



# 8475 Summerland Princeton Road Summerland British Columbia

\$1,250,000

Listing Presented By:



Originally Listed by:  
RE/MAX Orchard Country

Peaceful Country Living in this beautiful Rancher, with full basement situated on picturesque 2.5 acre property. Only 8 minutes to downtown Summerland & on the school bus route, this is the perfect family home. Front covered patio is inviting and the perfect spot to relax. On the main level, you will find the kitchen, dining, living & laundry room, full bathroom, 2 bdrms, & a spacious master bdrm complete with walk-in closet, 4-piece ensuite, & oversized jetted tub. The lower level is versatile and spacious, perfect for entertainment in the family/flex room. Downstairs has a 4th bedroom, full bathroom, and storage room. This level has separate outside access and could easily be converted into an in-law suite. Enjoy the private outdoor living space while soaking in the hot tub or lounging on the huge deck. Children (& pets) can safely play within the large, fenced yard featuring a playground & treehouse. Generous attached two-car garage for your hobbies or toys, with lots of room for outdoor parking. Steps away from the Trans Canada Trail & Trout Creek. Excellent opportunity for a hobby farm as property comes with chicken coop, horse shelter, workshop, & deer/chain-link fencing. New roof. Furnace has been replaced (includes a heat pump, air conditioning, & back-up pellet furnace). Potential for a carriage house or mobile for extra income (see zoning details). Access to high-speed internet/cellular reception. Call today to view! All measurements taken from IGuide. (id:6769)



Royal

LePage

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- Other 4'5" x 4'
- Bedroom 18'8" x 10'2"
- Storage 9'5" x 6'6"
- Utility room 9'1" x 3'5"
- 4pc Bathroom 9' x 4'11"
- Recreation room 23'9" x 27'2"
- Pantry 4' x 3'
- Laundry room 8'6" x 4'
- Kitchen 14'10" x 12'11"
- Living room 22'10" x 18'
- Bedroom 9'10" x 9'11"
- Bedroom 10'1" x 9'10"
- 4pc Bathroom 8'10" x 4'9"
- 4pc Ensuite bath 10'4" x 8'5"
- Other 6'8" x 5'1"
- Primary Bedroom 14'6" x 12'7"

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Dining room 9'11" x 9'6"