



# 7119 Grey Canal Road Vernon British Columbia

\$1,299,900

Stop the car! This beautiful 7 acre property outside the ALR offers many opportunities - incl option to obtain farm status, adding a 2nd family dwelling with CR (Country Residential) zoning, adding a tenant to the vacant 2-bed basement suite (w/ its own laundry), and many potential business options. There is a huge shop with tall doors to fit large vehicles, and a 40' sea-can for additional storage. Upon entering this Rancher with Walkout Basement home, you are greeted to a wide open layout in the living / dining room areas as well as an open kitchen w/ pantry. The primary bedroom is large with a 3-piece ensuite bath. One more bedroom up and full 4-piece bath upstairs also. Step out onto the covered deck and take in the incredible views of Swan Lake and the valley below. Privacy and quiet living are abundant here! Heading downstairs you'll love the huge Rec Room / Living Room and 2 extra bedrooms, 3-piece bath, kitchen, laundry, and ample storage spaces too! Suite this space out as a mortgage-helper to help keep your costs of ownership low. The land on this property is very special - Asparagus grows wild, as well as fruit trees, nut trees, perennial flowers, raised garden beds, dedicated garden spaces (irrigated), berry bushes, and more. There is a barn w/ loft for hay storage as well as a root cellar and attached ""greenhouse / workspace."" This is one you have to see in-person to really appreciate. Make this property 'your' Farm. Great idea for a group purchase as well! (id:6769)

- Storage 9'7" x 5'11"
- Utility room 15'9" x 3'4"
- Storage 13'8" x 4'10"
- Other 22'1" x 24'6"
- Storage 6'10" x 14'6"
- 3pc Ensuite bath 5'11" x 10'8"
- 4pc Bathroom 7'1" x 7'11"
- Foyer 8'3" x 13'10"
- Primary Bedroom 12'1" x 14'
- Living room 16'8" x 17'1"
- Dining room 12'2" x 17'
- Kitchen 12'11" x 12'
- Bedroom 13'2" x 11'11"
- Full bathroom 5'11" x 7'11"
- Bedroom 14'5" x 11'11"
- Living room 8'8" x 11'11"

Listing Presented By:



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**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,  
Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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Bedroom 10' x 10'7"

Kitchen 17' x 16'11"

Laundry room 11'1" x 5'4"