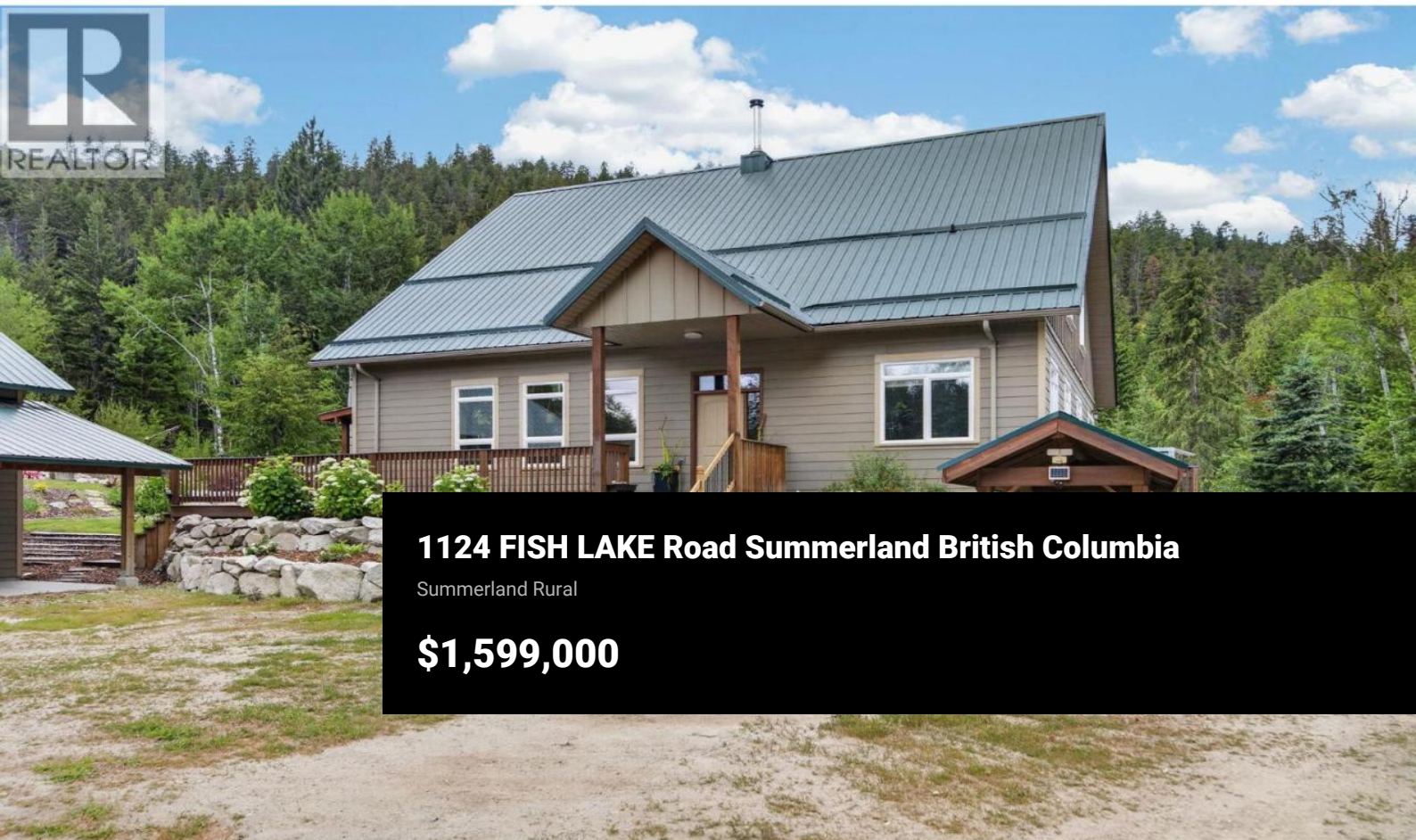
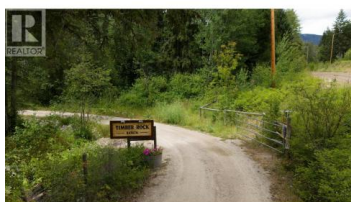




1124 FISH LAKE Road Summerland British Columbia

Summerland Rural

\$1,599,000



Welcome to TIMBER ROCK RANCH, a private 38-acre RETREAT offering exceptional self-sufficient living without compromising MODERN COMFORT. Located just 20 min. west of Summerland and minutes from Darke Lake Provincial Park, this thoughtfully designed home features ENERGY-EFFICIENT ICF construction, GEOTHERMAL heating and cooling, a Nu-Air system and a wood-burning stove for added warmth. The spacious open-concept layout includes four bedrooms and three bathrms, with the primary suite & laundry on the main floor. Full basement with its own wheelchair access. A high-producing drilled Well delivers approximately 90 GPM ensuring abundant water for household use, gardening and livestock. The property offers a 24' x 44' SHOP with 14' ceilings, established garden, greenhouse, private trails and ample firewood harvesting. Timber Rock Ranch has also become a welcoming gathering place with live concerts hosted on site and a charming sleeping cabin-ideal for those envisioning a retreat space, hobby farm or unique venue. Divided by Fish Lake Road with a SOUTH-FACING 17 ACRES featuring road access, building sites, and Well location. RESOURCE AREA ZONING provides flexibility for farming, livestock, recreation, and a variety of home-based business possibilities. Solar & irrigation projects are already underway adding to the property's long-term sustainability. This is more than a home-it's a...



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