

# \$725,000 - 1612 Flume Road, Barriere

MLS® #176331

## \$725,000

3 Bedroom, 2.00 Bathroom, 1,610 sqft  
Single Family on 19 Acres

Barriere, Barriere, British Columbia

Nestled on a sprawling 19.62-acre lot with river frontage, this custom-built rancher offers a harmonious blend of comfort, efficiency, and natural beauty. Designed for hassle-free living, this 3-bdrm, 2 -baths rancher prioritizes easy maintenance. A warm and inviting open floor plan ensures seamless flow between living spaces. The bright central country kitchen boasts ample cupboard and counter space. Imagine cooking with a propane range, wall oven, and side-by-side fridge freezer. The open dining area is perfect for entertaining guests & provides access to a spacious covered deck (10 x 18) where you can unwind and enjoy the serene surroundings. Stay cozy with efficient propane radiant heating. A central wood stove adds rustic charm and warmth. Additional insulation ensures energy efficiency year-round. Includes a spacious shop with a new 100-amp electrical update. Listed well below assessed value (id:6289)

Built in 2009

## Essential Information

Listing #	176331
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,610
Acres	18.88



Year Built	2009
Type	Single Family
Sub-Type	House
Style	Ranch

### **Community Information**

Address	1612 Flume Road
Subdivision	Barriere
City	Barriere
Province	British Columbia
Postal Code	V0E1E0

### **Amenities**

Amenities	Recreation
Features	Private setting
Parking	See Remarks
View	View (panoramic)

### **Interior**

Appliances	Refrigerator, Cooktop, Dishwasher, Microwave, Washer & Dryer, Oven - Built-In
Heating	Wood In Floor Heating, Stove, See remarks
Fireplace	Yes
Fireplaces	Wood

### **Exterior**

Exterior	Cedar Siding
Roof	Asphalt shingle

### **Additional Information**

Zoning	Unknown
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### **Listing Details**

Listing Office	Royal LePage Westwin (Barriere)
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