



## 22577 Garnet Valley Road Summerland British Columbia

\$1,399,000

Discover your private acreage retreat in the Garnet Valley area of Summerland, BC. Set on 6+ sun-drenched acres with hillside privacy, this 2nd-owner, meticulously maintained 4-bedroom, 3-bath, 2,700sqft rancher-style home offers the perfect balance of seclusion and convenience. Follow the private winding driveway as it leads to approximately 1.5 acres of flat, fully usable, deer fenced benchland--ideal for a hobby vineyard, small-scale farming, or even a horse or two--while the surrounding hillside provides additional privacy and scenic views. The main level of the home boasts a bright, open-concept kitchen, living, and dining area with hardwood floors and abundant natural light. Upstairs, three bedrooms include a spacious master bedroom with walk-in closet and ensuite 3 piece bath. An attached solarium and view deck provide year-round enjoyment of the tranquil surroundings and stunning sunsets. The walkout daylight basement offers a large recreation room, guest bedroom, office, full 4-piece bath, storage/wine room, and utility area, adding versatile living space for family and hobbies. A fenced area around the home offers a safe place for kids and pets to play! Outside, a detached farm equipment shed, greenhouse/potting shed, and 2 car attached garage complete this exceptional country property--quiet, private, and just minutes from town, combining the best of rural living with easy access to amenities. (id:6769)

Utility room 11'11" x 9'8"

Storage 10'10" x 14'8"

Recreation room 19'1" x 15'3"

Office 10'9" x 12'9"

Family room 31'3" x 19'

Bedroom 13'9" x 12'9"

Full bathroom Measurements not available

Sunroom

Living room 15'8" x 16'6"

Laundry room 10'8" x 5'5"

Kitchen 13'10" x 12'

Dining room 18'1" x 13'10"

Bedroom 10'9" x 9'5"

Bedroom 14'2" x 11'4"

Full bathroom Measurements not available

3pc Ensuite bath Multiple Listing Service © and

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Royal

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Primary Bedroom 17'9" x 14'3"