



# 7145 TUCELNUIT Drive Oliver British Columbia

\$1,249,000

This 3,800 square foot property sits on nearly half an acre directly across from Tuc-El-Nuit Lake in Oliver, the Wine Capital of Canada. It represents a fully operational bed and breakfast opportunity. The main residence features two bedrooms and three bathrooms, while an adjoining annex contains two additional bedrooms, two bathrooms and a guest lounge. This annex includes its own private entrance, allowing for immediate revenue generation or independent space for extended family. The main home's open-concept kitchen, dining, and living area centers around a gas fireplace with feature wall, complemented by a functional butler's pantry complete with a large wine fridge designed for hosting guests. The main level also provides a laundry room, a powder room that serves as a pool change room, and a bedroom with an ensuite bathroom and direct rear patio access. Upstairs, the primary suite includes a walk-in closet and a walk-in shower, alongside a separate office or hobby room space. The exterior features a 767 sq ft attached oversized, double garage and a fully fenced backyard with a lawn and patio. Guests can enjoy the fenced, heated, saltwater pool surrounded by stamped concrete, offering views of the valley and lake. Situated near local schools, the hospital, NK Mip Golf Course, and the District Wine Village, this property combines a proven business model with the South Okanagan lifestyle. (id:6769)

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- Hobby room 8'1" x 15'
- 3pc Ensuite bath 14'8" x 11'2"
- Den 12'3" x 13'5"
- 3pc Ensuite bath 7' x 7'10"
- Bedroom 13'11" x 11'4"
- 3pc Ensuite bath 11' x 4'10"

- Primary Bedroom 15'1" x 15'2"
- Pantry 9'6" x 6'
- Laundry room 15'2" x 11'
- Office 16'9" x 10'8"
- 2pc Bathroom 9'6" x 6'
- Dining room 12'4" x 7'1"

- Bedroom 12'7" x 13'3"
- Storage 9'6" x 7'
- 3pc Ensuite bath 11' x 4'10"
- Primary Bedroom 15'1" x 15'2"
- Kitchen 15'5" x 20'4"
- Living room 25'4" x 21'1"

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