

CUSTOM LOG HOME · 0.89 ACRE · HARDY MOUNTAIN

Timeless Craftsmanship, *Modern Efficiency*

3486 DAVY ROAD · GRAND FORKS, BRITISH COLUMBIA

4,645	4	4	0.89	1-Bed
SQ FT FINISHED	BEDROOMS	BATHROOMS	LEVEL ACRE	INCOME SUITE

CASIE SCHELLENBERG
PERSONAL REAL ESTATE CORPORATION · EXP REALTY

GrandForksBcHomeSales.com

AT A GLANCE

A Log Home *Built to Be Lived In*

OFFERED AT

$899,000

MLS® 10406237

PROPERTY TYPE	Single-family detached · log · 2 levels
YEAR BUILT	1994 · custom built
FINISHED AREA	4,645 sq ft (2,645 up · 2,000 lower)
BEDROOMS / BATHS	4 beds · 4 baths (incl. 1 bed / 1 bath suite)
LOT SIZE	0.89 acre (38,768 sq ft), level & usable
SUITE	1-bedroom suite, own entrance & laundry
HEATING / COOLING	Ducted heat pump (heat & A/C) · natural gas · 4 gas fireplaces
SOLAR	Roof-mounted panels · FortisBC net metering
ROOF	Metal
WATER / SEWER	Sion Water District · septic
PARKING	24' × 30' attached double garage with workshop · 8 spaces incl. RV
TAXES (2026)	$5,255
ZONING	R1
TITLE	Freehold



SIGNATURE HIGHLIGHTS

- Grand entry with massive feature stone fireplace
- Log walls & vaulted ceilings in an open-concept great room
- Updated (2021) kitchen with island & pantry
- Hardwood floors throughout & panoramic views
- 1-bed suite — 5-star Airbnb at $120/night
- Solar + heat pump + gas: efficiency you can measure
- Fully fenced, private, level lot with mountain views
- Main-floor laundry · attached double garage
- 10 minutes to Grand Forks · Sion Water District



WELCOME HOME

Where Warmth *Is Built In*

Tucked into the peaceful hillside of Hardy Mountain — where deer wander by the roadside and the night sky glitters with stars — this custom 1994 log home sits just 10 minutes from Grand Forks, yet feels a world away.

Set on a private, level, fully fenced 0.89-acre lot, it is the kind of place where mornings start slowly on the deck with coffee and mountain views, and evenings end around a crackling fire with the people you love.

Step into the grand entrance and a massive feature stone fireplace sets the tone — one of four gas fireplaces bringing cozy warmth to the whole home. Upstairs, the open-concept living space flows beneath log walls and vaulted ceilings, with walls of windows framing the valley and hills.

> *"Country privacy, with town close by."*

With 4,645 square feet of finished living space across two levels, four bedrooms and four bathrooms, there is room for the whole family — visiting grandkids, overnight guests, or the business you run from home — without anyone ever feeling crowded.







THE HEART OF THE HOME

A Kitchen Made *for Gathering*

The kitchen, updated in 2021, is where this home truly comes alive. Bright white cabinetry, a generous central island and a handy pantry make it as practical as it is beautiful — with room for everyone to pull up a stool while dinner comes together.

From here, the dining room, living room and family room flow naturally together under the open log beams, so whoever is cooking is never left out of the conversation. Holiday dinners, game nights and summer barbecues spilling out onto the deck all feel effortless here.

Your Private Retreat

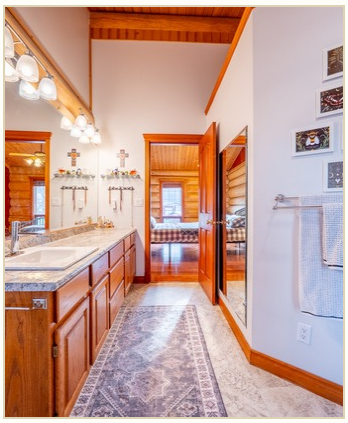
The primary bedroom is a true sanctuary under a vaulted log ceiling, with a spacious ensuite featuring a glass shower and long granite vanity. Main-floor laundry is right there in the ensuite, so laundry day never means hauling baskets up and down the stairs. Two more bedrooms, a four-piece bath, a powder room and a den complete the upper level — everything you need, all on one floor.







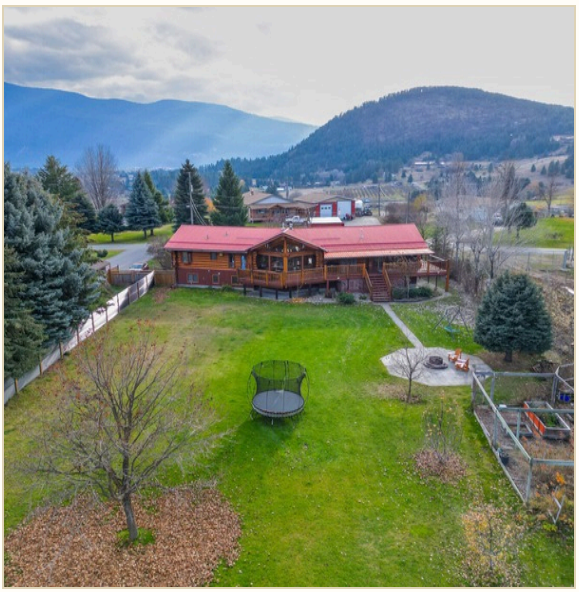




BOUNDARY COUNTRY LIVING

Room to Breathe, *Room to Grow*





Outside, the lifestyle continues. The wrap-around deck is made for long Boundary summers — morning coffee in the sun, lazy afternoons with a book, and evenings watching the light fade across the hills. Grand Forks is known for its warm, sunny summers, and this property is set up to enjoy every one of them.

