



## 2807 Willowbrook Rd Road Oliver British Columbia

\$899,000

Acreage opportunities of this scale in Willowbrook are increasingly rare--nearly 48 private acres facing protected park reserve with unobstructed mountain views. This well-maintained split-level home offers 3 beds and 2 baths on the main, plus a walk-out lower level with 1 bed and 1 bath--ideal for guests or flexible living. Vaulted ceilings, hardwood floors, a bright functional layout, covered parking for 2 vehicles, and an XL private view deck complement Okanagan summers with an in-ground pool and hot tub. Approx. 3 flat, fenced usable acres--zoned LH1 and not in the ALR--are ideal for horses or hobby farming, along with a LARGE RV site with 50 AMP power and water. Two drilled wells (7 & 8 GPM), 2-tank septic (2002, pumped 2025), heat pump (2015), 2025 roof with 30-yr warranty, exterior paint and deck upgrades (2025), fibre optic internet, and local fire service add to the value. Located on the school bus route, approx. 20 mins to Oliver and 25 mins to Penticton. (id:6769)

Other 3' x 3'1"

Bedroom 12'10" x 12'11"

Recreation room 21'11" x 11'9"

3pc Bathroom 6'5" x 6'4"

Utility room 7'6" x 4'10"

Laundry room 11'4" x 12'10"

Foyer 8'3" x 8'5"

Bedroom 8'10" x 10'8"

Bedroom 9' x 10'

4pc Bathroom 7'5" x 9'11"

2pc Ensuite bath 4'8" x 5'

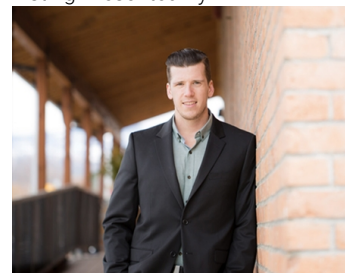
Primary Bedroom 13'9" x 13'5"

Dining room 8'10" x 13'2"

Kitchen 10'5" x 12'

Living room 23'3" x 13'4"

Listing Presented By:



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