



6226 Sanderson Avenue Peachland British Columbia

\$879,000

Some homes check the boxes. This one starts an entirely new list. A 2 bed, 2 bath timber-frame strawbale home on a flat, fully fenced quarter acre in Peachland. WHY IT'S DIFFERENT: 17" strawbale walls on an ICF slab keep it quiet, warm in winter and cool in summer. Non-toxic, fire-resistant plaster finish, mortgage-eligible and insurable. No gas: dual heat pumps, hydronic in-floor heat and a Blaze King wood stove using about 3 cords a year. Innotech tilt-and-turn windows and French doors. Real posts, beams and plank floors from local reclaimed wood. INSIDE: Open-concept French-rustic design, butcher-block island seating 10, wood-fired pizza oven, apron sink, wine cellar, main bath with 2025 walk-in shower with in-floor heat, primary ensuite with free-standing tub, library loft and a finished attic bonus room plus a large deck with lake and mountain views. OUTSIDE: Solar-heated saltwater lap pool, lavender field, covered patio, veranda and decks. Xeriscaped with no mowing, no retaining walls and no steep driveway. Detached shop and tons of parking with room for your RV & boat. UPDATES: Roof 2018, deck 2019, shower 2025. Sewer at lot line with future carriage house potential (buyer to verify). Close to beaches, Okanagan Lake, trails and shopping. If you want a home with personality, purpose and a story to tell, this is it. Virtual tour: <https://my.matterport.com/show/?m=m8AFubXHxQ2> (id:6769)

Other 12'4" x 17'5"

Primary Bedroom 14'9" x 15'4"

3pc Ensuite bath 7'4" x 14'11"

Other 12'4" x 12'4"

Bedroom 12'5" x 13'9"

Loft 22'9" x 12'9"

Storage 10'5" x 6'7"

3pc Bathroom 4'6" x 13'3"

Living room 14'9" x 17'2"

Kitchen 14'10" x 25'2"

Foyer 5'2" x 10'0"

Laundry room 9'2" x 6'11"

Listing Presented By:



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