



## 338 Howards Road Vernon British Columbia

\$1,099,000

Escape the busy life on this 15.8 acre property only minutes from Predator Ridge. Regional District zoning changes in 2024 now allow you to keep this home as a secondary residence and build your own New primary residence using the 2nd well on the property! The owners have invested approx \$200K into the interior and exterior of the home, New garage, gravel drive, xeriscape, gardens, fencing, 3/4 hp well pump rated for 5.0GPM with 280 ft of PVC piping, New 1800 Litre Propane Tank with WiFi Tank Refill Notification System. New HE furnace 96% AFUE, Central A/C, Hot Water Tank, Flooring, Lights, Kitchen, Water Filtration System, Bathroom Updates, Newer Appliances, Washer and Dryer. The spacious master bedroom has large closet, 3 piece ensuite and its own deck! New BC Hydro Pole w 200 AMP service to property. 100AMP to home. 100 AMP to the NEW 25D x 45W SHOP with 9'W x 10'H doors and 12' ceilings to store all your toys. RV Site with Sani Dump, new Pex line & 50A RV Plug. All the decks have been repaired and painted like new. Horse barn is newly insulated, sheeted inside and roof shingled. This property offers many great things for many different kinds of buyers and your vision of what makes a property amazing! Natural Gas connection available from Commonage Road. Bring your lifestyle home to 338 Howards Road! (id:6769)

Laundry room 17'10" x 7'1"

4pc Bathroom 9'4" x 4'11"

3pc Ensuite bath 7'1" x 6'0"

Primary Bedroom 12'10" x 6'8"

Bedroom 10'4" x 7'2"

Bedroom 12'10" x 8'8"

Dining room 12'9" x 8'9"

Living room 20'3" x 12'10"

Kitchen 13'9" x 9'7"

Listing Presented By:



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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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