

## 1315 Birchwood Pl, Sparwood, BC Property Features

- Reclaimed hardwood floors
- Gas range
- All appliances in house are gas
- Reverse osmosis water filter in kitchen
- Heated electric tile floors in all bathrooms & laundry room
- Electric wall fireplace
- Nest Thermostat
- Family room plumbed for wet bar
- Heat Recovery Ventilation System (HRV)
- Water softener
- Gas hot water tank
- Heated garage
- Built in garage shelving including tire racks
- Quiet street
- Cul-de sac
- Pie shaped lot .187 of an acre
- Partially fenced
- Raised bed, deer proof garden
- RV pad
- Views
- Great neighbors