



1998 Hwy 97 Highway Okanagan Falls British Columbia

\$929,999

CLICK TO VIEW VIDEO: Discover the freedom of self-reliant living at 1998 Highway 97, just south of Okanagan Falls. This 2004-built walkout bungalow sits on 1.41 acres and has an impressive EnerGuide rating of 1. Enjoy privacy, astounding updates, and modern efficiency. Free yourself from costly levies and municipal upgrades with your own private well, on-site septic system, and a 15.4 kW solar array paired with twin Tesla Powerwalls for power storage and 50 amp EV charging. Solar panel efficiency warranty valid until 2045 equals long term assurance and predictable energy benefits. The double garage, RV parking, and automatic gate provide convenience and security, while architectural metal panels, stucco exterior and metal roofing deliver striking curb appeal. Inside, the bright open-concept living space is highlighted by new smart appliances, sleek finishes, and large south-facing windows. The main floor offers 3 bedrooms and 2 baths, including a primary suite with ensuite. The walkout basement expands your options with a spacious rec room, den and separate area for a gym or studio. Outdoors, enjoy the large composite deck, fruit trees, chicken coop, and a private gazebo with a hot tub. This property backs onto Vaseux Lake, a bird sanctuary and fishing paradise. True independence with all the lifestyle benefits of the South Okanagan. Buyers to verify measurements if deemed important, some storage space in the basement is unfinished. A must see for your Okanagan future. (id:6769)

Listing Presented By:

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|-------------------------------|---------------------------|
| Storage 4'7" x 12'4" | Living room 12'7" x 13'7" |
| Storage 18'4" x 3'2" | Laundry room 7'7" x 11'3" |
| Storage 6'11" x 8'11" | Kitchen 10'1" x 13'5" |
| Storage 20'1" x 13'2" | Foyer 8'10" x 13'5" |
| Recreation room 19'3" x 22'2" | Dining room 12'7" x 11'4" |

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Bedroom 12'4" x 9'6"