



## 338 Howards Road Vernon British Columbia

\$1,199,000

Look no further if you desire 15.8 acres of complete privacy! A newly gravelled driveway leads you to a fully renovated 3-bedroom home with three decks and room for all of your toys. The potential to turn this property into your dream haven is unparalleled. It is accentuated by its proximity, just 3 minutes away from the renowned golf resort at Predator Ridge, 15 minutes to Vernon and a mere 25-minute drive from Kelowna Airport. Recent updates include a new 25 x 40 garage, new roof, new landscaping, and a robust 3/4 hp well pump rated for 5.0 GPM, complete with 280 ft of PVC piping. Embrace modern living with new additions like a 1800 Litre Propane Tank equipped with a WiFi Tank Refill Notification System, a 96% AFUE HE furnace, central A/C, hot water tank, flooring, lights, kitchen, water filtration system, bathroom upgrades, and newer appliances, including a washer and dryer. The spacious master bedroom not only features a large closet but also boasts a 3-piece ensuite and its own deck. RV parking is a breeze with water and sani dump connections, along with the potential for power hookup. The property is equipped with 200 AMP service and Telus Fibre Optik. All decks have been meticulously repaired and painted, presenting a like-new appearance. This property caters to a diverse range of buyers, each finding something exceptional to suit their lifestyle. Call to view today! (id:6769)

Other 25'0" x 40'0"

Laundry room 7'9" x 18'5"

4pc Bathroom 5'0" x 9'6"

Bedroom 8'10" x 13'3"

Bedroom 10'6" x 9'6"

Other 6'3" x 5'4"

3pc Ensuite bath 6'3" x 7'5"

Primary Bedroom 11'9" x 13'3"

Living room 13'9" x 13'3"

Dining room 8'1" x 13'3"

Kitchen 15'1" x 13'3"

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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