



13006 Bristow Road Summerland British Columbia

\$748,000

Set on an almost 3/4 acre lot in sought-after Lower Town, this 4-bed, 2-bath rancher offers space, privacy and future potential that's hard to find this close to Okanagan Lake. RU2 zoning opens the door to subdivision or redevelopment, while the walk-out basement offers excellent suite potential for extended family or added income. Move in with peace of mind -- major updates are done: furnace/A/C (2020), hot water tank (2019), torch-on roof (2016), fresh interior and exterior paint (2024). Copper plumbing and wiring with 100-amp service, front yard irrigation and a cozy wood-burning fireplace insert complete the package. Enjoy lake and mountain views, afternoons at Peach Orchard Beach, grab a bite to eat at the Summerland Yacht Club, stroll the Rotary Trail or explore downtown Summerland. (id:6769)

3pc Bathroom 6'5" x 5'11"
Laundry room 5'11" x 4'11"
Bedroom 13'9" x 10'11"
Other 11'8" x 10'1"
Storage 19'4" x 10'11"
Other 19'1" x 15'9"
Family room 22'10" x 15'9"

4pc Bathroom 8'3" x 6'7"
Bedroom 11'8" x 10'9"
Bedroom 10'4" x 8'3"
Primary Bedroom 13' x 11'8"
Kitchen 15'6" x 11'11"
Dining room 15'9" x 12'11"
Living room 15'9" x 13'9"

Listing Presented By:



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Oakwyn Realty Ltd.

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Royal

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