



3200 Lobelia Drive Osoyoos British Columbia

\$799,000

PRICED TO SELL: ALMOST \$100,000 BELOW TAX ASSESSMENT! SEMI-DETACHED SOUTH CORNER Entry Level Rancher with Walk-Out Basement in Sonora Gardens! This unique half-duplex-style home has 2 Bedrooms, 3 Bathrooms, Family Room, Bonus Room, with the Office and Den spaces that could be converted to a 3rd and 4th Bedroom if desired. It features additional South Facing Windows and offers an abundance of Natural Light yet is surrounded by Mature Trees and Water Feature that provide a peaceful, private setting. The main level boasts stunning Vaulted Ceilings, a cozy Gas Fireplace, and an Open Concept Living and Dining area, perfect for Entertaining. The spacious Master Suite is conveniently located on the Main floor, along with an Office that can easily be converted into a 3rd or 4th Bedroom. The Lower level features a Walk-Out Family Room, ideal for relaxing or hosting gatherings, as well as 2 additional Rooms and a full Bathroom. You'll also find a large, unfinished Basement area that offers plenty of Storage or the potential for future development. Hunter Douglas blinds add a touch of elegance throughout the home. With a court-ordered sale, this home is sold "AS IS, WHERE IS," presenting a fantastic opportunity to a savvy buyer. Don't miss your chance to live in this desirable neighbourhood and enjoy all the beauty and convenience it has to offer! (id:6769)

- Utility room 26'3" x 23'11"
- Recreation room 26'4" x 23'6"
- Den 11'11" x 9'5"
- Bedroom 11'11" x 14'1"
- 4pc Bathroom Measurements not available
- Primary Bedroom 11'11" x 24'0"
- Office 9'11" x 12'8"
- Living room 16'1" x 27'2"
- Laundry room 9'11" x 7'5"
- Kitchen 11'5" x 13'0"
- Other 20'8" x 28'0"
- Foyer 7'8" x 13'4"
- Dining room 13'6" x 10'0"
- 5pc Ensuite bath Measurements not available
- 2pc Bathroom Measurements not available

Listing Presented By:



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