



## 18125 Hereford Road Lake Country British Columbia

\$1,225,000

\*A Rare Opportunity in One of the Okanagan's Most Coveted Locations\* Set on 9.62 breathtaking acres, this lakeview property is a rare gem offering unmatched potential in one of the most desirable areas of the Central & North Okanagan. Located just 15 km's to Lake Country, 5 km's to Predator Ridge Golf Resort and 20 km's to Vernon & only minutes to award-winning wineries & boat launches - this is truly a lifestyle investment. The welcoming 2-bedroom, 2-bathroom home combines comfort & sustainability. Designed for massive efficiency & cost-effective living, the home features a modern geothermal heating & cooling system, well water & a septic system - providing significant savings and making affordable acreage living a reality. Enjoy outdoor living at its finest with both north & south-facing covered patios, a peaceful gazebo & multiple RV hook-ups for guests. The expansive 80x40 shop is a standout feature with polished concrete floors, 220V power, 18' ceilings, a 500,000 BTU propane furnace, 22' x 10' office & an adjoining 81' x 16' lean-to for additional covered parking or RV storage. This acreage also includes: C-can storage & topsoil. There are no size restrictions for building a second residence, adding exceptional value in a location where land is truly priceless. Whether you're seeking privacy, a fully equipped workshop or unforgettable lake and mountain views, this property has it all.\*Contact your Agent or the Listing Agent today for more info or to schedule a viewing.\* (id:6769)

4pc Ensuite bath 12'8" x 9'2"

Primary Bedroom 14'1" x 12'9"

Bedroom 15'0" x 12'8"

Full bathroom 9'2" x 7'2"

Laundry room 8'4" x 6'6"

Kitchen 15'6" x 12'8"

Dining room 9'9" x 8'7"

Living room 15'9" x 13'5"

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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