

# \$1,450,000



## 3010 GOLDEN DONALD UPPER



This stunning property will take your breath away with surround Views of the Rocky and Purcell Mountains and positioned on 20 acres of quiet, serene land. The lodge is constructed from Douglas fir logs and has a total of 8 bedrooms and 7 baths. Enjoy its wrap around deck, outside hot tub, garden area, huge carport, shops and 2 barns, lots of room to play outside and marvel at the beautiful wildlife and once you step inside, take in the warmth and ambience of the open plan main floor layout with huge vaulted ceilings and wood burning fireplace. This property is currently set up as a bed and breakfast and has the benefit of a lock off 2 bedroom in law suite and an additional two, 1 bedroom suites with lots of income potential. The basement has storage areas, a family room and sauna, with in floor radiant heat making it nice and cosy. A beautiful interior balcony overlooks the main floor and has the master and 2 further bedrooms at that level. With 6 national parks on your doorstep, 15 minutes from the town of Golden and 30 minutes from the world class ski resort Kicking Horse Mountain, this could be your base to live the dream.

The current offering does not include the business.

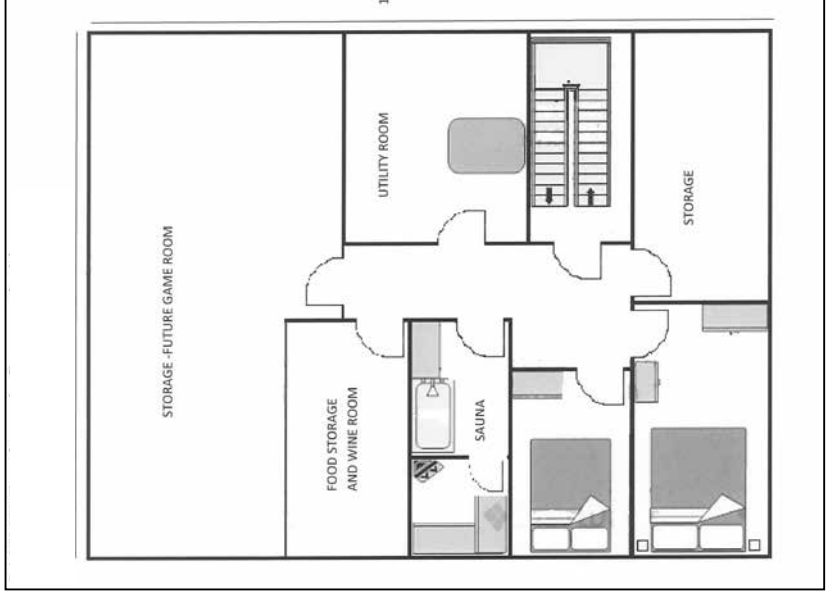
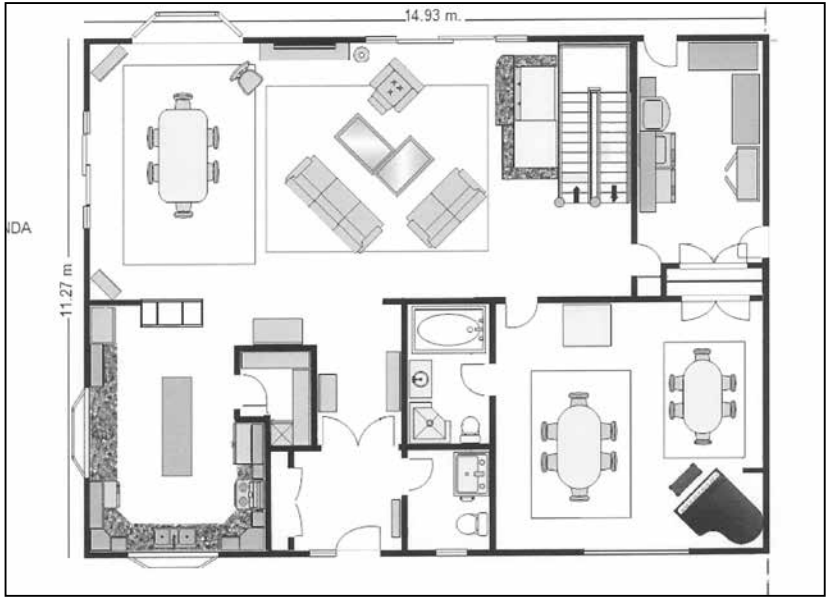
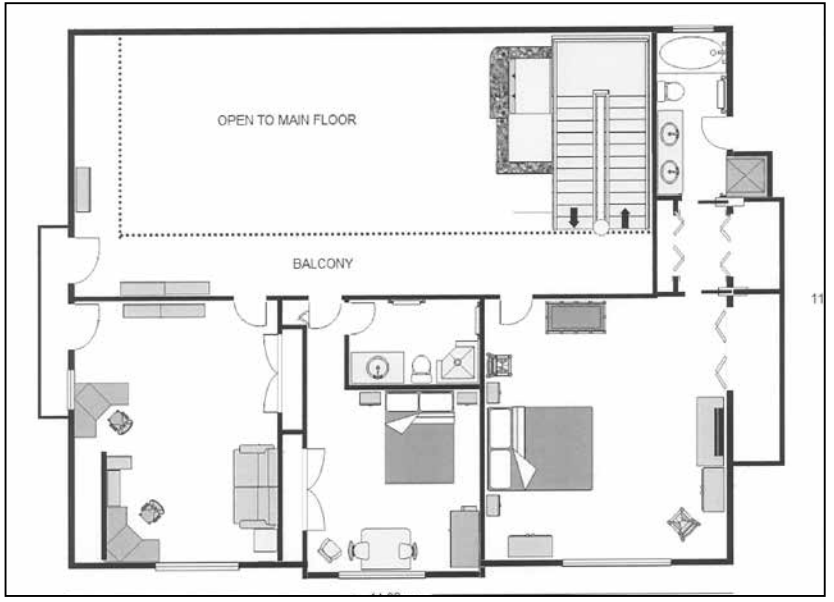


