

Modern Comfort

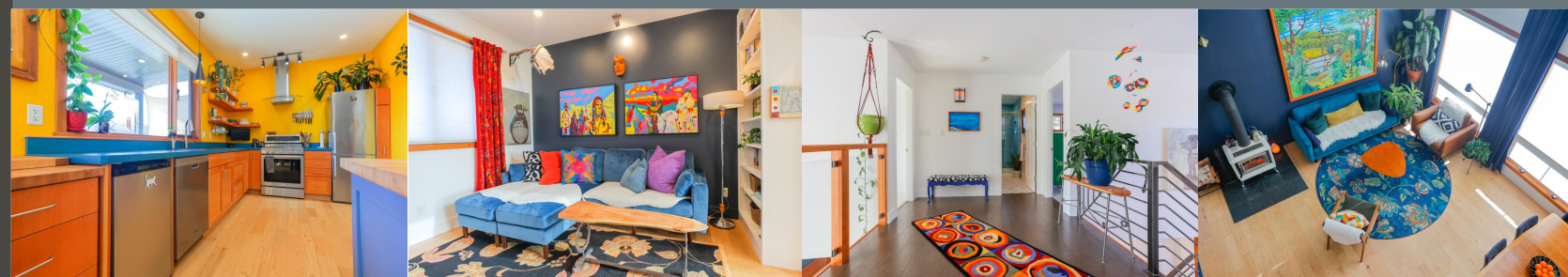
Castlegar Rural



2490 Knob Road

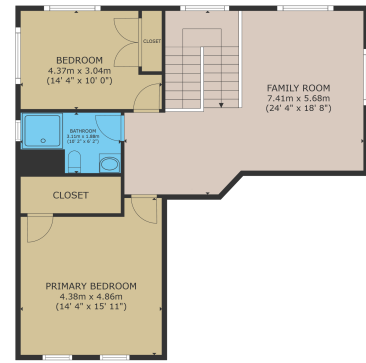


Karen Bennett
Bennett Family Real Estate



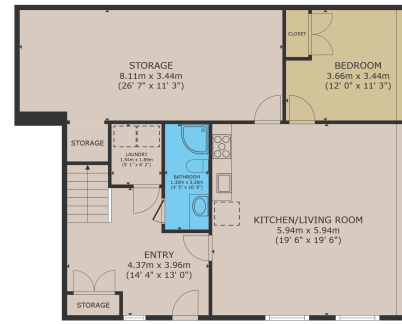
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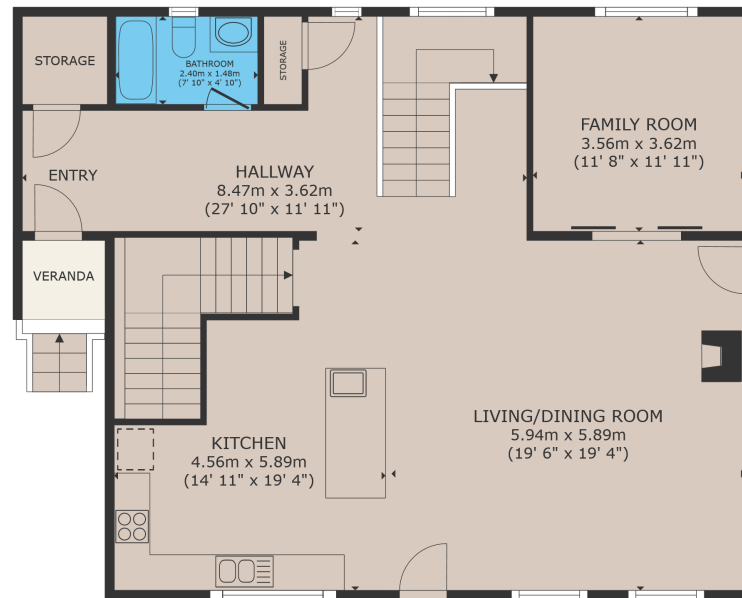
FLOOR 3

