



## 395 A 96 Street Oliver British Columbia

\$899,900

Visit REALTOR website for additional information. Water borders three sides of this nearly 5-acre AG1 property, where the original Oxbows continue to follow their natural meandering course through one of the South Okanagan's most distinctive landscapes. Flat, fenced, and cross-fenced, the land has remained largely in its natural state in an area where many surrounding parcels have been developed as orchards or vineyards. Mature trees, resident wildlife, and generous separation from neighbouring homes create a setting that feels remarkably secluded while remaining less than five minutes from Highway 97. Access is via Road 20 and Aspen Street, approximately 15 minutes from both Oliver and Osoyoos, passing Kismet Estate Winery. Water is supplied by a drilled well, hydro is available at the property line, and an existing 2,300 sq ft off-grid auxiliary building is already in place. Zoned AG1 under the Regional District of Okanagan-Similkameen, the property permits a range of agricultural and accessory uses consistent with the bylaw, including opportunities for pasture or other agricultural uses, subject to buyer verification. Buyers should confirm their intended use directly with RDOS Planning. A distinctive South Okanagan acreage where the landscape has remained largely unchanged, offering riverfront surroundings, natural beauty, and convenient access to Oliver, Osoyoos, and Highway 97. (id:6769)

Listing Presented By:



Originally Listed by:  
PG Direct Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com