



## 1051 BULLMOOSE Trail Osoyoos British Columbia

\$1,399,000

Experience refined country living in this captivating custom-built estate, where exceptional craftsmanship meets thoughtful, elegant design. The heart of the home is a beautifully appointed kitchen that flows effortlessly into the open-concept dining and living areas, anchored by a dramatic rock fireplace—perfect for both everyday living and entertaining. The main-level primary suite is a private retreat, featuring a luxurious 5-piece ensuite and direct access to a large west-facing deck, ideal for enjoying breathtaking sunsets. The walk-out lower level offers two generous bedrooms, each with its own ensuite, along with a recreation room and bar that open onto a covered patio and hot tub—creating an inviting space for relaxation and hosting. Outdoor living is truly exceptional, highlighted by a stunning swimming pool courtyard complete with a barbecue area, lounging spaces, and a versatile pool house that easily converts to a guest suite. Thoughtful extras include geothermal heating and cooling, in-floor bathroom heating, quartz countertops, an integrated sound system, a double garage, and a detached shop. Set on over 3 acres, this remarkable property offers endless opportunities to hike, bike, swim, play—or simply unwind and take in the peace, privacy, and panoramic views. Come for the views, stay for the lifestyle. (id:6769)

Utility room 16'2" x 8'0"

Laundry room 20'7" x 5'11"

Recreation room 21'8" x 30'4"

4pc Bathroom Measurements not available

Bedroom 16'5" x 15'0"

Bedroom 16'9" x 12'9"

Full ensuite bathroom Measurements not available Primary Bedroom 20'11" x 22'1"

Partial bathroom Measurements not available

Office 13'0" x 9'5"

Mud room 11'8" x 8'6"

Living room 18'4" x 16'0"

Kitchen 18'3" x 9'9"

Foyer 13'6" x 8'7"

Dining room 17'8" x 16'0"

Listing Presented By:



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LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)