



# 2450 Radio Tower Road 38 Oliver British Columbia

\$899,800

PREMIUM LOT! Welcome to this beautifully upgraded Burgundy floor plan in The Meadows at The Cottages on Osoyoos Lake. Backing onto lush green space with desirable southern exposure, this exceptional property offers RARE PRIVACY enhanced by mature greenery, abundant birdlife & peaceful views. Proudly offered by the original owners, this immaculate home features 4 bedrooms, 3 bathrooms & over \$60,000 in builder upgrades. The bright open-concept main level showcases upgraded cork-backed vinyl plank flooring, crown molding, stunning linear gas fireplace, quartz countertops, additional kitchen cabinetry, pantry pull-outs, upgraded appliances & induction stove. Spacious primary suite offers ensuite with dual vanities, tiled shower & soaker tub. Upstairs offers a family room, office/den, two bedrooms & full bath. A standout is the insulated glass-enclosed sunroom, creating a true four-season living space. ENLARGED GARAGE (extra 2 ft) with epoxy flooring, OVERSIZED DRIVEWAY for two cars plus a truck, & extended walkway to the back patio. Enjoy a south-facing professionally landscaped yard, EXPANDED PATIO, BBQ hookup & a fire table for unforgettable Okanagan evenings. Residents enjoy 1800 ft of waterfront, 500+ ft of sandy beach, pools, hot tubs, gym, off-leash dog park & more. Ideal full-time residence, vacation getaway, or investment property (short-term rentals permitted 5+ days). NO GST, NO PTT, NO EMPTY HOMES TAX. Secure prepaid lease. Boat slip available for purchase separately. (id:6769)

Den 15'5" x 6'7"

Family room 16'3" x 10'7"

Bedroom 12'5" x 10'7"

Bedroom 16'10" x 13'3"

4pc Bathroom 8' x 5'9"

Utility room 5'1" x 3'11"

Sunroom 15'5" x 5'11"

Bedroom 15'2" x 10'5"

Living room 16'1" x 14'4"

Laundry room 8'5" x 5'0"

Kitchen 13' x 10'1"

Foyer 8' x 6'6"

Dining room 10'6" x 9'6"

5pc Ensuite bath Multiple 13'5"

Listing Presented By:



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Royal

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Primary Bedroom 17'3" x 14'5"

2pc Bathroom 6'4" x 4'8"