



# 256 McCuddy Creek Road Oliver British Columbia

\$649,000

Welcome home to 15 acres of unspoiled, peaceful mountainside paradise 15 minutes from Oliver! The elevated homesite of this property features stunning 270 degree mountain views. This property is zoned Large Holdings One (LH1), and presents numerous use opportunities including agricultural, equestrian, kennel, and BandB applications. The home's main level features incredible connection to the outdoors via 2 sliding door walkouts to the full length south facing deck, and a practical laundry/mud room exit to the large, partially covered second deck with sheltered garage access. The lower level boasts a full length, south facing sun room with double French door views over the wooded hillside. As reflected in the asking price, this home is a project, but has multiple notable features including a metal roof, dramatic, vaulted wood-clad ceilings in the foyer and living room, clerestory windows, a spacious main floor primary suite, two woodstoves, and a lower level family room with the opportunity to create two additional, split-plan bedrooms. The single garage and attached carport allow for practical, four season protection for vehicles and there is also abundant, open-air parking. The large, free-standing workshop could be base of operations for a transformative reno or a home-based business. The property itself features multiple, flatter areas ideal for a vineyard, agriculture, grazing pasture or additional outbuildings. All dimensions approximate. Buyer to verify if important. (id:6769)

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|-----------------------------|------------------------------------|
| Utility room 12'10" x 7'10" | Foyer 9'2" x 7'4"                  |
| Storage 11'2" x 6'2"        | Partial bathroom 5'4" x 4'7"       |
| Storage 8'8" x 6'1"         | Full ensuite bathroom 9'10" x 6'9" |
| Other 14'1" x 8'6"          | Primary Bedroom 17'6" x 11'4"      |
| Sunroom 38'3" x 14'6"       | Laundry room 13'1" x 8'5"          |

Full bathroom 10'9" x 4'11"	Kitchen 11'5" x 9'5"
Family room 15'1" x 13'4"	Dining room 13'4" x 13'1"
Bedroom 10'2" x 10'2"	Living room 18'5" x 13'1"

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**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com