



## 7200 VICTORIA Road Summerland British Columbia

Main Town

# \$875,000



Charming Family Home in the Heart of Summerland's Wine Country Located along the iconic Bottleneck Drive, this well maintained home offers the perfect blend of comfort, character, and location. Enjoy living just minutes from renowned wineries, the Kettle Valley Rail Trail, and directly backing onto the historic Kettle Valley Steam Railway offering a truly picturesque, Hallmark-style setting. This spacious home features a versatile layout with 3 bedrooms on the upper level overlooking a bright living room with soaring 19 foot vaulted ceilings. The lower level includes a flexible office or guest space with its own exterior entrance and a built-in wall bed; this space is perfect for remote work or visitors. The beautifully landscaped backyard features a serene creek, natural rock garden, and large patio ideal for relaxing or entertaining. Key Features: 50-amp breaker for future hot tub 30-amp RV receptacle Updated HVAC (2020) Hot water tank, kitchen appliances, garage door (2020) Washer and dryer (2022) New interior paint (2025) Capture this lifestyle opportunity in one of the Okanagan's most charming and desirable communities. (id:6769)

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