



## 3 Mary Anne's Road Vernon British Columbia

\$179,900

Charming Rustic Lakeside Cottage on Prime Okanagan Lakefront Discover this delightful and rustic lakeside cottage tucked among the trees, offering 50 feet of prime Okanagan Lake frontage. Perfectly suited for those seeking privacy, tranquility, and natural beauty, this off-grid retreat combines simplicity with comfort. The open-concept cabin features one bedroom accessible from inside the home and two additional bedrooms with separate exterior entrances—ideal for hosting family or guests while maintaining privacy. Completely off-grid, the property runs on solar power for an eco-friendly lifestyle. Heat is provided by a cozy propane fireplace in the living room, and the kitchen includes a propane fridge along with hot water on demand. Water is drawn directly from the lake via an intake system, with two large totes holding approximately 2,000 litres for everyday use. Step out from the living room onto the expansive 35 x 16 ft deck overlooking the lake—perfect for relaxing, entertaining, or watching unforgettable sunsets. A floating dock and private boat launch add convenience for days spent on the water. This property is held under a Buckshee lease with an annual fee of \$6,700, payable in full to the landowner by June 1st each year. Please note that traditional financing is not available for Buckshee lease properties. An exceptional and affordable opportunity to own a slice of Okanagan lakefront—ideal for those looking to escape the ordinary and enjoy peaceful lakeside living. (id:6769)

Other 35' x 16'

2pc Bathroom Measurements not available

Bedroom 9'6" x 6'3"

Bedroom 6'3" x 9'9"

Primary Bedroom 9'9" x 6'2"

Dining room 7' x 7'

Living room 7'10" x 19'3"

Kitchen 13' x 13'

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.dawntaylor.ca/>



Royal

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