



12102 Augusta Lane Osoyoos British Columbia

\$1,689,900

Custom-built with exceptional quality, this Augusta Lane home is perched on a 1/3 acre lot and offers over 5,500 sq.ft. of refined living--2,800 sq.ft. on the main and 2,700 sq.ft. below. Designed with unique styling and built to an uncompromising standard, this residence is priced well below replacement cost. Featuring an ICF foundation, Hardie siding, and concrete tile roof, with approx. 8 years of new home warranty remaining. Inside, 10-ft ceilings, 8-ft solid wood doors, and wide plank white oak flooring create a strong architectural presence. The chef's kitchen delivers premium cabinetry, quartz counters and backsplash, a full butler's pantry, Bosch appliances with double wall ovens, and a 5-element induction cooktop. The primary suite offers a custom walk-in closet with island and a spa-inspired ensuite with oversized tiled shower. Comfort and efficiency are elevated with natural gas on-demand hot water, standby generator, and full home water filtration, softener, and reverse osmosis. Outdoor living is anchored by a massive covered deck, gas BBQ hookups, hot tub, and pool-ready yard with underground irrigation. Parking and workspace are unmatched with an oversized double garage for full-size pickups plus a massive 2-bay approx. 1,300 sq.ft. commercial-grade shop with 16-ft ceilings, heating, A/C, and private bathroom. Complete with Hunter Douglas blinds, security, and holiday lighting. Just minutes to Osoyoos Golf Club and Osoyoos Lake. (id:6769)

- Bedroom 11'11" x 12'1"
- Utility room 10'2" x 13'8"
- 3pc Bathroom 7'7" x 7'8"
- Bedroom 12' x 12'
- Bedroom 15'4" x 12'
- Kitchen 12'7" x 7'4"
- Gym 10'0" x 14'5"
- Office 10'0" x 10'0"
- Mud room 11'7" x 8'4"
- Other 15'7" x 15'4"
- 3pc Bathroom 7'8" x 5'3"
- 3pc Bathroom 8'0" x 7'
- Bedroom 15'4" x 13'
- 6pc Ensuite bath 13'7" x 13'5"
- Primary Bedroom 16'10" x 15'11"
- Laundry room 11'0" x 11'0"

Listing Presented By:



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Recreation room 31'6" x 30'3"

Office 13'10" x 11'6"

Other 13'7" x 10'8"