



5409 Hwy 97N Highway Falkland British Columbia

\$959,900

Don't let the Highway address fool you! This quaint and peaceful home is situated at the end of a long driveway set well back from the Highway and set on the right side of the tracks. Cozy rancher with basement offers a large living area, 3 good sized bedrooms and a bright eat-in kitchen where you can enjoy morning coffee and beautiful mountain and river views. There's a great screened in porch to beat the bugs and an additional hobby/flex room on the main before you head down to the basement. There is hook-up for 2 laundry's, a dog wash already set up and loads of storage. A new certified pellet stove supplements the heat pump on the cold winter days and bonus air conditioning in the summer months! Outside you can putter around in your 24'x24' detached garage and an additional 40'x42' metal clad shop that includes a hoist and RV storage. Great water with 2 wells 90+ gpm, water and sani-dump for your RV. Two titles - 1 is 7.5 acres; balance of acres in 2nd title. ATV, mountain bike or trail ride the treed acres & garden, graze your animals & keep your chickens on the balance! Just minutes outside of Falkland & 25 min. into downtown Vernon. Lots to offer a variety of lifestyles in this affordable, tidy acreage! (id:6769)

Primary Bedroom 11'3" x 13'7"

Living room 13'4" x 29'2"

Kitchen 11'2" x 13'5"

Dining room 7'10" x 11'5"

Sunroom 7'7" x 30'10"

Bedroom 10'4" x 11'6"

Bedroom 10'5" x 11'4"

4pc Bathroom 8'0" x 5'11"

Listing Presented By:



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Royal LePage Downtown Realty

<http://www.thecomfortsofhome.ca/>



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