



## 223 SUNNYBROOK Drive Okanagan Falls British Columbia

\$999,900

Breathtaking setting, nestled at the end of a cul-de-sac in Heritage Hills with a private drive to the entrance of the property. Offering 4 acres of unique rock out-crop landscape coupled with beautiful lake views of Skaha Lake. The generous home was built in 1982 and offers a wonderful floorplan with vaulted ceilings and fireplace in the living room, 3 bedrooms on the main floor, 2 bedrooms and family room with gas fireplace down, enclosed entertainment deck for shoulder season entertaining and a double carport. The zoning bylaw allows for a 2nd dwelling on this property or a secondary suite. Bring your vision to this private beautiful setting that offers direct access to hiking trails on the adjacent 150+ acres Nature Trust property and enjoy tranquility for years to come! (id:6769)

Utility room 6'1" x 3'11"

Storage 18'3" x 9'6"

Recreation room 17' x 13'3"

3pc Ensuite bath 5'2" x 8'1"

4pc Bathroom 6'8" x 8'1"

Bedroom 9' x 11'2"

Bedroom 9' x 11'10"

Dining room 10'5" x 9'3"

Kitchen 13' x 11'2"

Living room 20'11" x 14'1"

Primary Bedroom 17'10" x 13'4"

Sunroom 23'10" x 12'2"

3pc Bathroom 7'1" x 8'10"

Bedroom 12'2" x 14'

Foyer 9'8" x 14'1"

Laundry room 9'7" x 9'1"

Recreation room 13' x 14'1"

Listing Presented By:



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