



6021 ROSE TERRACE

(MLS ID 10398996)



Presented by
ROYAL LEPAGE ROCKIES WEST REALTY
and

Beverley Atkinson
REALTOR®

ROYAL LEPAGE®
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Independently owned and operated

Welcome to

6021 ROSE TERRACE, BELLA VISTA ESTATES,
FAIRMONT HOT SPRINGS, BC



2,443
SqFt



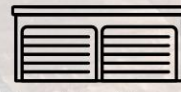
0.70
acre lot



3
Bedrooms



3.5
Bathrooms



Double Garage
(detached)



Additional
Parking

At 2477 sqft spread over two floors, this peaceful retreat was lovingly built with care and attention to every detail.

Strategically positioned to take full advantage of the beauty of its surroundings, with sweeping views of the mountains and out across Columbia Lake, 6021 Rose Terrace is the perfect place to relax, recharge and entertain. With access to everything that is wonderful about Fairmont Hot Springs and the Columbia Valley, why would you want to live anywhere else?



Golf



Dining



Hiking Trails



Cycling Trails



Mountain Views



Lake Views



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The spacious front entry leads into an open-plan living and dining area, and into a thoughtfully designed kitchen. Equipped with modern cabinetry and appliances, ingenious cabinet inserts and leather-finished granite counter tops, it is completed by a window looking out over the beautifully manicured front garden



The living space has a vaulted ceiling, large picture windows and an abundance of natural light. Doors provide access out onto the East-facing rear deck, which runs the full length of the home and maximizes expansive views across Columbia Lake and out to the Rocky Mountains.



Access from the dining space to a fully screened-in deck on the South side of the home, also leads to a cozy, sheltered front porch - ideal for a drink and a chat as the evening sun begins to set.



The principal bedroom has generous closet space and a spa-like ensuite with twin sinks and granite counter top. Doors lead out onto the rear deck with gorgeous views across Columbia Lake to the Rockies. What a way to wake up in the morning!



Downstairs, a fully finished walk-out basement provides a generous family room with bar area, and a further two bedrooms with two additional bathrooms. The double doors lead to a thoughtfully arranged rear garden, complete with lawn, covered patio and a gravel circle purpose-built for a firepit. Hand-built steps lead down through the natural rear section of the lot, taking you to Columbia Lake Road and the path to the community beach.



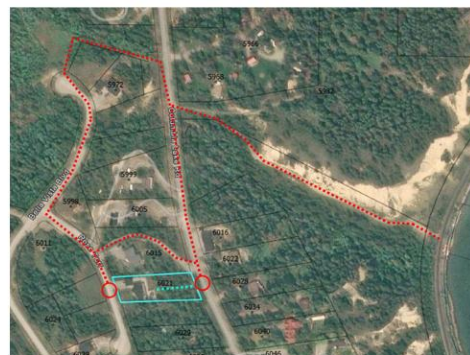
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KEY FEATURES

- Designed to maximise stunning views of the Rocky Mountains and out across Columbia lake.
- The expansive rear deck faces East - perfect for coffee at sunrise, and catching the sun for most of the day.
- The West-facing covered porch at the front of the home looks out over the beautifully landscaped garden and catches the sun as it moves overhead to set at the end of the day.
- The rear garden is perfect for gathering around the fire pit after sundown, and listening to nature as your day winds down.
- Being sold by the original owners, the home was built in 2017, is relatively new and in immaculate condition. It has been lovingly maintained.
- Built by Pierre Roy, of Roy Bailey Construction, the quality build cleverly uses fire-retardant Hardie Board siding and fire-resistant asphalt shingles.
- Copies of the original building plans are available.
- While the property is technically a part of Timber Springs, the owners pay into the Bella Vista strata (as non-voting strata members) for the use of amenities including the approx. 4km of walking paths, the community beach and lake access.
- The property also enjoys easy access to all that Fairmont Hot Springs has to offer - top class golf courses, restaurants and dining, shops, and hiking and biking trails.
- When the house was built 9 years ago, the owner had the lot re-surveyed and the rotting wooden boundary markers were replaced with metal ones.



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PROPERTY SPECS

- **2477 sqft:** spread over two floors, including a walk-out basement.
- **Roof:** age 9 years - fire-resistant asphalt shingles,
- **Siding:** fire-retardant Hardie Board.
- **Utilities:** all pipes and utilities into the home are buried underground, including propane which is piped directly into the house.
- **Windows:** double pane sealed units, age 9 years.
- **Furnace:** dual heat (electric and propane)
- **Flooring:** luxury vinyl plank.
- **Bathroom & Kitchen counters:** leather-finished granite.



INTERESTING DETAILS

- The lot has approx. 101 steps, hand built by the original owner, which take you down to Columbia Lake Road and access to the community beach on Columbia Lake.
- The property has an unusual 'accessory building' - a very picturesque A-frame storage shed. Cute and characterful, this accessory is over 50 years old, original to the purchase of the lot back in 1975. It was built in 1974 and is still functional!
- Thanks to the aesthetic taste of the owner, who has a great eye for design, the property has an ingeniously disguised septic system! Your challenge, should you choose to accept it, is to figure out exactly where it is on the lot using the available landscaping clues - or, alternatively, you could just ask the listing Realtor® - but where's the fun in that?

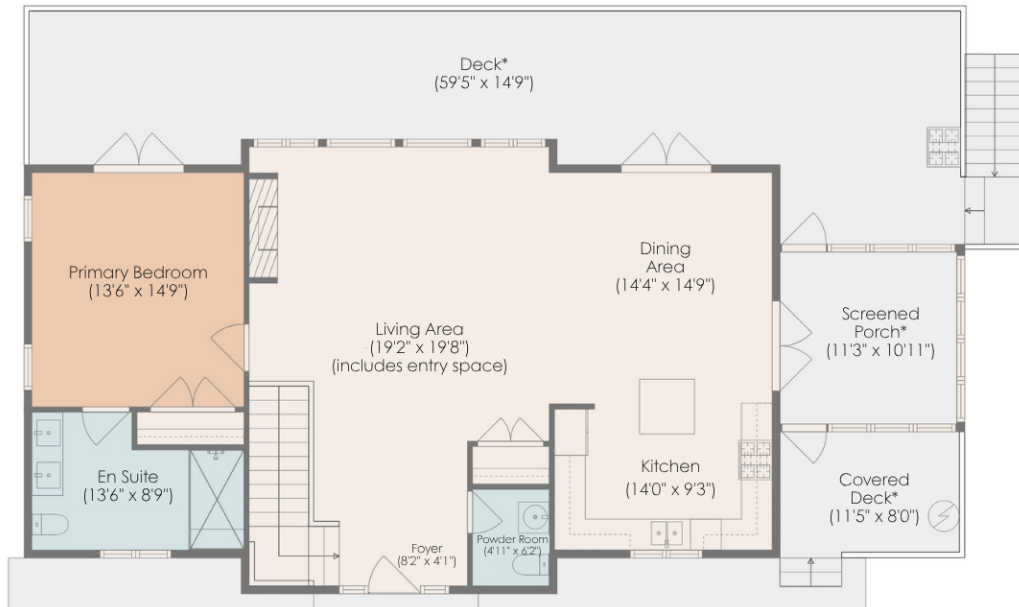


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MAIN FLOOR



WALK-OUT BASEMENT



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360 Virtual Tour

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