GROSS INTERNAL AREA
FLOOR 3 103.8 m² (11,117 sq.ft.) FLOOR 2 108.2 m² (11,644 sq.ft.) FLOOR 1 79.0 m² (850 sq.ft.)
EXCLUDED AREAS: VERANDA 1.6 m² (18 sq.ft.)
TOTAL: 290.9 m² (3,131 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



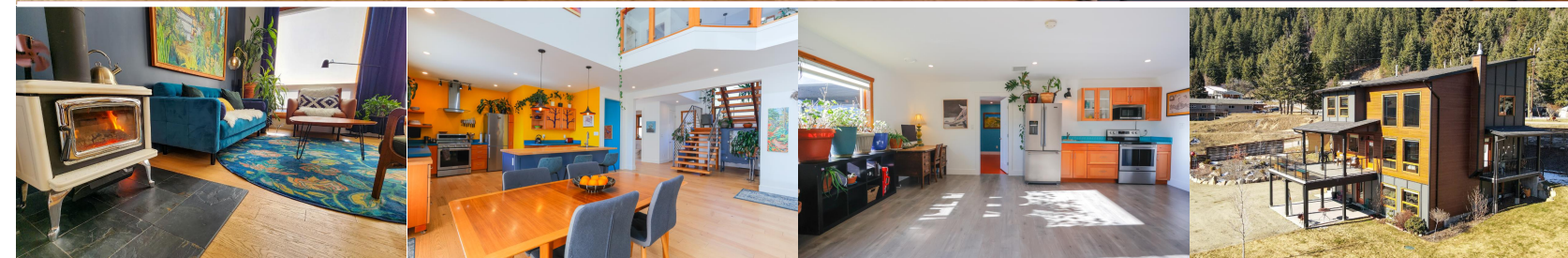
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 103.8 m² (11,117 sq.ft.) FLOOR 2 108.2 m² (11,644 sq.ft.) FLOOR 3 79.0 m² (850 sq.ft.)
EXCLUDED AREAS: VERANDA 1.6 m² (18 sq.ft.)
TOTAL: 290.9 m² (3,131 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 103.8 m² (11,117 sq.ft.) FLOOR 2 108.2 m² (11,644 sq.ft.) FLOOR 3 79.0 m² (850 sq.ft.)
EXCLUDED AREAS: VERANDA 1.6 m² (18 sq.ft.)
TOTAL: 290.9 m² (3,131 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2490 Knob Road

Explore luxury in this single-family home with impressive 20-foot lofted ceilings and large windows highlighting stunning views. Crafted with precision, every corner exudes grandeur and bespoke design. The home offers three bedrooms, three bathrooms, a den, a loft, and a finished basement. The custom kitchen features a gas range and a commanding butcher-block island. The central staircase, adorned with handcrafted metal railings, leads to a versatile loft. Enjoy a wood stove in the living area, a heated tile floor in the primary bathroom, and a deep soaking tub on the main floor. Additional features include remote-controlled custom blinds, locally-crafted wooden windows and doors, built-in bookshelves, and ample storage. The flooring varies from elegant hardwood and cork to durable marmoleum and vinyl. Designed for sustainability, it's solar-ready with a south-facing roof and boasts a high-efficiency furnace and air conditioning. The exterior includes a .43-acre landscaped yard, a covered balcony, an automated sprinkler system, and a rock fire pit. The property is fully fenced and gated for privacy. Schedule a viewing to experience the charm of this

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|-------------|--------------------------------|----------|---------|
| Area | Robson/Raspberyy/ Brilliant | Age | 2019 |
| Bedrooms | | Taxes | 4822 |
| Bathrooms | | Tax Year | 2023 |
| Lot Size | | MLS# | 2475035 |
| Floor Space | 0.43 3141 | Parking | |

To view interactive floor plans scan this QR code with your smart phone



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