



# 16339 Old Richter Pass Road Osoyoos British Columbia

\$875,000

4.99 acres of versatile property with an incredible opportunity to create your dream lifestyle. A natural high point provides the perfect setting to build a future home that captures lake and mountain views, while the existing residence offers immediate comfort or rental potential. Buy now, build later, and maximize flexibility with space for a second dwelling. With abundant parking for RVs, semi-trucks, boats, and all your recreational toys, plus room to add a large shop or garage, the land is well-suited for a hobby farm, home-based business, or multi-generational living. Fruit trees, garden space, a sunny south-facing patio, and a convenient turnaround driveway enhance the usability of the property. Zoning allows for accessory dwelling or secondary suite; Great income potential—all just 8 minutes from Osoyoos. The two-story home is designed with space and function in mind, featuring three bedrooms on the main level, including a primary suite with walk-in closet and ensuite, along with an open-concept living area, large kitchen and convenient main-floor laundry. The full basement expands your options with a spacious family and games room, three additional bedrooms, another bathroom, and bonus spaces ideal for a den, wine storage, or cold room. With a bathroom on every level and a layout that easily accommodates large or extended families, this property delivers both immediate livability and long-term potential. \*Lot lines are approximate & some photos are digitally staged\* (id:6769)

- Utility room 9'3" x 9'1"
- Storage 6'10" x 11'8"
- 3pc Bathroom 4'6" x 9'3"
- Bedroom 9'3" x 14'1"
- Bedroom 11'3" x 9'
- Bedroom 10'11" x 8'11"
- Family room 33'2" x 25'1"
- Storage 9'0" x 14'6"
- Full bathroom 11'10" x 9'4"
- Bedroom 9'8" x 14'4"
- Bedroom 11'1" x 9'9"
- 4pc Ensuite bath 7'2" x 6'2"
- Primary Bedroom 11'1" x 13'3"

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<http://www.theamosteam.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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