



## 4244 Beach Avenue Peachland British Columbia

\$2,849,999

Indulge in the extraordinary, with the opportunity to own Peachland's most iconic properties; Beach Ave Rentals, a semi-waterfront, licensed B&B, steps from Okanagan Lake. The main home features 5 bedrooms + den, 4 with full ensuites and walk-in closets, offering versatile living options for a multitude of living and guest requirements. Two expansive decks seamlessly integrate with the main living areas, providing breathtaking views of the lake and mountains. The property includes an in-law suite PLUS two self-contained suites with turn-key solutions for short or long-term accommodations. An oversized garage has plenty of space for 2 large vehicles, ATVs & Jetskis, and surprises with a bathroom, sauna, and a fully finished room with window and closet, currently being used as a classic "Man Cave", but would be a great space for an art studio, gym, or wine tasting room. Stretching from Beach Ave to Lake Ave, the property offers an additional 8 parking spaces, RV 30 amp service, and ample street parking for convenience & flexibility. Nestled in the vibrant Peachland Gateway neighborhood, residents and visitors alike enjoy the Beach Ave boardwalk with its charming restaurants, coffee shops, boutiques, and nearby Farmers Market. Picture a life where waterfront living harmonizes with a multitude of options for living and/or generating income with over 6% CAP rate. Explore the virtual tours and floorplans for a visual journey into your dream property. (id:6769)

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