



# 1145 McPhee Road Naramata British Columbia

\$799,000

Tucked away on a quiet no-through road along the Naramata Bench with stunning Okanagan lake and vineyard views on just under half an acre, sits this unique family home. With generous size rooms, a wood burning fireplace, large windows and a massive sun-drenched yard, this property is very welcoming and lends itself to several options. The functional split-level layout works perfect as a 3 bedroom family home. The lower/ground level area of the house could easily be turned into an income producing suite. The charming yard with apricot and plum trees, indigenous plants and shrubs, lends plenty of space for vegetable gardens, chickens, a fire-pit and even a pool. There is plenty of parking and storage, a good size worksop and a rustic out-building that would make an epic chicken coop! Bring your landscaping and decorating ideas, move in and make personal updates along the way. Welcome to Naramata. (id:6769)

Sunroom 18'4" x 10'2"  
 4pc Bathroom 11' x 6'3"  
 Bedroom 11'9" x 9'2"  
 3pc Ensuite bath 11'2" x 3'6"  
 Primary Bedroom 12'4" x 12'  
 Other 14'9" x 12'3"  
 Other 24'8" x 10'9"  
 Other 15'8" x 9'  
 Workshop 10'3" x 8'9"

Workshop 15'3" x 11'2"  
 Foyer 6'3" x 5'8"  
 3pc Bathroom 9'6" x 5'1"  
 Laundry room 8'4" x 8'1"  
 Other 12'3" x 9'11"  
 Bedroom 12'5" x 11'5"  
 Kitchen 15'7" x 14'  
 Dining room 11'8" x 10'  
 Living room 23'8" x 16'3"

Listing Presented By:



Originally Listed by:  
 Stilhavn Real Estate Services

<http://jodiegraham.com/>



Royal

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