



# 156 Porcupine Place Oliver British Columbia

\$899,000

Welcome to Night Owl! This bespoke residence designed by renowned architect Henry Yorke Mann is nestled amidst 10+ acres of pristine, rolling ranchland, 15 minutes from Oliver. An architectural marvel, this home embodies HYM's ethos, maximizing the use of natural materials, while creating buildings respectful of, and in harmony with their environment. Designed specifically for it's site, and fashioned from insulated concrete block, with a metal-clad roof, this home is heating and cooling efficient by-design, and offers heightened peace of mind regarding fire safety. Unassuming from a distance, but awe-inspiring up close, visitors will marvel at the interplay of materials, custom windows and doorways, intricacy of the wood joinery, and the masterfully artistic approach to the concrete block detailing evident throughout. Features include soaring, vaulted wood-clad ceilings, HYM's signature fireplace focal point, thoughtful separation of public and private spaces, abundant storage, and access from 5 doorways to various outdoor decks and patios providing 270 degree views of rolling hills and meadows, and the beautiful mountain vistas beyond. Numerous thoughtful improvements by the current owner include 3 barns, a large fully-serviced kennel with adjacent holding pen, tractor shelter, hay storage, and gated entry to the primary entrance, with an adjacent log gazebo and expansive patio. The property has also been fully fenced. Dimensions approximate. Buyer to verify if important. (id:6769)

Loft 14'5" x 8'5"

Foyer 10'8" x 6'7"

Laundry room 7'11" x 6'3"

Full bathroom 8' x 6'2"

Bedroom 12'10" x 7'11"

Primary Bedroom 12'7" x 10'3"

Kitchen 12'11" x 11'7"

Dining room 14'8" x 9'6"

Living room 14'1" x 13'11"

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