



1705 Wallis Road Okanagan Falls British Columbia

\$985,000

Located in the heart of Okanagan Falls, this unique property offers the perfect blend of comfortable single-level living and exceptional utility. The charming 1,600 sq. ft. rancher features 3 bedrooms and 2 bathrooms, including a spacious primary suite, family room, and a bright open-concept great room with vaulted ceilings, a custom kitchen, and a beautiful corner gas fireplace. The north-facing covered patio is ideal for entertaining and outdoor cooking, with seamless access to the fully fenced, flat, grassy yard, which offers plenty of room for hobbies, recreation, or pets. Adding incredible versatility to the property is a separate 3,200 sq. ft. industrial building situated on the same title. Zoned for both residential and industrial use, the shop is currently operating as a millwork facility and features an open-span workspace, bay door access, office area, natural gas boiler heating system, spray booth, compressor room, dust collection system, roughed-in 200-amp service, ample storage, plus its own dedicated entrance and parking area. Conveniently located close to schools, amenities, and endless outdoor recreation opportunities, this is truly a one-of-a-kind offering. See commercial listing, MLS # 10385716 (id:6769)

Laundry room 10'4" x 7'11"
Kitchen 14'11" x 17'10"
Living room 11'8" x 17'10"
Primary Bedroom 12'5" x 19'3"
2pc Ensuite bath 8'0" x 4'4"
Other 7'0" x 22'8"

Bedroom 10'5" x 10'0"
Bedroom 10'5" x 10'0"
3pc Bathroom 8'11" x 9'4"
Family room 16'3" x 14'2"
Storage 2'8" x 5'11"

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.



Royal

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