

# \$1,595,000 - 2465 Coalchute Road, Grand Forks

MLS® #2479693

**\$1,595,000**

4 Bedroom, 5.00 Bathroom, 4,444 sqft

Single Family on 5.00 Acres

Grand Forks Rural, Grand Forks, British Columbia

Introducing a modern executive masterpiece offering over 4,400 sq ft of finished living space, featuring 4 bedrooms and 5 bathrooms. Step into elegance with heated floors, 10ft ceilings, and 8ft doors throughout. Each main floor bedroom includes a private walk-in closet and full en-suite bathroom, complete with heated toilets and rain shower heads for ultimate comfort. The gourmet kitchen is a chef's dream, equipped with Miele appliances, an oversized stainless steel fridge, a 6-burner gas stove with a built-in grill, and stunning waterfall countertops. The spacious pantry adds ample storage. Entertain in the grand living room with vaulted ceilings and a built-in entertainment unit, or open the 16ft glass door to merge indoor and outdoor spaces seamlessly. This property is fully landscaped with an inground sprinkler system, ensuring your outdoor space stays lush year-round. Newly finished driveway and parking surfaces too! Enhanced security with triple-glazed windows, security cameras, and automatic gate! The glass railings add a modern touch, while the detached 57'x28' shop with two bay doors, plus additional storage spaces, offers practical functionality. A rare blend of luxury and convenience? schedule your viewing today! (id:6289)

Built in 2023

## Essential Information



Listing #	2479693
Price	\$1,595,000
Bedrooms	4
Bathrooms	5.00
Square Footage	4,444
Acres	5.00
Year Built	2023
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2465 Coalchute Road
Subdivision	Grand Forks Rural
City	Grand Forks
Province	British Columbia
Postal Code	V0H1H2

### Amenities

Amenities	Park, Recreation, Schools
Features	Level lot, Private setting, Central island, One Balcony
Parking Spaces	7
Parking	Attached Garage
# of Garages	1
View	View (panoramic)

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Microwave, Washer
Heating	In Floor Heating
Cooling	Central air conditioning

### Exterior

Exterior Features	Level, Underground sprinkler
Roof	Metal

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Royal LePage Little Oak Realty
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