



## 8704 72ND Avenue Osoyoos British Columbia

\$749,000

This beautifully renovated 1206 sqft rancher sits on a generous 0.21-acre lot on a quiet lane offering the ideal Okanagan lifestyle just a short walk from the beach, restaurants, pub, shopping and town events. The appealing 2-bedroom, 2-bathroom home with 8.5' ceilings, masterfully combined sleek modern aesthetics with timeless traditional appeal, creating a warm and inviting space. Step outside to enjoy not one, but two private patios--perfect for relaxing, entertaining, soaking in the sunshine or relax under the huge custom shade sail to enjoy laid-back vibes of the region. A standout feature is the impressive 702 sq ft secondary building, was professionally renovated in 2020 and includes a 2-piece 6x7 bathroom plus a kitchenette. This versatile space is ideal as a guest house, in-law suite, home-based business setup, creative studio, add a shower for rental or potential BnB. The fully landscaped fenced yard features a newly installed in 2020 water smart drip irrigation throughout the property, with ample parking, and dedicated RV parking complete with 30 amp power, sani dump and year round water hookup. Major mechanical updates of the main home were completed in July 2017, including a new gas furnace, central AC, hot water tank, and water softener, ensuring comfort and efficiency. Additional improvements fresh flooring throughout, updated bathrooms, windows and doors and stylish custom blinds. Measurements are approximate and should be verified by buyer if deemed important. (id:6769)

Living room 17'3" x 21'3"

Laundry room 8'10" x 5'3"

Kitchen 13'11" x 8'9"

3pc Ensuite bath 6'8" x 6'4"

Dining room 10'6" x 6'10"

Primary Bedroom 10'10" x 14'1"

Bedroom 11'4" x 10'5"

4pc Bathroom 7'4" x 8'9"

Partial bathroom 7'7" x 6'2"

Other 35'4" x 18'10"

Listing Presented By:



Originally Listed by:

Royal LePage South Country



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.