

3533 Tranquille Rd. Additional Information

House

Open dining & kitchen were renovated 2 years ago & feature:

All new soft close cabinets with loads of pot drawers

New stainless steel appliances including microwave hood fan

Designed with family gatherings in mind, the kitchen features an abundance of counter top prep space, seating for 2 at the island & seating for up to 5 at the eating bar.

French doors lead from the dining area to the large covered deck & back yard.

Fully fenced spacious back yard fully fenced for children and pets

Bright living room features a stone fireplace complete with wood stove insert & birch hardwood flooring

Recently updated windows, roof, furnace, hot water tank and electrical upgrade to 200 amp.

27 x 20 attached garage with man doors at both the front and the back, built in storage & an overhead electric heater.

Access from the garage to the mudroom and laundry/powder room combo.

Shop

40 x 60, built in 2019

18ft ceiling

Radiant in Floor Heating

Hot water on demand both inside and outside (tap)

Man door at each end

12x14 Findoor folding door with push button switch & remote opener

Electrical Room

Storage/Tool room

2-piece bath

On its own hydro Meter & has own septic

100 amp service with capacity for more

30 x 20 Equipment shed

Has power & is double gated for easy access

30 x 40 Barn

Concrete flooring in the 9ft wide alleyway
Mixture of wood plank and dirt floors in the shelters/stalls
3 Run outs open to dry pens & into the alleyway
2 stalls that open to the alleyway
Feed & equipment room
Tack room
Space for hay storage on the main level as well as mezzanine hay storage
2 man doors on the mezzanine level for hay delivery
Rolling 9 ft wide barn door with a man door set in
Man door at the back of the alleyway
Frost free hydrant from the city water supply out front
Power with a new sub panel

Pasture, Irrigation & Property

The majority of the property is perimeter fenced with no climb wire & has plenty of gates for easy access to all areas. The property is set up and ready Livestock and poultry.
The top rails have ports for electric fencing
2 large dry pens with access to a heated auto waterer (city water)
2 large irrigated grass paddocks
To the side of the house are 3 raised garden beds
The large back yard is separately fenced with a 12 ft gate between the garage and property line allowing for easy back yard access
In ground sprinklers irrigate the entire lawn
In ground irrigation system with unlimited use from 15 April to 15 October annually for irrigation. Water source is from the city supply of reclaimed water, for a fee of \$1.00/year.
The property is located close to the rivers trail and others for hiking, riding trails are close by and a short way down the road there is access to the Thompson River.