



1124 FISH LAKE Road Summerland British Columbia

\$1,599,000

Welcome to TIMBER ROCK RANCH, a private 38-acre RETREAT offering exceptional self-sufficient living without compromising MODERN COMFORT. Located just 20 min. west of Summerland and minutes from Darke Lake Provincial Park, this thoughtfully designed home features ENERGY-EFFICIENT ICF construction, GEOTHERMAL heating and cooling, a Nu-Air system and a wood-burning stove for added warmth. The spacious open-concept layout includes four bedrooms and three bathrms, with the primary suite & laundry on the main floor. Full basement with its own wheelchair access. A high-producing drilled Well delivers approximately 90 GPM ensuring abundant water for household use, gardening and livestock. The property offers a 24' x 44' SHOP with 14' ceilings, established garden, greenhouse, private trails and ample firewood harvesting. Timber Rock Ranch has also become a welcoming gathering place with live concerts hosted on site and a charming sleeping cabin-ideal for those envisioning a retreat space, hobby farm or unique venue. Divided by Fish Lake Road with a SOUTH-FACING 17 ACRES featuring road access, building sites, and Well location. RESOURCE AREA ZONING provides flexibility for farming, livestock, recreation, and a variety of home-based business possibilities. Solar & irrigation projects are already underway adding to the property's long-term sustainability. This is more than a home-it's a place to build, grow, gather, and live a lifestyle defined by PRIVACY,FREEDOM AND POSSIBILITY. (id:6769)

Storage 6' x 20'0"

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Loft 23'2" x 20'5"

Utility room 12'10" x 9'7"

Bedroom 12'0" x 13'8"

Storage 11'10" x 4'10"

Recreation room 12'0" x 12'0"

Other 23'0" x 43'0"

Laundry room 8'4" x 13'10"

Other 4'5" x 11'0"

Primary Bedroom 11'11" x 15'1"

Living room 16' x 21'2"

Kitchen 15'8" x 14'4"

Bedroom 11'5" x 11'0"

Listing Presented By:



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Royal

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Bedroom 12'0" x 13'10"

2pc Bathroom 9'10" x 3'10"

4pc Bathroom 11'11" x 7'10"

5pc Ensuite bath 8'10" x 7'8"