



16994 OLD RICHTER PASS Road Osoyoos British Columbia

\$699,000

Gorgeous Valley & Mountain Views on 7 Acres -- Serene Country Living Just 8 Minutes to Downtown Osoyoos! Escape to your own private retreat without sacrificing convenience! This bright 2 bedroom, 2 bathroom rancher offers nearly 1,500 sq. ft. of single-level living beneath stunning vaulted ceilings, all set against breathtaking valley and mountain vistas in the heart of BC's Wine Country. Completely move-in ready, this home has been extensively renovated and meticulously maintained. The interior renovation (2025-2026) includes fresh paint throughout, painted cupboards, epoxy-sealed food-safe countertops, new vinyl flooring over concrete slab with DMX underlayment. The brand new roof (April 2026, IPS Professional Roofing) features upgraded asphalt shingles rated to 130 km wind resistance. Step outside onto the massive 700 sqft. no-maintenance sun deck and soak in the panoramic valley vistas -- the perfect spot to unwind at the end of the day. Horse lovers will appreciate the shelter and fenced/cross-fenced pastures. RV hook-up is already in place for guests or your own adventures. Comfort year-round is assured with central heating and air conditioning (new heat pump compressor, 2024), a cozy wood stove for winter evenings, a water softener, and a reliable well with a newly upgraded submersible pump (2022) and impressive 400-gallon water storage capacity installed in 2025. With plenty of room for expansion and outbuildings, this versatile 7-acre property offers endless potential. (id:6769)

Bedroom 10'0" x 11'4"

Other 7'7" x 5'9"

Utility room 10'10" x 7'3"

Primary Bedroom 16'3" x 13'0"

Living room 19'11" x 13'6"

Kitchen 15'10" x 11'8"

Foyer 9'10" x 6'11"

3pc Ensuite bath 5'6" x 9'2"

Dining room 14'7" x 13'4"

Bedroom 9'0" x 9'6"

4pc Bathroom 5'6" x 11'4"

Listing Presented By:



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https://youtu.be/_azVDul4vX4?si=L2on6XWV2H_MBh0Q



Royal

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