

\$749,000 - 7138 Graham Road, Winlaw

MLS® #10360038

\$749,000

4 Bedroom, 2.00 Bathroom, 2,697 sqft

Single Family on 12.42 Acres

Passmore/Winlaw/Slocan, Winlaw, British Columbia

Tucked away on 12.42 acres, this 4-bedroom, 2-bath home is a dream haven for families craving adventure, homesteading, and endless possibilities. The master bedroom, perched on the top floor, boasts stunning mountain views and overlooks a sparkling pond, perfect for peaceful mornings or winding down with loved ones. The property brims with charm and opportunity. A gentle creek winds through the backyard, flowing into the inviting pond out front, beckoning kids for summer swims, cannonballs, or quiet moments by the water. It's a natural wonderland that feels like home from the moment you arrive. Inside, the cozy living room centers around a striking fireplace, ideal for family gatherings, homeschool lessons, or cozy nights in. Doors open to a deck overlooking the yard, seamlessly blending indoor comfort with outdoor fun year-round. The expansive land is a canvas for your family's dreams. Winding trails weave through the acreage, perfect for kids to explore and roam freely. A wide, level area below the house is ready for gardens, chickens, or even horses and cows—ideal for farming or homesteading. Two shops provide ample space for tools or projects, with one upstairs ready to transform into a short-term rental for extra income. This slice of paradise blends natural beauty, family adventure, and self-sufficient living—perfect for homeschooling, gardening, raising animals, and creating lifelong memories with boundless



space to dream big. (id:6289)

Built in 1984

Essential Information

Listing #	10360038
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	2,697
Acres	12.42
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	7138 Graham Road
Subdivision	Passmore/Winlaw/Slocan
City	Winlaw
Province	British Columbia
Postal Code	V0G2J0

Amenities

Parking	Additional Parking
Is Waterfront	Yes
Waterfront	Waterfront on pond

Interior

Heating	Wood Baseboard heaters, Stove
# of Stories	4

Exterior

Exterior	Stucco
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office 2 Percent Realty Kootenay Inc.



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