



## 5409 Hwy 97 Highway Falkland British Columbia

\$935,000

Don't let the Highway address fool you! This quaint and peaceful home is situated at the end of a long driveway set well back from the Highway and set on the right side of the tracks. Cozy rancher with basement offers a large living area, 3 good sized bedrooms and a bright eat-in kitchen where you can enjoy morning coffee and beautiful mountain and river views. There's a great screened in porch to beat the bugs and an additional hobby/flex room on the main before you head down to the basement. There is hook-up for 2 laundry's, a dog wash already set up and loads of storage. A new certified pellet stove supplements the heat pump on the cold winter days and bonus air conditioning in the summer months! Outside you can putter around in your 24'x24' detached garage and an additional 40'x42' metal clad shop that includes a hoist and RV storage. Great water with 2 wells 90+ gpm, water and sani-dump for your RV. Two titles - 1 is 7.5 acres; balance of acres in 2nd title. ATV, mountain bike or trail ride the treed acres & garden, graze your animals & keep your chickens on the balance! Just minutes outside of Falkland & 25 min. into downtown Vernon. Lots to offer a variety of lifestyles in this affordable, tidy acreage! (id:6769)

Primary Bedroom 11'3" x 13'7"

Living room 13'4" x 29'2"

Kitchen 11'2" x 13'5"

Dining room 7'10" x 11'5"

Sunroom 7'7" x 30'10"

Bedroom 10'4" x 11'6"

Bedroom 10'5" x 11'4"

4pc Bathroom 8'0" x 5'11"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.