



## 5652 Lynes Road Falkland British Columbia

\$698,900

Situated on a large panhandle lot in the quaint community of Falkland this 3 level, 5 bed & 3 bath home offers a very functional layout and lots of space for families of all ages and sizes. Enjoy an open floor plan on the main with vaulted ceilings and loads of natural light. Recent upgrades on the main floor include engineered hardwood floors, renovated kitchen with newer high-end stainless appliances, quartz counter tops & a handy breakfast bar. The top floor offers three bedrooms including a generous sized primary bedroom with ensuite, and a 2nd full bathroom with vanity area. Lower floor has a separate entrance great for suite potential with family room, wood fireplace, 2 more bedrooms (1 currently used as utility room), bathroom and laundry. Easy access from the dining room and lower level to the 1/2 acre private fenced yard that boasts stunning Mountain views, two decks, an in-ground sprinkler system, and loads of space for pets, kids and even a garden! The exterior was re-sided with hardy plank in 2021 and the hot water tank is brand new as of 2023. A 4 foot crawl space under the main living area provides extra storage. Parking includes a double attached plus room for your RV and Boat. A real bonus is the additional detached 24' x 40' heated shop with 220 power available. Neat and tidy and move-in ready! All located in a quiet, peaceful setting 25 minutes to Vernon or Armstrong. Come and see for yourself. (id:6769)

4pc Bathroom 7'11" x 6'2"

Bedroom 12'11" x 9'9"

Bedroom 11'11" x 9'9"

4pc Ensuite bath 7'11" x 4'10"

Primary Bedroom 13'10" x 11'7"

4pc Bathroom 7'11" x 4'10"

Utility room 5'9" x 3'1"

Bedroom 10'6" x 8'2"

Family room 13'8" x 11'1"

Bedroom 10'5" x 8'7"

Other 40' x 24'

Other 22'9" x 21'6"

Dining room 11' x 8'2"

Living room 18'5" x 16'9"

Kitchen 11' x 10'2"

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.