



## 21454 BATHVILLE ROAD Summerland BC

\$685,000

Fenced 5 acres. 2 flat levels, well-built 3 bed, 2 1/2 bath home overlooking 600' Trout Creek frontage & groomed field. Perfect for horses! Rare combination of peace, quiet & privacy, only minutes on paved road to downtown Summerland. Fantastic out-the-driveway green belt direct access for horse & recreation enthusiasts. U/G irrigation powered by electric & off-the-grid gas pump. Reliable District of Summerland dam-controlled large quantity water supply from transferable registered Trout Creek water license for irrigation. Artesian well provides exceptional potable water with a flow rate that exceeds max capability of well pump (new last year). Heated garage/workshop with woodstove & thermostatic controlled electric heater. Convenient plumbed external compressed air supply. Out buildings for storage, horse or hobby farmers & covered parking. Large circular driveway = easy access/exit for all vehicles. AND cell service too! All measurements approx. Click Multimedia for 360 3D Video.

Kitchen 16x13\3

Family Room 16x12\5

Laundry Rm 7\8x7

Foyer 11\7x5\9

Hobby Room 7x17\2

Bedroom 12\8x11\8

Master Bedroom 12x13\7

Master Bedroom 13\3x23

2pc Ensuite

3pc Ensuite

4pc Bathroom



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