carmi, British Columbia

Looking to get out of the hustle and bustle? Nestled on 1.26 acres of serene riverfront, this beautifully designed 2,100 sq. ft. custom home with an attached 1,900 sq. ft. workshop, offers a perfect blend of luxury, functionality, and peaceful living. The home features 10 ft ceilings, Fir flooring and trim, 2 bedrooms, 3 bathrooms. The huge island kitchen boasts granite countertops, a large walk in pantry, and 39inch deep countertops, ideal for cooking, entertaining, and storage. The entire home is designed for comfort with an efficient wood stove supplemented by electric forced air floor vents, along with a heated concrete crawl space for added energy efficiency. Exterior features include a custom chicken coup, garden areas and a fully deer fenced perimeter. Low-maintenance metal roof and siding ensure durability and easy upkeep. A 30+ GPM well with a 3-phase constant pressure system and a 3-second hot water delay guarantees reliable water supply and instant hot water, while exterior hot water bibs add convenience for outdoor tasks. The attached workshop offers 14 ft ceilings, a 12 ft bay door, a vented paint room, and a half bathroom making it perfect for a business or hobbies. The detached garage adds extra space for vehicles and storage. A large insulated stamped concrete patio provides a relaxing area to enjoy the summer evenings with potential to expand the interior living area, Don't miss this rare opportunity! (id:6289)



Built in 2009

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10326486      |
| Price          | \$1,200,000   |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,100         |
| Acres          | 1.26          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Ranch         |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 60 Pringle Road  |
| Subdivision | Beaverdell/Carmi |
| City        | Carmi            |
| Province    | British Columbia |
| Postal Code | V0H1A0           |

## Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Features       | Central island                                                                                 |
| Parking Spaces | 5                                                                                              |
| Parking        | Additional Parking, Attached Garage, Detached Garage, Heated Garage, Oversize, RV, See Remarks |
| # of Garages   | 2                                                                                              |
| Is Waterfront  | Yes                                                                                            |
| Waterfront     | Waterfront on river                                                                            |

## Interior

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Range - Gas, Washer & Dryer |
| Heating         | Electric, Wood In Floor Heating, Stove                |
| Fireplace       | Yes                                                   |
| # of Fireplaces | 1                                                     |
| Fireplaces      | Wood                                                  |
| # of Stories    | 1                                                     |

## Exterior

|          |              |
|----------|--------------|
| Exterior | Metal, Stone |
| Roof     | Metal        |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Century 21 Assurance Realty Ltd |
|----------------|---------------------------------|



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