



# 2940 82ND Avenue Osoyoos British Columbia

\$2,498,000

Perched on Osoyoos' coveted East Bench, this Modern Farmhouse estate offers nearly 4.5 acres with sweeping views of Osoyoos Lake and the sun-soaked South Okanagan hills. Enjoy sunrise over the vineyards and sunset reflections from the wraparound porch. Inside, almost 4,000 sq ft of thoughtfully designed living space features a chef's kitchen with premium appliances, oversized island, and walk-in pantry, plus a cozy living room with gas fireplace and a serene main-floor primary suite. The lower level adds three bedrooms, a spacious family/games room, and flexible bonus space. Outdoors, imagine a pool, vineyard, or simply room to roam. A brand-new 44x30 heated shop with RV-height doors and high-amperage power, attached 3-car garage, ample parking, and irrigated deer-fenced garden complete the package. Showings by appointment.

\*Measurements are taken from iGuide Floor Plans. Total square footage is taken from exterior measurements. All dimensions are approximate and subject to Buyer to verify independently if important.\* (id:6769)

- 2pc Ensuite bath Measurements not available
- Bedroom 9'1" x 14'1"
- Bedroom 10'3" x 18'1"
- Family room 12'1" x 25'7"
- Bedroom 14'3" x 17'6"
- Hobby room 18'11" x 25'9"
- Storage 14'3" x 7'10"
- Utility room 14'3" x 7'2"
- 4pc Bathroom 7'9" x 8'1"
- 4pc Bathroom Measurements not available
- Other 26'10" x 11'4"
- Other 26'10" x 29'0"
- Laundry room 5'5" x 8'2"
- Mud room 9'0" x 8'2"
- Pantry 8'11" x 8'2"
- Dining nook 11'0" x 6'11"
- Other 8'8" x 5'8"
- 4pc Ensuite bath 8'7" x 12'8"
- Dining room 19'5" x 25'5"

Listing Presented By:



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Royal

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