



128 Farleigh Lake Road Penticton British Columbia

\$730,000

Country living at its finest, this 10-acre property offers the perfect blend of space, functionality, and natural beauty just minutes from Penticton. The front portion features approximately 1.4 acres of level, fertile ALR land with a valuable irrigation water license, ideal for pasturing horses, market gardening, or simply enjoying a more nature-focused lifestyle. Set just above, on a bench overlooking the field, you'll find the 2,816 sq. ft. country-style home along with a barn, studio style cabin w/ wood stove and bathroom, additional outbuildings, and more usable land creating an ideal hobby farm setup. Two small ponds add charm and character (and keep the ducks happy). The two-storey home is designed to take full advantage of the surrounding mountain views, with large windows and an expansive upper-level deck perfect for outdoor living. The main living space is upstairs, while the lower level includes its own kitchen and bathroom, offering excellent flexibility for extended family or potential suite use. Comfort meets self-sufficiency with a heat pump, cozy wood stoves, drilled well, and backup generator system. Beyond the home, the property continues up into a treed hillside with private walking trails that connect to the surrounding countryside and mountains. Peaceful, private, and only a scenic 15-minute drive to Penticton--or a short trip to Apex Ski Resort--this is a lifestyle property with endless potential. (id:6769)

Laundry room 8'5" x 7'10"

Kitchen 17' x 17'4"

Dining room 14'3" x 11'8"

Family room 22'6" x 16'5"

Primary Bedroom 14'6" x 11'5"

Bedroom 10' x 9'1"

3pc Bathroom Measurements not available

Office 15'4" x 12'3"

Living room 13'9" x 16'1"

Kitchen 5'6" x 11'9"

Bedroom 10'9" x 13'7"

3pc Bathroom Measurements not available

Listing Presented By:



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Royal

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