



## 6775 L&A Road Vernon British Columbia

\$1,399,000

Your dream of a smaller equestrian property just came true! Located just minutes from the City of Vernon, this 3.77-acre property is fully fenced and irrigated and ready with 3 paddocks, riding arena and pastures! Super two stall barn with heated, automatic waterer and enclosed hay storage. Tack room and equipment storage. Saddle up and ride out your back gate onto the Grey Canal trail! Beautiful mature grounds, rich loam gardens, perennial flower gardens and cherry and plum trees! Greenhouse too! Check out the 34x31 workshop with dual 12 ft doors, 220amp service, wood stove, insulated cold room and compressor! Detached garage and equipment storage. Loads of parking for your horse trailers and RV! This original home has been lovingly maintained and retains all its quaint country charm. Bright and light! Country kitchen, formal dining room, cozy living room with floor to ceiling real wood burning fireplace. Two bedrooms on the main floor while the primary bedroom occupies the quiet upper level. Enjoy the outdoors on the large patio with hot tub, or evenings around the firepit. (id:6769)

Primary Bedroom 19'3" x 13'5"

Utility room 12'1" x 16'6"

Storage 13' x 19'1"

Living room 12' x 21'9"

Dining room 13'3" x 12'6"

Bedroom 12'5" x 8'4"

Bedroom 11'8" x 10'3"

4pc Bathroom 13'4" x 6'2"

Family room 13'5" x 19'8"

Kitchen 13'5" x 11'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Priscilla

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



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