



3305 McGibney Road Naramata British Columbia

\$799,000

Rare opportunity to own a private view property in the village heart of Naramata. This 1960-built bungalow sits on an elevated 0.356 acre lot adjacent to farmland, offering exceptional privacy along with beautiful views of the village and Okanagan Lake. The home features 5 bedrooms and 3 bathrooms with a functional layout suited for families, guests, or future suite potential. A large deck is positioned to take advantage of the views, while mature landscaping provides a peaceful, established setting. The property includes a 2-car carport plus additional space for boat or RV parking. A newer roof has already been completed. Inside, the home retains character with an original stone fireplace and solid construction, but is ready for updating to suit modern tastes. This property also presents excellent redevelopment potential, with the elevated lot providing an ideal site for a custom view home only steps to all that the village of Naramata has to offer including beaches, parks, shops, dining and the local school. This prime location close to wineries, beaches, and all village amenities is a unique chance to renovate, invest, or build new in one of the South Okanagan's most desirable communities. (id:6769)

- Storage 15'11" x 12'1"
- Mud room 5'10" x 3'8"
- 3pc Bathroom 6'11" x 5'6"
- Bedroom 10'0" x 8'10"
- Bedroom 10'0" x 10'0"
- Bedroom 10'10" x 10'0"
- Games room 18'11" x 8'5"
- Laundry room 10'1" x 7'11"
- 4pc Bathroom 8'10" x 7'3"
- Bedroom 11'9" x 9'11"
- 2pc Bathroom 8'10" x 7'3"
- Primary Bedroom 23'5" x 12'7"
- Living room 19'5" x 19'1"
- Kitchen 10'1" x 10'3"
- Dining room 13'9" x 10'6"

Listing Presented By:



Originally Listed by:
Royal LePage Locations West



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.