



## 6775 L&A Road Vernon British Columbia \$1,150,000

This 3.77-acre property is a dream for hobbyists, entrepreneurs, and those seeking a blend of business potential and country living. The 34' x 31' heated shop is fully equipped with natural gas heating, 14-ft ceilings, dual 12-ft doors, 220-amp service, a concrete floor with a drain, and a built-in air compressor, plus a separate entrance and ample level parking, making it ideal for a workshop, storage, or small business. The land has also supported a successful farm gate sales business with large, irrigated gardens. Fully fenced and cross-fenced, it's ready for livestock with a two-stall barn, automatic waterer, riding arena, and multiple paddocks. Property backs directly onto the Grey Canal Trail which opens the opportunity to walk your dog, ride your bike or trail ride your horse right from your home! The charming country home is bright and welcoming, featuring a cozy living room with a floor-to-ceiling wood-burning fireplace, a formal dining room, and a country kitchen, with two bedrooms on the main floor and a private primary upstairs. Enjoy outdoor living with a spacious patio, hot tub, and firepit area, perfect for relaxing after a productive day. Located just minutes from Vernon, this property is packed with possibilities--whether for work, play, or both! (id:6769)

Primary Bedroom 19'3" x 13'5"

Utility room 12'1" x 16'6"

Storage 13' x 19'1"

Living room 12' x 21'9"

Dining room 13'3" x 12'6"

Bedroom 12'5" x 8'4"

Bedroom 11'8" x 10'3"

4pc Bathroom 13'4" x 6'2"

Family room 13'5" x 19'8"

Kitchen 13'5" x 11'6"

Listing Presented By:



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