



# 3712 Highway 97 N Highway Falkland British Columbia

\$749,000

Great opportunity to build your homestead dream life on 44+ acres of prime rural land nestled just outside of Falkland. Charming 3-bed, 2-bath starter home features large living room with bright windows adjoining dining area & galley kitchen. Primary bedroom is complete w/ 2 piece ensuite & walk-in closet with 2 secondary bedrooms rounding out the home. Unfinished basement with laundry offers great potential. Recently installed deck is partially covered, with a convenient ramp for easy access. Relax and enjoy the front porch and take in the nature around you. Green thumbs will delight in the raised garden beds, ready to flourish. Mature apple trees offer a taste of orchard living right at home. Great established well and pump house. Separate holding tank for irrigation. Ample parking space & a large shop and plenty of room for all your vehicles, tools, and hobbies. This property backs onto crown land, granting direct access to hiking trails & the serene waters of Spanish & Arthur Lake. Whether you're seeking a retreat, hobby farm, or endless outdoor adventures, this property offers endless opportunities to live the rural lifestyle of your dreams. Located just 10 minutes from Falkland and a short 20-minute drive to Vernon, BC, this property provides easy access to amenities while preserving the peacefulness of rural living. Don't miss out on this rare opportunity to own your slice of paradise in Falkland's breathtaking countryside. Book your private showing today! (id:6769)

- Workshop 13'9" x 14'0"
- Family room 22'11" x 14'11"
- Storage 9'6" x 7'7"
- Laundry room 11'4" x 17'1"
- Bedroom 7'11" x 17'1"
- Living room 15'7" x 17'4"
- Dining room 10'4" x 8'8"
- Kitchen 8'4" x 8'1"
- 4pc Bathroom 8'1" x 7'1"
- Bedroom 11'3" x 10'10"
- Partial ensuite bathroom 8'5" x 4'7"
- Primary Bedroom 14'11" x 11'9"

Listing Presented By:



Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



Royal

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