



## 2450 Radio Tower Road 38 Oliver British Columbia

\$925,000

This gorgeous 4 bedrooms, 3 bathroom ""Burgundy"" home is perfectly positioned in one of the community's most desirable locations in The Cottages on Osoyoos Lake. Backing onto the natural landscaping and trees surrounding the dog park, this property offers a rare sense of privacy with no immediate neighbours directly behind you. Proudly the original owners and never rented, this home is in pristine condition and showcases numerous thoughtful upgrades. Highlights include an enlarged garage (extended by 3 feet) with epoxy flooring, large driveway for truck plus two cars. The insulated, windowed porch functions as a true four-season room, complete with an added gas line for future heater or fireplace. Outside, enjoy a beautiful south-facing yard with an expanded patio, walkway to the front yard, and propane hookup for a fire pit -- perfect for relaxing or entertaining. The kitchen is tastefully finished with upgraded appliances and a modern, beach-inspired colour palette that carries throughout the home with cork backed luxury vinyl plank. Whether you're seeking full-time living, a recreational getaway, or a short-term rental investment, this property offers exceptional flexibility and value. Residents of The Cottages enjoy over 500 feet of sandy beach, marina access, walking trails, dog park, playgrounds, outdoor pools, hot tub, fitness centre, and clubhouse -- truly a lifestyle with nothing left to want. NO GST | NO PTT | NO EMPTY HOMES TAX | PREPAID LEASE. \*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)

Office 6'9" x 15'5"

Family room 16'5" x 10'7"

Bedroom 12'6" x 10'8"

Bedroom 13'3" x 16'9"

4pc Bathroom Measurements not available

Utility room 8'1" x 8'1"

Living room 16'1" x 14'0"

Laundry room 8'6" x 5'0"

Kitchen 9'7" x 13'1"

Other 19'1" x 22'0"

Foyer 8'6" x 6'6"

Dining room 11'1" x 11'1"

Listing Presented By:



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Royal

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|-----------------|---------------|------------------|----------------------------|
| Sunroom         | 15'5" x 11'4" | 5pc Ensuite bath | Measurements not available |
| Primary Bedroom | 14'5" x 17'3" | 2pc Bathroom     | Measurements not available |
| Bedroom         | 10'6" x 15'3" |                  |                            |