

# **\$1,750,000 - 2400 Kootenay Rd No 3 Road Unit# 4, Invermere**

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MLS® #10345692

**\$1,750,000**

4 Bedroom, 5.00 Bathroom, 4,450 sqft  
Single Family on 3.03 Acres

Elkhorn Estates, Invermere, British Columbia

This fine residence offers an incredible opportunity. The home named "Skyfall" represents a secure residential investment in the Valley that is ready to enjoy immediately! This beautifully detailed home is a complete turnkey package (indoors and outdoors). All rooms in the home are fully furnished and completed with art, fittings, small appliances, linens and more. The exterior yard is fully landscaped and features extensive deck areas for each orientation, a fenced garden/dog run, patio furniture, and all necessary garden and shop tools. Why not enjoy a new lifestyle and amazing modern home with absolute certainty? Every detail has been considered and executed for this fantastic, finished residence. Without doubt, this home offers a very sound financial decision in uncertain times. Available for immediate occupancy. Architect designed and built "Skyfall" was 8 years in the making. The design philosophy of "new Country Modern" is built around light, volume and simplicity. Situated in a gated community, this private acreage, features unparalleled views, a south exposure, 4400 sq. ft.+, the finest natural materials, 4 fireplaces (wood, propane electric), a 5-piece ensuite, an ArcticSpa Hot tub and Bodo Infrared Sauna, a screened outdoor room, 1700 sq. ft.+ of outdoor decks, a 7 appliance modern country kitchen, a wine cellar, and more and more. Arrange for a



viewing, you won't be disappointed.  
(id:36535)

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 10345692      |
| Price          | \$1,750,000   |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Half Baths     | 2             |
| Square Footage | 4,450         |
| Acres          | 3.03          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Strata        |
| Style          | Contemporary  |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 2400 Kootenay Rd No 3 Road Unit# 4 |
| Subdivision | Elkhorn Estates                    |
| City        | Invermere                          |
| State       | British Columbia                   |
| Zip Code    | V0B2L2                             |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Golf Nearby, Recreation, Ski area                              |
| Features       | Two Balconies                                                  |
| Parking Spaces | 8                                                              |
| Parking        | Carport, Detached Garage, Heated Garage, Oversize, See Remarks |
| # of Garages   | 3                                                              |
| View           | Mountain view, Valley view                                     |

**Interior**

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Dryer, Range - Electric, Freezer, Microwave, Oven, Washer, Wine Fridge, Oven - Built-In |
| Heating      | Forced air, Heat Pump                                                                                             |
| Cooling      | Central air conditioning                                                                                          |
| Has Basement | Yes                                                                                                               |

|                |                              |
|----------------|------------------------------|
| Basement Type  | Full                         |
| Fireplace      | Yes                          |
| Fireplace Fuel | Electric,Gas,Wood            |
| Fireplace Type | Unknown,Unknown,Conventional |
| # of Stories   | 3                            |

### **Exterior**

|               |             |
|---------------|-------------|
| Exterior      | Metal, Wood |
| Roof Material | Metal       |
| Roof Style    | Unknown     |

### **Additional Information**

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### **Listing Details**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Listing Office | Courtesy Of Sean Roggeman Of Royal LePage Rockies West |
|----------------|--------------------------------------------------------|

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