



8487 97 Highway 117 Oliver British Columbia

\$359,900

This spacious 1,612-square-foot double-wide home in the popular 55+ Country Pines community offers accessible living with complete peace of mind. Major mechanical upgrades are complete, including a newer roof, furnace, central air conditioning, hot water tank, PEX plumbing, and built-in central vacuum. The functional floor plan features two bedrooms, two full bathrooms, and a dedicated kitchen wall oven and island that makes daily cooking easy. Outside, the property delivers strong curb appeal, a single garage, oversized carport, an adjoining workshop, and a private back yard equipped with underground irrigation on timers. The large deck off the kitchen and dining area provides a quiet outdoor space to enjoy the mild South Okanagan climate and is plumbed for a natural gas BBQ. The park provides access to Gallagher Lake. Local wineries, world class golf, and downtown Oliver are nearby. Pad rent of \$700 per month covers water, sewer, garbage, recycling, road snow removal, park management, and the land portion of property taxes, keeping monthly overhead predictable. The park permits up to two pets under 35 pounds or 17 inches in height. This home presents an excellent opportunity for buyers seeking low-maintenance living, functional space, and long-term comfort in the Wine Capital of Canada. (id:6769)

Laundry room 8'10" x 8'

Office 12'3" x 13'7"

4pc Bathroom Measurements not available

Bedroom 8'10" x 15'3"

3pc Ensuite bath Measurements not available

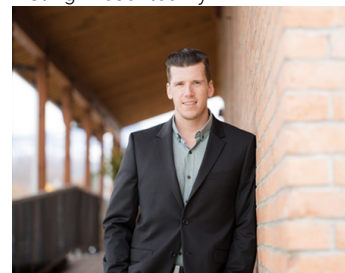
Primary Bedroom 12'2" x 13'10"

Living room 13'1" x 21'9"

Dining room 12'2" x 18'2"

Kitchen 12'3" x 19'6"

Listing Presented By:



Originally Listed by:
Royal LePage South Country

RE/MAX Kelowna

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