



# 5470 SNOWBRUSH Street Oliver British Columbia

\$1,099,000

Your south Okanagan dream home awaits! Idyllic, productive hobby farm w/incredible west mountain., valley and sunset views. Flat lot with gentle slope to the west. 1.5 of 2 acres planted with sauvignon-blanc grapes, 5 tons+ avg. yield most years. Paddock for garden/animals, chicken coop, new greenhouse, garden shed. Stunning modern farmhouse extensively renovated in 2016/2017. Loads of premium features: Regency double-sided fireplace, ""travertine"" finish vinyl plank floors, keyless entry, soaring vaulted ceilings, all new windows and blinds, 3M window film on front door & primary window, custom hickory cabinets in kitchen and primary bedroom, quartz counters, massive entertainer's island, premium stainless kitchen appliances, double walk-outs to 28' x 16' Trex deck with South Seas hot tub, aluminum privacy fence with glass panels. Wine and preserves cellar, lower level separate entrance, all new electric, plumbing, furnace, HVAC, water softener & insulation. Workshop & garage: 28' x 24' on concrete pad, built 2015/2016 with 3 piece bath, separate 100 amp electrical service, 240 volt outlets, heated, hot water on demand, R28 insulation, 8' x 20' farm garage, and 28' x 12' covered outdoor storage/work area. Premium metal roofs and separate septic systems. All work permitted & approved. Dimensions and floor plan per Matterport. Buyer to verify if important. Note: Some pantry images show alternate bedroom use via virtual staging imagery. No expense spared. (id:6769)

Storage 15'5" x 7'8"

Storage 16'9" x 11'5"

Laundry room 11'11" x 11'4"

Bedroom 11'5" x 8'8"

Family room 15'5" x 14'10"

3pc Bathroom 9'4" x 5'

Other 15'5" x 7'8"

Primary Bedroom 17'1" x 11'8"

Great room 15'5" x 14'6"

Kitchen 12'8" x 12'1"

Foyer 17'6" x 11'

Listing Presented By:



Originally Listed by:

Royal LePage South Country

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