



1705 Wallis Road Okanagan Falls British Columbia

\$1,100,000

Located in Okanagan Falls, BC, this unique property combines a charming rancher home with a 2,500 sq ft industrial building on a single titled lot. The rare special zoning allows for both residential and industrial use, providing exceptional convenience and versatility. The well-maintained rancher offers single level living with 3 bedrooms and 2 bathrooms, including a spacious primary bedroom. The home also features a family room and a bright, open and vaulted great room with a stylish custom kitchen and a delightful corner gas fireplace to cozy up the living room. Seamless access to a well-used North facing veranda patio makes it perfect for entertaining and outdoor cooking and relaxation. The flat, fenced, and grassy yard offers ample space for outdoor hobbies and activities or a low-maintenance option. The versatile shop is currently used as a millwork facility, featuring a large open span area, bay door, office, natural gas boiler heating system, spray booth compressor room, dust collection system roughed in, separate 200-amp service, and plenty of storage. The shop has its own separate parking and entrance area with exposure off the main road and additional yard space and racking for various uses. The location is close to amenities and offers easy access to crown land for all your outdoor adventures and activities. Whether you need space for a growing business or a serious hobby shop, this property is truly one of a kind. DUPLICATE COMMERCIAL LISTING- 10320320 (id:6769)

Primary Bedroom 12'5" x 19'1"

Living room 10'11" x 17'7"

Laundry room 10'6" x 7'9"

Kitchen 16'2" x 8'5"

Family room 16' x 14'

Dining room 16'2" x 9'2"

Bedroom 10'4" x 9'11"

Bedroom 10'3" x 9'11"

4pc Bathroom 9' x 9'2"

2pc Ensuite bath 7'4" x 4'1"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:

RE/MAX Penticton Realty

<http://www.teamgreen.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com