The fully fenced yard gives kids and pets a safe place to roam, while the enclosed garden with raised beds and in-ground irrigation makes growing your own vegetables and flowers a pleasure rather than a chore. Add a firepit for starry evenings and nearly an acre of level, usable land, and there's room for whatever your vision holds.

For the Maker & the Collector

The oversized 24' × 30' attached double garage includes workshop space and storage — a dream for hobbyists and anyone with toys to store — and under-deck storage keeps rec gear and garden tools tidy. With parking for eight, including an RV space, there's room for everyone.

Downstairs, a 16' × 22' recreation room, a dedicated office and a separate workshop create flexible space for a home-based business, an art studio or extra family room.



FLEXIBLE LIVING · BUILT-IN INCOME POTENTIAL

A Suite That *Helps Pay the Way*

The lower level holds one of this home's greatest assets: a fully finished one-bedroom suite with its own private entrance and its own laundry.

Currently a registered 5-star Airbnb at $120 per night, it could also rent long term for an estimated $1,600 per month — or simply welcome visiting family in comfort and privacy.







Ways to Use the Suite

- **Mortgage helper** — est. $1,600/month long-term rental income
- **Vacation rental** — proven 5-star Airbnb track record at $120/night
- **Multi-generational living** — parents or adult children close by, with privacy for everyone
- **Guest quarters** — family visits that feel like a getaway, not a squeeze

Rental figures are estimates and not guaranteed. The suite is not a legal suite. Short-term rental licensing does not transfer; a new owner must make their own applications. Buyers to verify with the Regional District of Kootenay Boundary.

Live upstairs. Let the suite *help carry the mortgage.*

OWN ENTRANCE · OWN LAUNDRY · KITCHEN 16' × 11' · LIVING 14'8" × 12'11" · BEDROOM · 3-PC BATH

THE COST OF OWNING A LOG HOME — REIMAGINED

Log-Home Character, *Modern Efficiency*

Many buyers love the look of a log home but worry about what it costs to heat, cool and maintain. This home was set up to answer that question.

Solar Panels
FORTISBC NET METERING

Heat Pump
DUCTED · HEATING & A/C

Natural Gas
FURNACE BACK-UP HEAT

4 Gas Fireplaces
1 INSERT + 3 FREE-STANDING

A Layered Approach to Comfort

Solar first. Roof-mounted solar panels generate clean power on site, and net metering with FortisBC credits surplus production back to your account — putting Grand Forks' abundant sunshine to work for you.

Heat pump for everyday efficiency. The ducted heat pump handles much of the heating in the shoulder seasons and provides air conditioning through the summer, moving heat rather than making it.

Gas when it counts. A natural gas furnace plus four gas fireplaces — including the showpiece stone fireplace in the grand entrance — provide dependable backup and zone heating — warm the rooms you're using, exactly when you're using them, even through a power outage.

Built to Last

Water comes from the Sion Water District, known for its amazing quality. Solid log walls bring natural thermal mass, and a durable metal roof sheds snow and is built to last for decades.

Together, these systems help keep log-home living more affordable than standard construction of this size. And you don't have to take our word for it.



See the numbers for yourself. An annual summary of hydro, natural gas and water costs is available upon inquiry.

CONTACT CASIE · 778-209-0305 · CASIE@BUYSELLGRANDFORKSBC.COM

ROOM BY ROOM

Details *& Dimensions*

MAIN LEVEL · 2,645 SQ FT	SIZE
Foyer	5'2" × 13'8"
Landing	6'2" × 15'5"
Living room	21'6" × 15'
Kitchen	14'3" × 12'8"
Dining room	12'8" × 12'8"
Family room	21'8" × 17'
Den	12' × 12'
Primary bedroom	14'2" × 14'3"
Ensuite (3-pc)	10'2" × 14'
Bedroom	14'6" × 11'8"
Bedroom	9'7" × 11'9"
Hobby room	4'5" × 11'11"
Full bathroom (4-pc)	—
Half bathroom (2-pc)	—

LOWER LEVEL · 2,000 SQ FT	SIZE
Recreation room	16'1" × 22'
Office	10'7" × 16'5"
Workshop	15'1" × 9'10"

SUITE	SIZE
Suite living room	14'8" × 12'11"
Suite kitchen	16' × 11'
Suite bedroom	12' × 11'8"
Suite bathroom (3-pc)	—

GARAGE	SIZE
Attached double garage with workshop	24' × 30'

Features & Upgrades

- Custom log home (1994) · R1 zoning
- Feature stone fireplace in grand entry
- Log walls & vaulted ceilings
- Hardwood flooring
- Attached double garage with workshop
- Updated 2021 kitchen · island · pantry
- Main-floor laundry in primary ensuite
- Finished basement with separate entrance
- 1-bed suite · own entrance & laundry
- Rec room, office & workshop
- Solar panels · FortisBC net metering
- Ducted heat pump · heat & A/C
- Natural gas · 4 gas fireplaces
- Metal roof · concrete foundation
- Water softener
- Wrap-around deck · covered patio
- Fenced yard · raised beds · irrigation · firepit
- Sion Water District · septic

Room dimensions are approximate; buyer to verify if important.

