



463 Eastside Avenue Oliver British Columbia

\$1,100,000

This meticulously kept residence boasts traditional stylings, offering a harmonious blend of elegance and comfort. With 3 bedrooms and 4 bathrooms, it's the epitome of spaciousness and functionality for everyone from a retired couple to a young family. From the moment you arrive, the gorgeous curb appeal and meticulously manicured landscaping will captivate you. The fully fenced private yard ensures privacy, complete with underground irrigation for hassle-free maintenance. Step inside to discover the beauty of the natural hardwood floors and tile throughout the main level, and features two cozy gas fireplaces. The updated appliances in the kitchen add modern convenience, while the south-facing windows have been upgraded to LOW E UV windows, enhancing energy efficiency and comfort. Rest easy with newer mechanicals including furnace, AC, and hot water tank , washer and dryer, ensuring peace of mind for years to come. The basement is perfect for movie night, hobbies or even potentially a suite, and at the moment provides tremendous storage space . Additionally, the attached garage provides parking convenience, while the bonus space adds versatility as a workshop, business space or office. This executive home delights with views from every window, inviting in abundant natural light through skylights. Every corner exudes care and attention to detail, promising a lifestyle of comfort and refinement. Don't miss the opportunity to make this Eastside Ave gem your own!

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Originally Listed by:
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Royal

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Bedroom 12'10" x 10'8"

Living room 12'4" x 15'1"

Bedroom 9'2" x 13'5"

Laundry room 7'5" x 4'11"

4pc Bathroom Measurements not available

Kitchen 13'11" x 12'4"

Other 9'9" x 9'1"

Other 11'2" x 25'5"

Other 28'6" x 35'7"

Family room 12'10" x 13'10"

Storage 7'4" x 6'9"

Dining room 11'0" x 14'4"

Recreation room 24'6" x 26'5"

Other 11'2" x 25'5"

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Primary Bedroom 23'2" x 17'11"

2pc Bathroom Measurements not available

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