



## 370 Sasquatch Trail Osoyoos British Columbia

\$849,000

This well-built 1,666 sq ft rancher sits on 3 acres of beautifully maintained land just 15 minutes from Osoyoos. Offering stunning mountain views, full privacy, and a layout designed for easy living with minimal upkeep, this property is ideal for those seeking space, comfort, and quiet rural living. Inside, you'll find 2 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet and a full en-suite featuring his-and-her sinks and a large soaker tub. The home features stamped concrete floors with in-floor radiant heating and a high-efficiency wood-burning fireplace that keeps winter utility costs low. The washer and dryer are recently updated (under six months old), and the home is powered by a 300 amp electrical service, with a hot water tank under six years old and a strong-producing well. There's also a separate 50 amp panel for an emergency generator, offering peace of mind in the event of a power outage. Outside, enjoy over 1,100 sq ft of stamped concrete patio space, fire-smart landscaping with roof sprinklers, full irrigation, and a paved driveway. The 24' x 28' garage offers plenty of space for a workshop or storage. A covered storage shed provides additional utility, and the pergola is fully serviced with both power and water—ideal for outdoor entertaining or a future outdoor kitchen. An exterior RV sani-dump adds even more practicality. Private, quiet, and surrounded by nature—this is a well-rounded rural property, perfect for full-time living with all the right features already in place. Call me today for details or to book your showing. Nik Wagener - (250) 408-8788 (id:6769)

Bedroom 12'6" x 11'5"

Other 5'7" x 6'11"

Full ensuite bathroom 12'1" x 12'10"

Laundry room 9'4" x 8'6"

3pc Bathroom 5'7" x 8'6"

Foyer 15'9" x 9'6"

Primary Bedroom 15'11" x 15'6"

Dining room 16' x 9'3"

Kitchen 15'6" x 9'9"

Living room 21'4" x 19'2"

Listing Presented By:



Originally Listed by:

Royal LePage Desert Oasis Rlty



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