



# 5338 Camlyn Court Okanagan Falls British Columbia

\$685,000

Tidy package! One level 1160 sqft 2 bed 2 bath rancher. Living room with classic brick gas fireplace & adjoining dining area. Kitchen with light wood style cabinets & sliders out to covered 3 season deck. Primary bed has 3 piece ensuite + another bedroom & full bathroom. Usable space downstairs with almost 6 feet of headspace. It is not included in square footage, but with egress windows has potential for a theater room or mostly for safe storage. Central vac. New furnace, heat pump & hot water tank in the last year. Attached double garage is 21 x 17, heated with 220 power. Bonus: detached workshop is 19 x 16 with concrete floor, heated & also with 220 power. It has a garage door and is suitable for vehicle and toys storage, welding, woodworking - great versatile space. Lots of open parking too! Easy care vinyl siding. Yard is xeriscape. Fenced back yard is pet & kid friendly. Quiet cul de sac in a central OK Falls location, short walk to school and shops. Quick possession, show this! (id:6769)

Utility room 10' x 10'

Dining room 15' x 10'

Kitchen 10' x 10'

Primary Bedroom 16' x 13'

Bedroom 12' x 8'

Laundry room 6' x 5'

3pc Ensuite bath Measurements not available

Full bathroom Measurements not available

Living room 15'0" x 13'0"

Listing Presented By:



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