



338 Howards Road Vernon British Columbia

\$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 Family Estate Winery, this is your rural escape to Okanagan serenity. Tiny home not included in the purchase price (available separately). (id:6769)

Living room 12'10" x 20'2"

Kitchen 12'11" x 14'9"

Laundry room 18'0" x 7'2"

Primary Bedroom 13'0" x 11'7"

3pc Bathroom 7'2" x 6'1"

4pc Bathroom 9'6" x 5'0"

Bedroom 9'5" x 10'5"

Bedroom 13'0" x 8'7"

Dining room 13'0" x 7'10"

Listing Presented By:



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