<b>Property Type</b>	<b>Lot Size</b>	<b>Bedrooms</b>
2 story	20 acres	4
<b>Zoning</b>	<b>Taxes</b>	<b>Bathrooms</b>
Rural	\$4764	3.5
<b>Year Built</b>	<b>Heating</b>	<b>Garage</b>
1997	Oil boiler Radiant	2 car detached
<b>Fireplace</b>		<b>Water Supply</b>
Wood		Well
<b>Square Footage</b>		
<b>Main</b>	<b>Above Main</b>	<b>Basement</b>
1813	936	1728
<b>Total Sq Ft</b>	4477 (not incl. suites)	



**MLS # 2429454**

LV	Room	Room Size	LV	Room	Room Size
L1	Great Room	15'9 x 21'9	L1	Entrance	8' x 6'
L1	Kitchen	10'3 x 17'4	L1	Dining room	12' x 17'6
L1	1/2 Bath	6' x 6'2	L1	Bedroom	17'9 x 17'1
L1	Bathroom	6'2 x 11'	L1	Laundry	9'6 x 15'6
L2	Master Bedroom	18'4 x 13'8	L2	Master Ensuite	12'8 x 5'11
L2	Bathroom	5' x 8'	L2	Bedroom	13'9 x 12'11
L2	Bedroom	18'4 x 15'	L2	Sitting area	4' x 9'
B	Den	8'4 x 17'4	B	Den	13'8 x 8'
B	Storage	9'1 x 18'2	B	Utility Room	13'7 x 13'1
B	Food Storage	17'8 x 10'2	B	Sauna	17'8 x 6'2
B	Storage	13'10 x 12'11	B	Rec room	17'2 x 21'9





**RE/MAX**  
of Golden  
250-344-7663





# Jay Suite

<b>Property Type</b>	<b>Lot Size</b>	<b>Bedrooms</b>
2 bedroom Suite	20 acres	2
<b>Zoning</b>	<b>Taxes</b>	<b>Bathrooms</b>
Rural	\$0	2
<b>Year Built</b>	<b>Heating</b>	<b>Garage</b>
1997	Oil boiler Radiant	N/A
<b>Fireplace</b>		<b>Water Supply</b>
N/A		Spring
<b>Square Footage</b>		
<b>Main</b>	<b>Above Main</b>	<b>Basement</b>
912		
<b>Total Sq Ft</b>	912	



LV	Room	Room Size	LV	Room	Room Size
L1	Living Room	17'10 x 15'10	L1	Dining Room	5'10 x 9'6
L1	Kitchen	6'7 x 9'9	L1	Bathroom	6'5 x 5'8
L1	Bedroom	11'4 x 11'11	L1	Bathroom	6'2 x 5'7
L1	Bedroom	11'4 x 11'11	L1	Entrance	6'2 x 5'5

