



## 2841 Noyes Road Naramata British Columbia

\$1,150,000

This well presented rancher boasts spectacular Okanagan lake views from all the main living areas of the home. Situated on just under 1/2 acre sized property, this lovely home features 3 bedrooms plus a den, 3 bathrooms and suite potential in the basement. There are two generous sized decks to entertain on and enjoy the views, plus it offers an insulated attached double car garage, low maintenance landscaping, forced air furnace and central a/c, lots of storage and is in a fantastic neighbourhood on the bench in Naramata. This home offers potential for short term rentals (in an area that is exempt from the Principal Residence legislation) and is not subject to the Provincial Speculation and Vacancy Tax making it an ideal investment! Must be seen to be appreciated! All measurements taken from iGuide. (id:6769)

4pc Bathroom 7'9" x 7'5"

Storage 10'2" x 18'6"

Storage 9'8" x 18'6"

Other 16'7" x 7'4"

Recreation room 22'6" x 13'1"

Dining nook 8'10" x 8'5"

Kitchen 9'8" x 12'11"

Bedroom 14'10" x 13'3"

Bedroom 16'3" x 11'6"

4pc Ensuite bath 9'8" x 9'1"

2pc Bathroom 7'9" x 3'10"

Laundry room 9'6" x 7'7"

Den 11'5" x 9'2"

Primary Bedroom 17'3" x 12'10"

Dining room 9'3" x 11'11"

Living room 22'10" x 13'8"

Kitchen 9'3" x 11'8"

Listing Presented By:



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Parker Real Estate

<http://parkerproperty.ca/>



Royal

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