



7200 Victoria Road Summerland British Columbia

\$1,150,000

Charming Family Home in the Heart of Summerland's Wine Country Located along the iconic Bottleneck Drive, this well maintained home offers the perfect blend of comfort, character, and location. Enjoy living just minutes from renowned wineries, the Kettle Valley Rail Trail, and directly backing onto the historic Kettle Valley Steam Railway offering a truly picturesque, Hallmark-style setting. This spacious home features a versatile layout with 3 bedrooms on the upper level overlooking a bright living room with soaring 19 foot vaulted ceilings. The lower level includes a flexible office or guest space with its own exterior entrance and built-in wall bed; a space perfect for remote work or visitors. The beautifully landscaped backyard features a serene creek, natural rock garden, and large patio ideal for relaxing or entertaining. Key Features: 50-amp breaker for future hot tub 30-amp RV receptacle Updated HVAC (2020) Hot water tank, kitchen appliances, garage door (2020) Washer and dryer (2022) New interior paint (2025) Capture this lifestyle opportunity in one of the Okanagan's most charming and desirable communities. (id:6769)

Other 7' x 9'

Primary Bedroom 19' x 27'

Den 7' x 12'

Bedroom 13' x 10'

Bedroom 13' x 10'

Full ensuite bathroom 9' x 12'

Full bathroom 6' x 8'

Dining room 10' x 14'

Office 12' x 11'

Living room 20' x 22'

Laundry room 10' x 12'

Kitchen 11' x 14'

Foyer 13' x 12'

Family room 13' x 12'

Partial bathroom 3' x 7'

Listing Presented By:



Originally Listed by:

Chamberlain Property Group



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.