

FEATURE SHEET

1475 THARRATT ROAD

HOME FEATURES

- Lake view glimpses
- 2357 SF Single family home, 4 bedrooms, 3 bathrooms
- 9,240 SF Lot (Size taken from BC assessment, buyer to verify if important)
- Flex room behind the garage. Can be used for small business, workshop, studio, gym
- Timeline: House was moved to property in 2008 and fully refurbished.
Second story addition over the garage (new primary bedroom) and rear of the house was built in 2020.
- Freshly painted 2026
- Additional one bedroom suite on lower level with separate electrical panel. Could easily be reintegrated back to the main home if needed. Soundproofing between levels.
- Upper-level heating: Propane fireplace, heat pump & wall convection heaters
- Suite heating: heat pump, wall convection heaters & wood fireplace
- Shared laundry and dedicated storage under stairs
- Refurbished oak flooring in main home
- Renovated kitchen & bathrooms (quartz countertops in kitchen)
- Spacious balcony with retractable awning
- One block to lake access / community dock

SYSTEMS & UTILITIES

- Well serviced recently (UV & saltwater purification system)
- New pressure tank
- Electric Rheem hot water tank
- 2 rented propane tanks (one for the fireplace & one for the generator)
- 200 amp electrical panel (updated approx. 2008)
- Backup generator (services fridge, freezer, some lighting, and outbuilding)
- Septic system (installed 2008, cleaned approx. 4 years ago)
- New air pump for septic
- Roof sprinkler system for fire protection and insurance reductions

OUTBUILDINGS & PROPERTY

- Garage with workbench
- Additional room behind garage (ideal for home business or studio)
- Front shed with well pump (100 amp panel powering septic)
- Backyard shed and a garden storage
- Greenhouse with lighting, timer, heater, shelving, and water access
- RV parking
- Entire yard features Irrigation, sprinkler & drip lines for easy maintenance
- Fully fenced yard (deer and rabbit resistant)
- Fire pit area