



105 Spruce Road Penticton British Columbia

\$1,688,000

This exceptional 5.12-acre property provides unmatched privacy and breathtaking panoramic views. The expansive size, paired with two homes, makes this an extraordinary opportunity, with the option to use one home as a potential mortgage helper, a place for guests or a residence for your farm help. The property has 2.5 acres of Pinot Gris vines with room for expansion. The main residence is a spacious 4-bedroom family home, with three bedrooms conveniently located on the main floor. Upon entering, you'll be captivated by the stunning views through the large picture windows in the living room. The open-concept design seamlessly blends the kitchen, breakfast nook, and family room, creating a welcoming space perfect for everyday living. Step out to the private patio off the kitchen and enjoy your morning coffee while taking in the serene surroundings. Notable features of the main home include vaulted ceilings, exposed beams, three Valor gas fireplaces, a newer gas furnace (2022), a roof replaced in 2015, wood kitchen cabinetry, hard surface countertops, a formal dining room, and a spacious living room. The basement is an ideal space for a growing family, offering a bedroom, a bathroom with a built-in cedar sauna, a large recreation room, a summer kitchen, a bar, and even a private dance floor. Plus, there's direct access to the grounds through the rec room slider. The second home offers two bedrooms, with the potential to add a third & is powered by 200amp service! (id:6769)

- Living room 10' x 11'10"

Other 8'5" x 7'10"

Utility room 10' x 11'10"

Other 5' x 8'

Recreation room 32'8" x 23'4"
- Kitchen 8'4" x 10'1"

Foyer 5' x 10'1"

Family room 15'11" x 15'2"

Dining room 13' x 11'5"

Primary Bedroom 13'3" x 13'11"

- Laundry room 19'3" x 9'3"

Bedroom 13'8" x 9'3"

Storage 9'11" x 11'10"

3pc Bathroom
- Bedroom 8'10" x 10'1"

Bedroom 11'4" x 10'1"

4pc Bathroom

3pc Ensuite bath

Listing Presented By:



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



Royal

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