



## HOME SALES & RENTALS

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**MountainTownProperties.ca**

Box 2277, 2020 Washington Street,  
Rossland BC V0G 1Y0

## 4630 MANN RD

**\$1,427,000**

### ACREAGE WITH RESORT VIEW

Look no further, towards this total package: views of the slopes of RED Resort, a sunny disposition, in the centre of nordic skiing (at the back door!), running and biking trails, Thin Air Disc Golf and moments to RED Mountain Resort (2 mins drive or 10 min walk). The southern part of this 4.47 acre property also boasts big views, a flat landscape, and a separate/private entrance, perfect for a guesthouse or homestead.

The HOUSE, boasts a double car garage, fine finishes everywhere, and 3 bedrooms, along with a loft. Hard to say it all: heated tile areas, a steam shower, gorgeous kitchen & bathrooms, and a new hot tub.

The interior is decked out with two gas fireplaces, stone countertops and maple hardwood floors that really showcase quality, while the local steelwork, including railings, stairs, and mantle, add a touch of rustic charm. Located just beyond the Rossland city limits, this property offers the benefit of lower taxes without sacrificing services such as garbage and recycling pick-up or a nearby school bus.

### FEATURES

Views of RED Resort	4.47 Acres, Sunny, Flat
Attached Double Garage	Second Access to lower property
Detached Shop/Garage 570sf	Hop onto Blackjack Nordic trails or dog walk loop
High Quality Finishes	



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