



8280 Rogers Road Vernon British Columbia

\$1,477,000

This charming 3-bed, 2-bath home sits on 4.55 acres and offers thoughtfully designed living space across 1.5 floors. The main level features an open-concept layout that seamlessly blends the kitchen, living, and dining areas. The kitchen showcases custom light wood cabinetry, stainless steel appliances, and a large window that frames peaceful forest views. Adjacent to the kitchen, the spacious living room boasts vaulted ceilings, expansive windows, and sliding glass doors that open to a generous outdoor deck perfect for enjoying the natural surroundings. Two bedrooms, a stylish 3-piece bath, and a large laundry room with custom storage cabinets complete the main floor. Upstairs, the primary suite offers a tranquil retreat with a sleek ensuite featuring glass shower enclosures and floating vanities. A dedicated office space provides an ideal setup for remote work, and the primary bed opens onto a private deck for peaceful moments. Throughout the home, two gas stoves add warmth and character. Enjoy stunning forest views from nearly every room. This warm and inviting home blends rural charm with modern convenience, located just minutes from the ski hill and local shops. Ideal for horse lovers or hobby farmers, the property is approximately 25% cleared and 75% forested, offering a balance of open space and privacy. Features include: A riding arena, Tack room, Hay storage, 2 livestock shelters. A rare combination of comfort, privacy, and accessibility it's truly a gem. (id:6769)

Other 10' x 9'

3pc Ensuite bath 7'6" x 11'2"

Other 4'5" x 9'8"

Primary Bedroom 12'3" x 13'2"

Other 21' x 10'

Other 41' x 60'

Other 15' x 18'

Other 14' x 8'

Other 8' x 12'

Other 19' x 8'

Other 12' x 18'

Dining room 9'6" x 11'7"

Living room 13'2" x 13'6"

Laundry room 12'0" x 9'3"

3pc Bathroom 8'2" x 5'3"

Kitchen 7' x 12'

Other 5' x 5'

Foyer 5' x 10'

Bedroom 9'5" x 11'3"

Listing Presented By:



Originally Listed by:
Royal LePage Downtown Realty

<http://farmranchresidential.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.