



# 15524 Barkley Road Lake Country British Columbia

\$1,224,999

Estate-sized property ideal for building your family dream home. Private acreage w/rare 180 degree lake.mtn, orchard views. Level private driveway leads to your home adjacent to the O'Rourke Winery. Mins to 50th Parallel+Gray Monk Wineries, Predator Ridge Golf Course. Current home, built 1992, features soaring ceilings in living room and master bedroom; cherry-wood flooring on main; wood-burning fireplace in the lakeview living room. Upper floor is a primary bedroom with ensuite. Level entry main floor includes 2 bedrooms with a full bath. Bright walkout basement features a big rec room, full kitchen, bedroom+bathroom which could be made into an in-law suite. New roof in 2014. The electric furnace with heat pump (and AC) was replaced in 2015, and the H/W tank was replaced in 2018. Attached 2-car garage. Lake sourced water feeds a 3000 gallon cistern. Natural gas nearby. Lots of room to add a shop, stable, pool and/or tennis/pickleball court. The current house is livable but needs substantial updates and repairs. Property being sold As Is. Main floor kitchen is not complete and needs to be replaced (owners use lower level kitchen). Deck needs to be completely rebuilt. Some windows, doors, and trim also require replacement and there has been settling that needs to be addressed. Current owners love the unmatched views/wildlife, room to let the family roam, and the quiet location that is 20 mins to Vernon or 30mins to Kelowna. Open to reasonable offers and priced to sell in 2026. (id:6769)

- Primary Bedroom 14' x 12'3"
- Full ensuite bathroom Measurements not available
- Living room 15'8" x 29'
- Kitchen 15'8" x 10'
- Bedroom 12'4" x 18'6"
- Full bathroom Measurements not available
- Bedroom 11'4" x 12'8"
- Bedroom 11'11" x 12'8"
- Full bathroom Measurements not available
- Living room 19'3" x 15'8"
- Kitchen 12'5" x 15'8"

Listing Presented By:



Originally Listed by:  
Engel & Volkers Okanagan

<http://www.richardjamesdeacon.com/>



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