



# 481 Hody Drive Okanagan Falls British Columbia

\$849,900

Three good reasons to consider this property: 1) LOCATION. Great sunset views of Skaha Lake over million dollar waterfront homes on quiet Hody Drive. Steps from public access to the lake, 10 minute walk to the beach and groceries. 2) FAMILY HOME. 3 bedrooms, 2 bathrooms on the main, 1 bedroom, bathroom, family room down. New kitchen and bathroom 4 years ago. Primary bedroom opens onto deck with hot tub. Large fenced backyard with flat area at the very back. Orchard behind the property offers additional privacy. 3) SUITE POTENTIAL. Ideal for ground-floor suite. Separate entrance, just add cooking facilities. Use as your principal residence and the suite could qualify under the new B.C. rules for short-term rentals. New furnace and hot water tank in the last year. Double garage with access to the foyer and the basement living area. RV parking beside garage and on the street. Garden shed, storage shed. (Overall square footage: BC Assessment, buyer to verify if important.) (id:6769)

Full bathroom Measurements not available

Storage 8'6" x 5'5"

Laundry room 11'2" x 7'8"

Bedroom 11'3" x 10'1"

Games room 13'1" x 11'4"

Family room 15'7" x 12'8"

Foyer 8' x 7'9"

Full bathroom Measurements not available

Bedroom 9'9" x 9'2"

Bedroom 10' x 9'8"

Full ensuite bathroom Measurements not available

Primary Bedroom 15'10" x 12'5"

Kitchen 16' x 11'

Dining room 10' x 9'10"

Living room 18'9" x 13'

Listing Presented By:



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OAKWYN REALTY  
OKANAGAN

**Oak Wyn Realty Okanagan**

108 1980 Cooper Road , Kelowna,  
BC, V1Y 8K5

Phone: 250-861-5122

Fax:

[dan.singla@gmail.com](mailto:dan.singla@gmail.com)

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