

\$1,250,000 - 408 Briar Ridge Road, Pouce Coupe

MLS® #10359168

\$1,250,000

5 Bedroom, 3.00 Bathroom, 3,630 sqft

Single Family on 92.00 Acres

Dawson Creek Rural, Pouce Coupe, British Columbia

Discover this exceptional 92-acre executive acreage, perfectly located just minutes from town, offering the ultimate blend of privacy, luxury, and convenience. Bordering the Pouce River, this property showcases a sprawling 5-bedroom, 3-bathroom home, built with ICF construction to the rafters for superior efficiency and durability. Step inside to find a thoughtfully designed layout featuring high-end cabinetry, a large island, pantry, and gleaming granite countertops. The main floor boasts a mix of rich hardwood and heated tile flooring, creating warmth and elegance throughout. The impressive dining room, surrounded by expansive windows, offers breathtaking views in every direction. The master suite is a true retreat, complete with a walk-in closet that includes its own washer and dryer, a beautifully tiled ensuite with walk-in shower, and even a bidet for added comfort. The walk-out basement is just as impressive, featuring three additional bedrooms, a spacious rec room with TV and surround sound, and the third full bathroom. A unique garage door entry allows easy access for your ATV or outdoor toys, and a covered deck provides year-round enjoyment. Outside there is an attached heated double garage, a 60 x 56 heated shop, 30 x 40 heated shop as well as a 30 x 30 barn with a concrete floor. Whether you're seeking a serene riverside lifestyle, ample space for outdoor recreation, or a high-quality home with all the modern



comforts, this property is a rare find that truly has it all. Multiple hay fields, cross fencing with a nice mix of bush. 2025 hay crop is not included. (id:6289)

Built in 2008

Essential Information

Listing #	10359168
Price	\$1,250,000
Bedrooms	5
Bathrooms	3.00
Square Footage	3,630
Acres	92.00
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	408 Briar Ridge Road
Subdivision	Dawson Creek Rural
City	Pouce Coupe
Province	British Columbia
Postal Code	V0C2C0

Amenities

Features	Jacuzzi bath-tub
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Range, Refrigerator, Dishwasher, Washer & Dryer
Heating	Other Forced air, See remarks
Cooling	Central air conditioning

of Stories 2

Exterior

Exterior Brick, Other
Roof Asphalt shingle

Additional Information

Zoning Residential

Listing Details

Listing Office RE/MAX Dawson Creek Realty



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