



## 7466 ISLAND Road Oliver British Columbia

\$475,000

Set on a flat 1-acre parcel along a tranquil oxbow, this unique property offers a truly park-like setting. The oxbow is quiet and serene, perfect for birdwatching, enjoying nature, or exploring the potential for a hobby farm. Fully fenced and zoned AG1, the land provides an exceptional amount of usable, level space--ideal for gardening, play, animals, and outdoor enjoyment. The main residence is a charming 3-bedroom rancher featuring an open floor plan anchored by a cozy wood stove and French doors that open onto a private deck. The kitchen is filled with rustic character, showcasing wood accent walls, a wood feature beam, open design, and excellent natural light. The main bathroom also functions as a laundry room and carries a warm, Santa Fe-inspired charm with rustic wood features, custom tile, and a unique sink. The front entry is versatile and can easily double as a fourth bedroom. Complementing the main home is a cozy 460 sq. ft. guest suite with an open layout, its own wood stove, loft storage, and a spacious bedroom with a walk-in closet. The kitchen offers ample cupboard space, and the suite backs directly onto the oxbow--an ideal spot to enjoy slow mornings with a cup of coffee while watching ducks glide by. Recent updates to the property include the roof, wood stoves, French doors, and the guest suite. With abundant parking for vehicles, toys, and RVs, plus extra storage provided by two outbuildings and a shed, this property delivers space, flexibility, and a rare connection to nature. (id:6769)

Foyer 9'4" x 9'8"

Bedroom 7'7" x 13'7"

Bedroom 9'4" x 9'8"

Bedroom 7'7" x 13'6"

Primary Bedroom 12'6" x 15'

Living room 15'11" x 14'9"

4pc Bathroom 6' x 10'4"

Kitchen 13'1" x 13'3"

Primary Bedroom 8'4" x 13'5"

Full bathroom 5' x 6'2"

Living room 6'11" x 17'2"

Kitchen 8'8" x 10'9"

Listing Presented By:



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