Notes: \_\_\_\_\_

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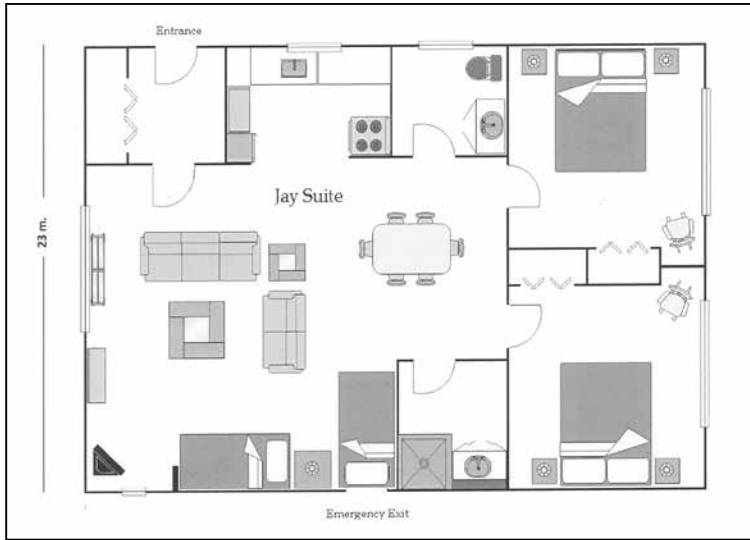
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# Hawk & Eagle Suites

<b>Property Type</b>	<b>Lot Size</b>	<b>Bedrooms</b>
1 bedroom Suites	20 acres	2
<b>Zoning</b>	<b>Taxes</b>	<b>Bathrooms</b>
Rural	\$0	2
<b>Year Built</b>	<b>Heating</b>	<b>Garage</b>
1997	Oil boiler Radiant	N/A
<b>Fireplace</b>		<b>Water Supply</b>
N/A		Spring
<b>Square Footage</b>		
<b>Hawk</b>	<b>Eagle</b>	
415.5	415.5	
<b>Total Sq Ft</b>	831	



LV	Room	Room Size	LV	Room	Room Size
L2	Suite	16'9 x 17'4	L2	Suite	16'10 x 17'4
L2	Bathroom	4'10 x 8'6	L2	Bathroom	4'10 x 8'6

