



# 1705 WALLIS Road Okanagan Falls British Columbia

\$1,100,000

Located in Okanagan Falls, BC, this unique property combines a charming rancher home with a 3,200 sq ft industrial building on a single titled lot. The rare special zoning allows for both residential and industrial use, providing exceptional convenience and versatility. The well-maintained rancher offers single level living with 3 bedrooms and 2 bathrooms, including a spacious primary bedroom. The home also features a family room and a bright, open and vaulted great room with a stylish custom kitchen and a delightful corner gas fireplace to cozy up the living room. Seamless access to a well-used North facing veranda patio makes it perfect for entertaining and outdoor cooking and relaxation. The flat, fenced, and grassy yard offers ample space for outdoor hobbies and activities or a low-maintenance option. The versatile shop is currently used as a millwork facility, featuring a large open span area, bay door, office, natural gas boiler heating system, spray booth compressor room, dust collection system roughed in, separate 200-amp service, and plenty of storage. The shop has its own separate parking and entrance area with exposure off the main road and additional yard space and racking for various uses. The location is close to amenities and offers easy access to crown land for all your outdoor adventures and activities. Whether you need space for a growing business or a serious hobby shop, this property is truly one of a kind. DUPLICATE RESIDENTIAL LISTING - 10341081 (id:6769)

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group

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