



## 28 Deans Road Summerland British Columbia

\$875,000

Nestled on a private 2.81 acre lot, this 3 bedroom plus flex room, 2 bathroom rancher is move-in ready. The open concept living space features vaulted ceilings, a sunken family room, light oak kitchen cabinets and custom concrete countertops. Hardwood flooring in the living area and a Blaze King wood stove adds to the comfort. The master suite includes a 3-piece ensuite with a freestanding soaker tub, and French doors that lead to a covered deck. Two of the bedrooms boast custom loft spaces, offering additional character and functionality. The property borders the Trans Canada Trail, so in just steps you have unlimited access to hiking, biking, ATV and horseback trails. The property also includes a detached workshop and a separate outbuilding that was used for hay/tack and additional storage. Ample space for all your toys. Multiple decks surround the home, perfectly positioned in an East/West valley to maximize sun exposure. A large, secure dog run with 6 foot chain link fence and access to a separate enclosed area within the workshop. Located within minutes from downtown Summerland, on a quiet, no-thru road. This property is located on the Summerland school bus route. Water license is in place on Trout Creek. Stay connected with Telus fibre optic internet. Deck is conveniently wired for a hot tub. All measurements are taken from Iguide. Call today to schedule a viewing. (id:6769)

3pc Bathroom 8'5" x 7'11"  
 Bedroom 11'2" x 8'8"  
 Bedroom 11'3" x 8'8"  
 Bedroom 14'6" x 7'8"  
 Family room 11'4" x 11'1"  
 3pc Ensuite bath 9'2" x 8'6"

Primary Bedroom 13'10" x 10'4"  
 Office 9'11" x 8'1"  
 Mud room 8' x 7'8"  
 Dining room 20'6" x 19'11"  
 Living room 19'5" x 11'5"  
 Kitchen 15'3" x 12'2"

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Originally Listed by:  
 RE/MAX Orchard Country



Royal

LePage

#4002 - 2271 Harvey Ave ,  
 Kelowna, BC,

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