



445 5 Road Oliver British Columbia

\$1,149,000

First time on the market - and what a gem! This spacious family home has been lovingly maintained by its original owners and is now ready for its next chapter. With 4 generously sized bedrooms all on the upper level, it's perfect for a growing family. Need a mortgage helper? You're in luck - there's a fully self-contained 1-bedroom suite with a wonderful long-term tenant who'd love to stay. Summer dreams come true with a stunning 20x40 saltwater pool (8ft deep end!) and the option to heat it for year-round fun. Parking won't be an issue with an attached double garage, ample open space, and 2 30amp outlets for RV and/or EV hookups. Inside, you'll find newly refinished oak hardwood floors, soaring ceilings in the office, a bright main bathroom with a skylight, and a large primary suite with an updated ensuite. The dining room boasts a cozy wood-burning fireplace, the kitchen features a natural gas stove, and both the living room and suite include gas fireplaces for extra comfort. Enjoy newer kitchen appliances and charming farmhouse vibes throughout. Major upgrades include new vinyl siding (2024), a brand-new asphalt roof, and partial gutters (2025). All this on a small rural acreage just 5 minutes to town! Sip your morning coffee on the front porch with breathtaking valley views or soak up the sun by the pool in your fully fenced backyard oasis. This is one you don't want to miss!

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Royal

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Primary Bedroom 12'9" x 20'2"

Office 13'2" x 5'6"

Bedroom 12'9" x 11'0"

Bedroom 9'11" x 10'6"

Bedroom 9'11" x 10'3"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Storage 34" x 12'5"

Office 13'2" x 5'6"

Living room 12'10" x 14'3"

Laundry room 12'9" x 18'8"

Kitchen 12'10" x 16'1"

Bedroom 9'2" x 12'5"

3pc Bathroom Measurements not available

Living room 26'11" x 13'0"

Kitchen 13'2" x 11'7"

Other 20'2" x 26'5"

Foyer 7'3" x 11'7"

Dining room 13'8" x 16'0"

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