



140 GRIZZLY Place Osoyoos British Columbia

\$1,047,000

Nestled on 3.4 private acres in the stunning landscapes of Anarchist Mountain, 140 Grizzly Place is a meticulously designed 4-bedroom + den, 3-bathroom home that prioritizes energy efficiency, comfort, and sustainability. Built with 10-inch thick double-framed walls, this home eliminates thermal bridging and boasts R40 insulation, ensuring exceptional temperature control year-round. Triple-pane Innotech tilt-and-turn windows further enhance energy savings while framing breathtaking mountain and valley views. The thoughtfully designed layout features in-floor radiant heating on both levels, as well as in the oversized garage, powered by a propane boiler and complemented by a heat recovery ventilator for improved air quality. Individual thermostat controls in each bedroom allow for personalized comfort, while a propane fireplace provides a cozy backup heat source. R60 attic insulation and an advanced Enviro-Septic Type 2 sewage treatment system enhance the home's sustainability. Inside, you'll find 9' ceilings on both floors, a spacious and flexible floor plan, and a custom front door that welcomes you into this beautifully crafted retreat. The garage features smart Wi-Fi-enabled door openers and a floor gutter drain, adding convenience to its functionality. Experience modern energy-efficient living in a peaceful, natural setting--welcome home to 140 Grizzly Place. (Contact LA for Buyer's Package) (id:6769)

4pc Bathroom 9'6" x 7'2"

Bedroom 11'1" x 12'1"

Storage 7'2" x 10'11"

Laundry room 8'10" x 10'11"

Bedroom 11'10" x 13'5"

Bedroom 11' x 11'11"

5pc Ensuite bath 9'4" x 10'2"

Primary Bedroom 15'2" x 19'6"

Family room 12'1" x 14'2"

Pantry 6'4" x 7'

Mud room 7' x 12'4"

Partial bathroom 3' x 6'9"

Den 14'1" x 11'10"

Living room 17'9" x 19'1"

Kitchen 18'7" x 19'1"

Dining room 15'2" x 14'2"

Foyer 12'1" x 14'2"

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