



172 McGowan Road Oliver British Columbia

\$450,000

1306 SF, three-bedroom, two-bathroom rancher that is on its own 9147 SF lot, R2 zoning, backing onto a country VINEYARD. Privacy and lifestyle bask in southern sun light all year long. Completely flat & fenced yard, features a patio, gardens, space for BBQ. Garage enclosed to create extra floor space, great for a home office/business or a separate suite for family members needing their own space. No stairs, excellent for those with mobility issues. Or disassemble the enclosure, bring your garage back for your collector car or bike. Potential is endless. Generous garden shed for bikes and tools. Great starter house or excellent retirement home, room to spread out, bright, rural, & minutes away from Oliver with quick access to the highway. New septic system, taxes are low. Parking for 3 or more vehicles, also street parking. Do you need a wood-burning fireplace? It is possible here again. Open plan is inviting with kitchen island. Upgraded all in one laundry system, new flooring new roof, new AC, new heat registers. Total 55k in upgrades in last 2 years. Enjoy lifestyle options of the region, wineries, race track, airport, hiking trails, world class cycling routes, KVT and Oliver Wine District moments away even a district hospital. Come and get it, its what you want. Please call agent for more details not in this listing. (id:6769)

Workshop 15'1" x 16'8"

Storage 4'10" x 5'2"

Storage 5' x 8'11"

Primary Bedroom 14'1" x 10'11"

Living room 13'1" x 11'1"

Kitchen 10'1" x 11'1"

Dining room 13'3" x 9'1"

Bedroom 9'7" x 13'0"

Bedroom 8'10" x 12'0"

4pc Bathroom 9'10" x 7'10"

2pc Bathroom 4'7" x 5'6"

Listing Presented By:



Originally Listed by:
Chamberlain Property Group

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.