



## 2316 Sunvale Place Okanagan Falls British Columbia

\$1,289,900

A rare opportunity to own an acreage that truly has an artist's view of Okanagan River all the way to Vaseaux Lake. Located on the edge of a major vineyard area, it's just a short walk to 8 quality wineries. Close to half of the property is level while the rest has a west-facing slope. The south end has been cleared, is irrigated and partially fenced. Good potential for grapes, garden crops or equestrian purposes. The north end is untouched. Built in 1989 by the current owner, the home has 2 bedrooms up, 1 down and is set up for a summer kitchen in the walkout basement. New hot-water tank, new vinyl-plank flooring in basement. Gas fireplace (propane) in living room, Pacific Energy woodstove down. Cold storage plus 2 other unfinished storage rooms. Attached double garage, 3 large sheds. Quick occupancy possible. (id:6769)

3pc Bathroom Measurements not available

Utility room 11'10" x 11'4"

Storage 6'3" x 5'11"

Storage 10'3" x 7'8"

Storage 10'2" x 8'7"

Bedroom 15'2" x 14'6"

Other 13'8" x 11'2"

Dining room 14'9" x 10'7"

Recreation room 16'4" x 15'7"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Bedroom 12' x 11'6"

2pc Bathroom Measurements not available

Primary Bedroom 13'4" x 13'

Laundry room 8'1" x 7'5"

Living room 18'2" x 14'5"

Dining room 16'1" x 11'2"

Kitchen 13' x 11'10"

Listing Presented By:



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