



## 1840 Oliver Ranch Road 44 Okanagan Falls British Columbia

\$819,900

Welcome to Valleyview Estates in sunny Okanagan Falls! This level-entry rancher offers an ideal layout for families or retirees with 3 bedrooms and 2 bathrooms on the main floor, plus 2 additional bedrooms and bathroom downstairs. The main level features a bright, open living and dining area with vaulted ceilings, a cozy gas fireplace, and patio doors leading to a sun-drenched, south-facing deck with beautiful valley and mountain views. The sunny kitchen includes warm wood cabinetry and a charming breakfast nook with bay window, perfect for enjoying your morning coffee. The primary suite is a relaxing retreat, complete with a spacious ensuite featuring a jetted tub, skylight, and a walk-in closet with convenient laundry. Downstairs, you'll find two finished bedrooms, a finished bathroom, and a large open space ready for your finishing ideas. This versatile area is ideal for kids, a recreation room, or could easily be converted into an in-law suite to help offset the mortgage. Recent updates include a newer high-efficiency gas furnace and air conditioning for year-round comfort. Outside, the yard has been FireSmarted for added safety and offers a large, flat backyard--perfect for gardening, play, or even a future pool. There's ample parking for an RV and boat, complete with a sani-dump and 30-amp plug. The oversized double garage provides excellent space for storage, hobbies, or a workshop. Welcome home to this quality family property with room to grow! (id:6769)

Storage 11'3" x 7'3"

Recreation room 30'1" x 41'6"

Bedroom 12'10" x 12'10"

Bedroom 14'11" x 14'9"

3pc Bathroom Measurements not available

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Primary Bedroom 15' x 12'

4pc Ensuite bath Measurements not available

Bedroom 14'1" x 10'5"

Bedroom 11'11" x 9'8"

4pc Bathroom Measurements not available

Foyer 8'6" x 7'10"

Living room 17'9" x 15'0"

Dining room 12'10" x 10'11"

Dining nook 8'0" x 6'10"

Listing Presented By:



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