



# 5228 Warren Creek Road Falkland British Columbia

\$899,000

Listing Presented By:



Originally Listed by:  
Value Plus 3% Real Estate Inc.

<http://www.vp3.ca/>

Pride of ownership is evident in this immaculate Georgian Colonial style family home that boasts 4bed, 3.5bath & is situated on 4.84 private acres with stunning mountain views. The modern country kitchen features gleaming oak hardwood flooring, an island & beautiful granite counter tops. There is a nook off the kitchen perfect for a breakfast eating area. French doors in living room open to the very private 8X56ft covered veranda! Enjoy your morning coffee or your evening glass of wine while you take in the gorgeous views of the mountains. The family room offers sliding glass doors to the concrete terrace in the back yard. There are electric decorative fireplaces in family & living room giving both rooms a warm & cozy feel. The main level also offers a dining room & laundry/mud room. The primary suite boasts a w/i closet, stand alone shower & a step-up jetted tub with skylights & a large window allowing you to enjoy the view of trees in the backyard. 3 more beds & the main bath complete the 2nd level, making this a perfect family home. The basement offers a separate entrance, a very spacious workshop/mechanical/storage room, an office/den & a 3 piece bath & a new water filtration/water softener system. This is an amazing location to raise a family, & a great opportunity to enjoy the quiet & private rural lifestyle that you have been dreaming of & is 5 minutes to Falkland & approx 35 minutes to Vernon. This is a RARE opportunity to have your own piece of paradise in the North Okanagan!! (id:6769)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

Other 16'1" x 6'7"

Full bathroom 9'8" x 7'4"

Bedroom 9'9" x 9'8"

Bedroom 10'1" x 9'8"

Bedroom 11'9" x 11'0"

Other 4'0" x 4'2"

4pc ensuite bath 10'4" x 9'6"

Other 22'0" x 12'8"

Den 15'3" x 12'8"

Other 24'10" x 21'6"

Laundry room 9'10" x 6'9"

Living room 15'8" x 12'7"

Family room 13'3" x 12'7"

Dining room 13'0" x 12'7"

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Primary Bedroom 15'7" x 15'5"

Dining nook 15'3" x 9'6"

Full bathroom 11'0" x 4'1"

Kitchen 12'7" x 9'6"

Storage 39'0" x 12'7"