



## 12914 Oyama Road Lake Country British Columbia

\$1,599,000

Set on a desirable west-facing slope with views of Wood Lake and Spion Kop, this exceptional property offers privacy, and strong income or lifestyle potential. The boundary backs directly onto the Ribblesworth Lake Country walking trail, creating a peaceful, natural setting with year-round recreation at your doorstep. A self-contained carriage house, fully remodelled and converted in 2021, features its own Washer/Dryer and has a separate septic system, making it ideal for guests, or rental use. Major updates include a new high-efficiency furnace (2021) and hot water on demand (2021). All windows in the upper level of the main home and the main room downstairs—including sliding and French doors—have been replaced within the last eight years. Decks were rebuilt approximately seven years ago using low-maintenance engineered wood/Trex. Outbuildings include a 40' x 15' shed suitable for two vehicles, storage, or animal shelter, along with a chicken coop and woodshed. Enjoy outdoor living with a gas-heated inground pool (heater approx. 5 years old); the 40' x 24' mountain-lake-shaped pool will require a new liner. A wet/dry sauna in the basement adds a touch of luxury. With fertile land and excellent exposure, the property could once again support an orchard, or be reimagined as a boutique vineyard, cidery, or tasting room. Located in the Oyama Traditional School catchment. A rare opportunity to combine lifestyle, views, and future potential in the heart of the Okanagan. (id:6769)

Other 11'2" x 8'

Sauna 5'10" x 5'9"

2pc Bathroom 4'10" x 4'2"

Storage 10' x 9'10"

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Bedroom 14'6" x 8'6"

Bedroom 12'6" x 9'

3pc Bathroom 6'7" x 5'8"

Primary Bedroom 20'6" x 12'

Recreation room 20'6" x 16'8"

Bedroom 17'4" x 9'2"

3pc Bathroom 9'4" x 8'10"

Kitchen 17'6" x 15'9"

Other 13'9" x 9'4"

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