



# 4123 San Clemente Avenue Peachland British Columbia

\$1,195,000

Numerous possibilities await in this Peachland rancher just walking distance to Okanagan Lake. In the desirable flats of Peachland, this home allows you to truly live the Okanagan Lifestyle! With the lake just a block away, you can go for a beach walk to take in the morning sun, then head to Bliss Bakery for coffee before you take on your friends at the pickleball/tennis courts across the street. Snow Birds look no further; this home boasts 3 beds and 2 bathrooms on one level, a kitchen with an abundance of cabinetry and a primary bedroom with walk in closet and ensuite bathroom. There is also plenty of room for your RV with clean out, power and water accessible at the side of the home, plus a detached shop for all your storage needs. Take in the LAKE VIEWS from multiple areas of the home or from the oversized south facing patio. All the mechanical systems have been updated with the hot water tank, furnace and AC all being replaced over the past 5 years, as well as the roof is less than 10 years old. Wide side access to the large fenced yard provides you with plenty of room for a detached garage or CARRIAGE HOUSE. DEVELOPERS; this large .2 acre lot has FOURPLEX POTENTIAL. With the beach, Peachland Elementary, IGA, parks and restaurants all within walking distance, it's no wonder that homes rarely come up for sale in this neighborhood. (id:6769)

Primary Bedroom 12'7" x 16'1"

Living room 13'2" x 15'3"

Laundry room 6'3" x 6'1"

Kitchen 12'2" x 9'11"

Foyer 5'4" x 11'7"

Family room 12' x 17'2"

Dining room 7'11" x 11'3"

Other 12'7" x 9'4"

Bedroom 10' x 9'10"

Bedroom 10' x 9'10"

4pc Bathroom 4'10" x 8'11"

3pc Ensuite bath 10' x 10'5"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty



Royal

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