



# 7851 BREWER Avenue Burns Lake British Columbia

\$315,000

Great opportunity to own this well-maintained 3-bedroom, 1-bathroom rancher situated on 1.28 flat, usable acres just minutes from town. This partially fenced and cross-fenced property is set up for hobby farming or horse enthusiasts, featuring a round pen, tack shed, lean-to, wood shed, and greenhouse. The home is serviced by 200-amp electrical service and received new blown-in attic insulation in 2020 for improved efficiency. Outbuildings include a 27' x 10'10" lean-to, 18'7" x 12' wood shed, and an 11' x 8' greenhouse. Enjoy the privacy, functionality, and convenience of rural living with easy access to town amenities. A great starter acreage with plenty of room for animals, gardens, and outdoor enjoyment. (id:6769)

Foyer 8 ft ,2 in X 4 ft ,2 in  
Kitchen 14 ft ,6 in X 6 ft ,6 in  
Utility room 6 ft ,2 in X 4 ft ,9 in  
Dining room 11 ft ,8 in X 8 ft ,3 in  
Living room 18 ft ,1 in X 13 ft ,3 in

Laundry room 10 ft ,8 in X 5 ft ,1 in  
Office 15 ft X 7 ft  
Bedroom 2 10 ft ,1 in X 9 ft ,4 in  
Bedroom 3 11 ft X 9 ft ,6 in  
Primary Bedroom 13 ft X 9 ft ,6 in

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty



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.