



8134 River Road Oliver British Columbia

\$1,375,000

At just shy of 13 acres, this fully fenced, level property just minutes north of Oliver presents multiple options to create an idyllic, farm-based family estate, or to significantly enhance your existing agricultural holdings. Surrounded by breathtaking mountain views, the land is rich and productive—ideal for commercial gardening, farming, or livestock. The unique, custom-built, wheelchair-accessible main residence is a project, but features amazing bones, including large expanses of windows, soaring, vaulted, wood panelled ceilings, and floor to ceiling fireplace feature walls in the public spaces. With two spacious bedrooms, potential for two luxurious baths, a home office, and a unique garage-doored breezeway, the opportunities to bring your Town & Country vision to life are endless. An 1,159 sq ft secondary duplex offers 3 beds, 2 kitchens & 2 baths in total, providing incredible opportunities for guests, worker accommodation, or to reside on-site while overseeing your transformation of the principal residence. An active, working farm until recently, approximately 10 acres are currently fallow pasture. Supported by multiple farm buildings, including two classic barn structures; one fully penned and ideal for a small-livestock operation, and the other providing a massive open space with hayloft above, the property also boasts numerous, smaller buildings for hay, animal, or equipment shelter, or storage. Dimensions are approximate. Buyer to satisfy themselves if important. (id:6769)

Other 10'8" x 5'1"

Living room 15'7" x 14'10"

Dining room 15'7" x 8'9"

Kitchen 22' x 16'3"

Mud room 10'6" x 7'7"

Foyer 10'11" x 9'1"

Den 10' x 6'1"

Family room 17'4" x 15'7"

Primary Bedroom 15'10" x 11'5"

Full ensuite bathroom 4'7" x 5'8"

Bedroom 15'8" x 10'9"

Full bathroom 13'3" x 5'2"

Laundry room 8'7" x 7'9"

Utility room 19'11" x 9'4"

Full bathroom 8' x 4'11"

Living room 13'4" x 12'11"

Kitchen 11'6" x 8'8"

Dining room 11'6" x 7'11"

Bedroom 11'5" x 10'8"

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