



# 1840 OLIVER RANCH Road 36 Okanagan Falls British Columbia

\$699,900

There is a quiet kind of magic to a place like this, where the land stretches just far enough to give you space, and the views remind you why you chose the South Okanagan in the first place. Set on a full 1.0 acre in Okanagan Falls, this 1,365 sq ft rancher feels like a home designed for simple, easy living. With 3 bedrooms and 2 bathrooms, everything is thoughtfully laid out on one level. No stairs, no barriers, just a natural flow from room to room, filled with soft, natural light that changes with the day. The heart of the home opens gently toward the backyard, where life seems to slow down. Step outside and you will find a private patio, a place for morning coffee or quiet evenings, surrounded by garden beds that hint at seasons of growth and care. Beyond, the valley views stretch out, offering a peaceful backdrop that never gets old. The land itself gives you room to park, to gather, or simply to enjoy the openness. The attached two-bay garage adds both convenience and space, ready for vehicles, projects, or extra storage. Set within a bare land strata with modest fees of \$70 per month and pet-friendly rules, this property offers a balance of independence and ease. It is a place where maintenance stays manageable, and living stays enjoyable. Whether you are looking to simplify, spread out, or just find a quieter pace, this home offers a setting where life feels just a little more grounded, and a little more yours. (id:6769)

Foyer 12'3" x 10'6"

Laundry room 11'2" x 4'10"

Dining room 11'8" x 11'8"

Bedroom 11'4" x 11'1"

Bedroom 11'3" x 9'8"

4pc Ensuite bath 10'8" x 5'5"

3pc Bathroom 9'4" x 5'4"

Primary Bedroom 12'10" x 12'10"

Living room 17'9" x 12'3"

Kitchen 11'11" x 10'10"

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