



# 31 Nine Mile Place Osoyoos British Columbia

\$974,000

Welcome to your private Okanagan retreat, where lifestyle, freedom, and tranquility converge. Nestled on 11.2 acres in a quiet cul-de-sac, this rancher with walk-out basement boasts sweeping mountain and rolling hill views. The home's functional layout features the primary suite on main, vaulted ceilings, and abundant kitchen cabinetry. Expansive picture windows flood the interior with natural light, while the primary suite offers a walk-in closet, laundry chute, and direct deck access, perfect for tranquil outdoor evenings. A cozy pellet stove adds warmth, making every moment feel like home. Outdoor living shines with a wrap-around deck, charming swing, hot tub, raised garden beds with electric fencing, and a chicken coop. Mostly fenced, the property accommodates animals, gardening, and backyard adventures. A separate cabin site adds flexibility for guests, workspace, or future plans, with power in place, a second septic system installed, and an additional cabin kit ready for building. Space for RVs, boats, and recreation invites you to embrace the Osoyoos outdoors. This property is offered with the adjacent 10-acre parcel (MLS® 10381996), creating a rare 21.2-acre estate perfect for hiking, biking, riding, and exploring. Keep the additional land as a private buffer, or build a secondary dwelling designed to grow with your family and support multigenerational living. Together forming a true Okanagan estate, designed for family, adventure & the ultimate mountain lifestyle. (id:6769)

- Bedroom 12'2" x 12'1"
- Full bathroom 8'7" x 4'11"
- Laundry room 8'7" x 14'1"
- Recreation room 26'3" x 41'1"
- 4pc Bathroom 7'5" x 4'11"
- 4pc Ensuite bath 4'11" x 11'2"

- Bedroom 10'6" x 13'2"
- Primary Bedroom 13' x 15'8"
- Living room 16'2" x 22'2"
- Kitchen 13'8" x 9'5"
- Dining room 23'2" x 7'10"

Listing Presented By:



Originally Listed by:  
Royal LePage - Wolstencroft

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