

\$1,695,000 - 5175 Siminoff Road, Grand Forks

MLS® #10359054

\$1,695,000

5 Bedroom, 3.00 Bathroom, 3,628 sqft

Single Family on 7.16 Acres

Grand Forks Rural, Grand Forks, British Columbia

TWO FAMILY LIVING!!! Very well designed 7.16-acre farm! Approximately 3600 sq ft home, 5 bedrooms, 3 bathrooms, lower level with a separate entrance, kitchen, and laundry! Newly updated spa-like bathroom with heated tile floors and walk-in shower, master ensuite with double vanity, soaking tub and full laundry! Chef's kitchen with heated floors! Quartz countertops and soft under-cabinet lighting!. Rich oak hardwood floors and WETT-certified wood stove too! Attached double garage, heated seed room, and generator-ready panel! 12-kilowatt solar array (2018) creates a NET ZERO power grid! Fully fenced property includes a 3-acre hay field (replanted in 2024), a 41'x48' barn with 4 horse stalls, a hayloft, washroom, plus a smaller barn for additional storage. 44'x46' heated shop with a 9000lb hoist and woodworking space! Gated driveway shaded by mature trees, fully irrigated yard, raised garden beds, and a composting paddock! Call your Realtor today! (id:6289)

Built in 1984

Essential Information

Listing #	10359054
Price	\$1,695,000
Bedrooms	5
Bathrooms	3.00



Square Footage	3,628
Acres	7.16
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	5175 Siminoff Road
Subdivision	Grand Forks Rural
City	Grand Forks
Province	British Columbia
Postal Code	V0H1H4

Amenities

Features	Level lot, Private setting
Parking Spaces	8
Parking	Additional Parking, Attached Garage, Heated Garage, See Remarks
# of Garages	8
View	Mountain view
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Freezer, Range - Gas, Microwave, Washer & Dryer
Heating	Electric, Wood Forced air, Heat Pump, Stove, See remarks
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas,Wood
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Level, Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning

Agricultural

Listing Details

Listing Office

Royal LePage Little Oak Realty



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