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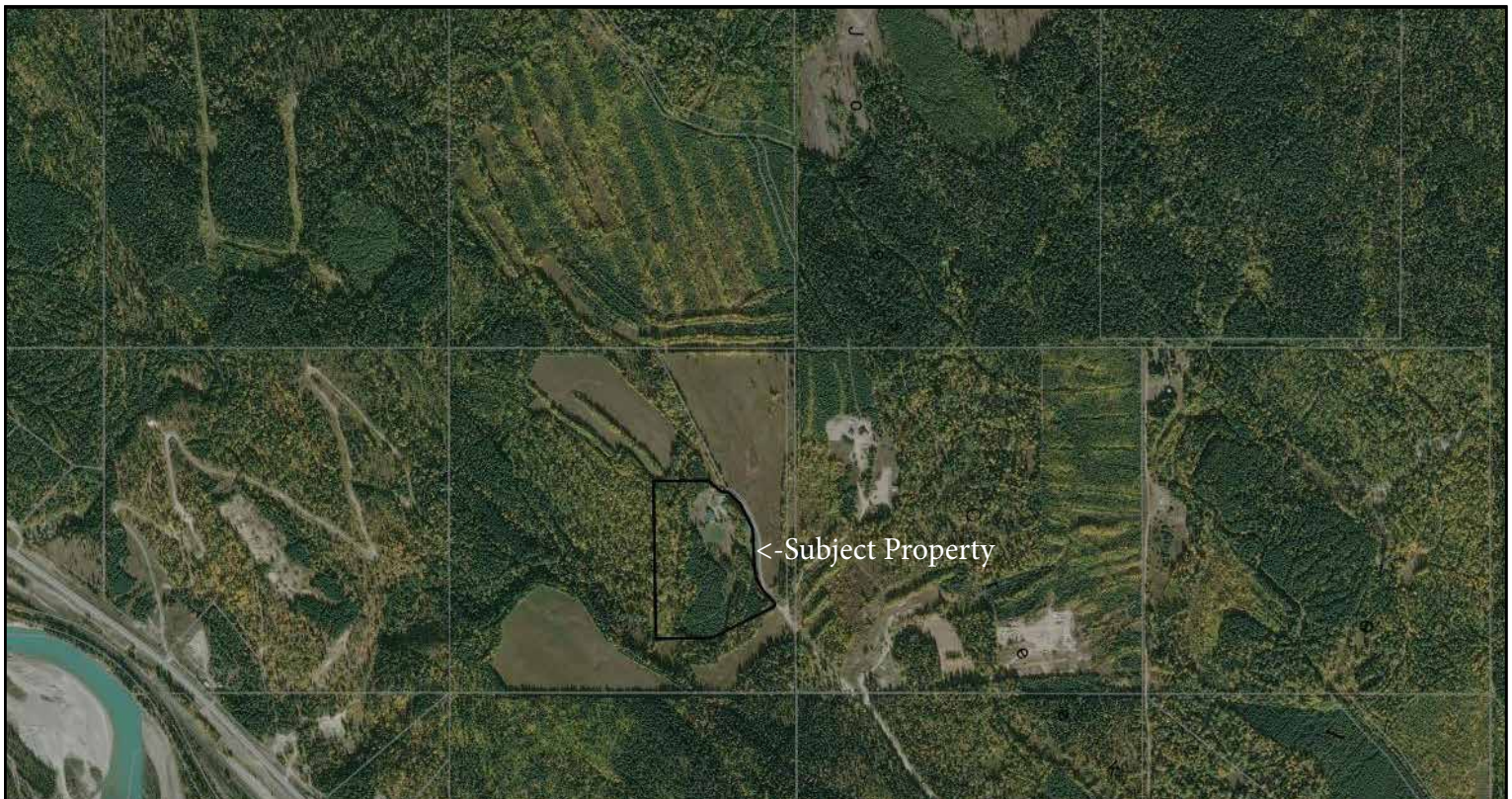
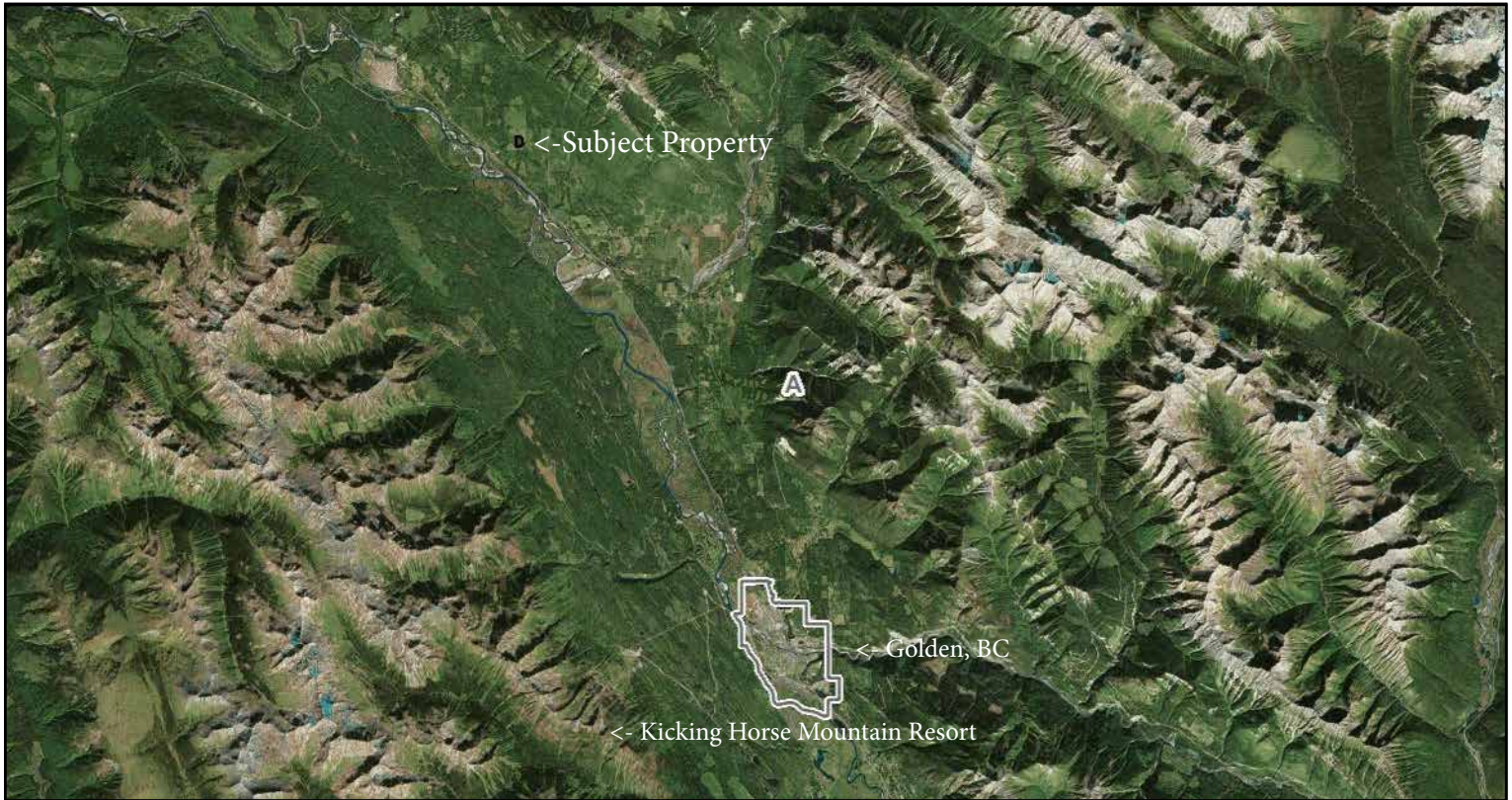
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