

409 Patten Road Oliver British Columbia

\$2,750,000


Two houses on this one-of-a-kind 80-acre property, bordered by Crown Land to the north and south, offers ultimate privacy overlooking Oliver. Completed in 2000, the main home, a quality Ruhland build, showcases stunning valley views, giving you the feeling of living in your own private park. The spacious rancher with a walk-out basement offers 3,400 square feet of living space, including 4 bedrooms and 3.5 baths. One acre surrounding the home is secured by an 8-foot deer-proof fence. Built to last, the home features a durable, energy-efficient concrete tile roof with a lifespan of over 100 years. The stucco exterior complements recent upgrades like a new electric furnace and heat pump for year-round comfort. A wood stove upstairs adds warmth, and the basement is plumbed for another. The walk-out basement is ready for a suite, or additional living space. Zoning allows for three additional accessory dwellings, providing exciting development potential. The 30 x 20-foot attached garage offers plenty of storage space. A custom-built guest house, completed in 2009, includes two 1-bdrm suites. Its metal roof and stamped concrete floors ensure durability, while the Egyptian plaster-finished walls create a unique charm. Both homes are connected to fibre optic TELUS internet, and the guest house is equipped with a split heat and cooling system. Currently operating as High Chaparral Guest House, it provides a peaceful retreat in this stunning natural setting. (id:6769)

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|---|---|
| Other 9' x 9' | Office 10' x 10' |
| Bedroom 12' x 11'6" | Bedroom 11' x 10'5" |
| 4pc Bathroom Measurements not available | Bedroom 21' x 13' |
| Utility room 12' x 7'10" | 4pc Ensuite bath Measurements not available |
| Games room 22' x 12' | Primary Bedroom 21' x 12'5" |
| Family room 32' x 14' | Foyer 18' x 9' |

2pc Bathroom Measurements not available
3pc Bathroom Measurements not available
Other 9' x 9'

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