

3847 Balsam Road
Krestova, BC



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\$425,000

3 Bedrooms | 1,447 Sqft

PLEASE READ THOROUGHLY. 3847 Balsam Rd is a unique offering at the end of no through road. The house and outbuildings sit on a 51 acre parcel that is a SHARED 1/6th interest as "TENANTS IN COMMON", that a Buyer will not have an ability to conventionally mortgage. This home and surrounding property has been exceptionally built and cared for during the last 40+ years. Inside the nearly 1500 sq/ft home is a very comfortable 3 bedroom , 1 bath that has seen many recent upgrades including the spa like bathroom, new heat exchange for A/C and heat , as well as a newer roof and eaves outside.. The open plan living space offers functionality and space for a family or couple to enjoy. The utility room has a second stove, easy outside access, laundry, and doubles as a mudroom for the days spent in the expansive gardens. There's also a large family room off the dining room that could easily function as a 4th bedroom or office if needed. Outside this home has a little something for everyone in the family. You've got very well established and productive gardens, a 26x20 shop with plenty of wood storage on the lower level, an oversized 20x30 double carport, and when in bloom, some of the nicest landscape in the area to sit and enjoy from the large front deck. This is a very nice package, but being offered as a 1/6th interest in the entire 51 acres that is shared with



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