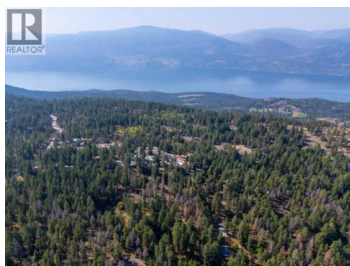




338 Howards Road Vernon British Columbia

Commonage

\$1,099,000



Located on a quiet no-thru road off Commonage, this 15.78 acre parcel offers an incredibly private and serene buildable site, accessible by a new gravel driveway, backing the world class Predator Ridge community. This property offers 200 AMP service, a 25 foot x 40 foot shop, two wells, an 800 gallon concrete septic system and an 1800L Propane Tank with Wifi Tank Refill Notification System (natural gas connection available from Commonage Road). There is a possibility of building a new home on a beautiful, private perch in the centre of the property, and retaining the existing residence as a carriage/accessory home. Currently operating as a small hobby farm, the property features an insulated barn, a fully fenced in chicken coop, a separate fenced dog run and garden, as well as an RV site with sani-dump. The three bedroom, two bathroom manufactured home offers comfortable living with numerous modern updates. Improvements include upgraded appliances, refreshed bathrooms, flooring, lighting, a water filtration system, and major mechanical upgrades: hot water tank, central A/C (2021) and a high-efficiency furnace (2021). Outdoor living is maximized with multiple seating areas perfect for spring and summer enjoyment, plus a private deck off the primary bedroom. Located thirty minutes from YLW Airport, fifteen minutes from Vernon Jubilee Hospital and ten minutes to O'Rourke Famil...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Scott Marshall

Sotheby's International Realty Canada

Phone: (250) 470-2388

<https://hallcassiemarshall.com/>

