



## 8487 Highway 97 Other 50 Oliver British Columbia

\$279,900

This spotless 1400 sq.ft home sits near the back of Country Pines Mobile Home park and offers a bright, open floor plan with 2 bedrooms + a den, 2 full bathrooms. Gas fireplace. Spacious living room with vaulted ceilings w/ Tudor faux beams and a wall of north facing windows for drawing in natural light without the direct sun. Tastefully decorated with Hunter Douglas Window Treatments. The kitchen offers an eat in breakfast peninsula and plenty of storage. Efficient Wall Oven and Cook Top Layout in kitchen. The master en-suite features a walk in shower, plus a separate corner garden tub. The large den is located just off the master bedroom: it is suitable for an office, a massive walk in closet, or more storage for your collections and crafts. Large covered deck, carport, parking for a big truck, and an electrical powered garden shed. The yard space is built up as low maintenance w/ Low Water Xeriscape in the front enhanced with raised flower beds and underground timed irrigation. Mature tree landscape provides shade in the back yard. Country Pines is located in Gallagher Lake, just 8.5km's north of the Town of Oliver. Forced Air Natural Gas. Low Property Taxes. This is a 55+ plus park, a pet is permitted with approval. Buyers will be required to obtain park approval before purchasing. Costs associated to the application process will be born solely by a buyer. Measurements are approx. and should be verified if important. Current owner pays pad rental of \$522/month (id:6769)

Primary Bedroom 14'9" x 11'8"

Living room 23'0" x 15'8"

Kitchen 14'9" x 12'5"

4pc Ensuite bath Measurements not available

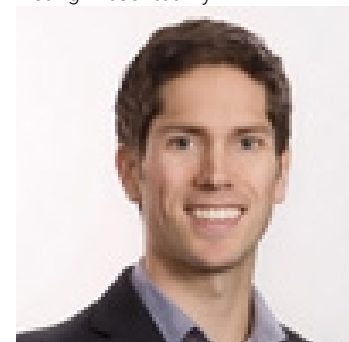
Dining room 11'10" x 11'6"

Den 11'0" x 9'8"

Bedroom 11'3" x 10'2"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

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.