A CLOSER LOOK

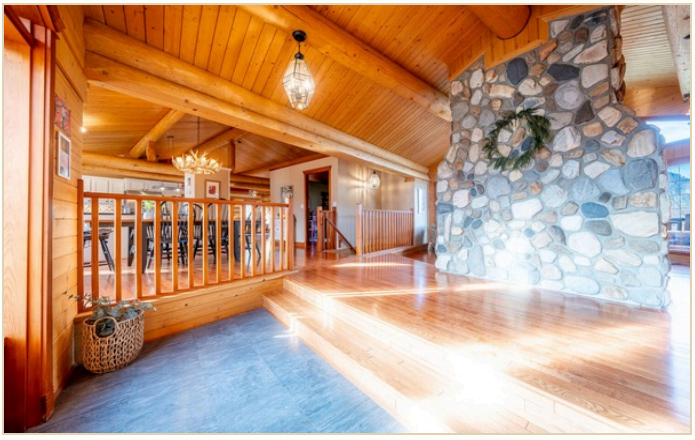
Gallery











Take the full tour online — *photos, drone video & more.*

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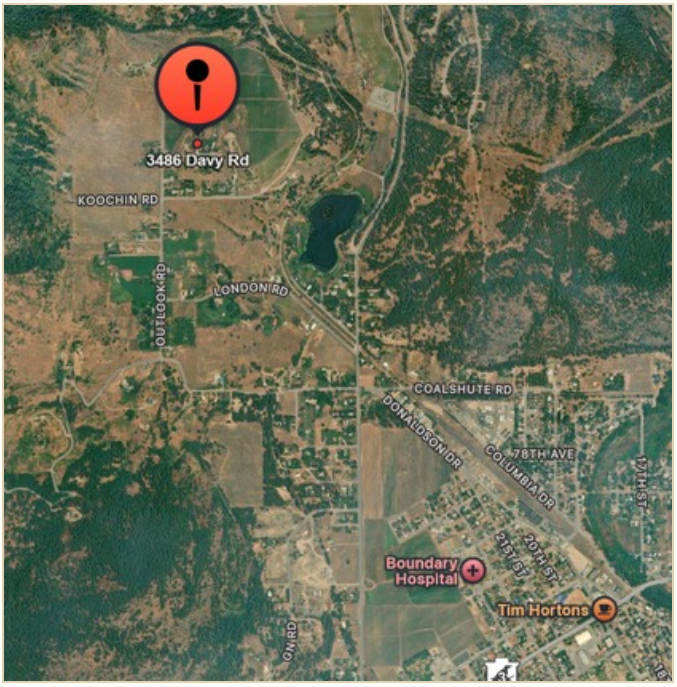
BOUNDARY COUNTRY

Rural Peace, *Small-Town Convenience*

Grand Forks sits where the Kettle and Granby rivers meet, in the heart of BC's Boundary Country — a sunny valley known for long, warm summers, mild winters, friendly people and a relaxed pace of life.

From the hillside of Hardy Mountain you enjoy country quiet, starry skies and wide-open mountain views — with shopping, schools, recreation and local restaurants just 10 minutes away in Grand Forks.

It's the best of both worlds: the space, privacy and freedom of acreage living, with everything you need just down the road.





Life Nearby

- Trails for walking, cycling & riding
- River floating, fishing & swimming on the Kettle and Granby
- Summer days at Christina Lake
- Golf, hiking, hunting and backcountry exploring
- Skiing at Phoenix Mountain in winter
- Farmers' market, local wineries & a thriving arts scene

BOOK YOUR PRIVATE SHOWING

Come See It *for Yourself*

Photos can only tell part of the story. To walk through 3486 Davy Road, request the annual hydro, gas and water summary, or ask any questions about the suite, the solar system or the property, I'd love to hear from you.



Casie Schellenberg

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This brochure is provided for information purposes only. All information is believed accurate but is not guaranteed and should be independently verified by the buyer. Measurements are approximate. The secondary suite is not a legal suite; buyers should confirm permitted use, rental and short-term rental regulations, and all zoning and land use with the Regional District of Kootenay Boundary. Rental figures are estimates only. Solar credits are not transferable to a new owner. Utility costs vary with occupancy and usage; the annual utility summary reflects the current owners' usage. Not intended to solicit properties already under contract. Casie Schellenberg, Personal Real Estate Corporation · eXp Realty, 1761 Columbia Avenue, Castlegar, BC.