

\$780,000 - 106 Baldwin Road, Hills

MLS® #10357047

\$780,000

3 Bedroom, 2.00 Bathroom, 2,412 sqft

Single Family on 12.01 Acres

New Denver Area, Hills, British Columbia

2 Story country charmer Nestled on a flat 12.1 acres of forested land with small meadows throughout. Floor to Ceiling windows with exposed beams, all overlooking yard with oak and evergreen trees. Airy and spacious open plan. Main floor with expansive living room, dining and kitchen with a brick, double chimney in the center; wood stove on one side and fire place insert on the other complete with dumbwaiter to bring wood up from basement. New large, full bathroom/shower and Laundry also on main floor all with new sinks, toilets lighting. Upstairs floor, also with floor-to-ceiling windows, sliding glass doors, bright and light-filled rooms with exposed beams. Open plan family room/den and master bedroom with spectacular views. Two additional large size bedrooms. Upstairs also has full bathroom with pedestal tub and laundry chute to downstairs laundry. Shady, covered Full back porch overlooking mountains. Separate closed-in front entrance. Note, renovations include new sinks, toilets, fixtures, lighting, etc. Currently being shown without new floors installed, giving the buyer a chance to install a different flooring. Otherwise, the current new floors will be installed prior to sale.

Breathtaking views of mountains and forest. Meadow fields run alongside non-motorized Walk Bike-Ski Rails to Trails, and Bonanza Creek. Licensed water supplied by well and additional license for irrigation from Bonanza Creek. This very unique property is beautiful, tranquil and teeming with birds and wildlife all



year round. Must be seen to be fully appreciated. Shopping amenities, hospital, optometrist and medical clinics nearby with New Denver 15 minutes and Nakusp 25 minutes away. Satellite/TV/internet/Telephone all available. Short, private driveway at the end of Government maintained road. (id:6289)

Built in 1985

Essential Information

Listing #	10357047
Price	\$780,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,412
Acres	12.01
Year Built	1985
Type	Single Family
Sub-Type	Freehold

Community Information

Address	106 Baldwin Road
Subdivision	New Denver Area
City	Hills
Province	British Columbia
Postal Code	V0G1S1

Amenities

Amenities	Golf Nearby, Recreation, Shopping, Ski area
Features	Level lot, Private setting, Treed, One Balcony
View	River view, Mountain view, Valley view

Interior

Heating	Baseboard heaters, Radiant/Infra-red Heat
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Wood
Exterior Features	Level
Roof	Metal
Foundation	See Remarks

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Rosling Real Estate (Nakusp)
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