



409 Patten Road Oliver British Columbia

\$2,750,000

This one-of-a-kind 80-acre property, bordered by Crown Land to the north and south, offers ultimate privacy overlooking Oliver. Completed in 2000, the main home, a quality Ruhland build, showcases stunning valley views, giving you the feeling of living in your own private park. The spacious rancher with a walk-out basement offers 3,400 square feet of living space, including 4 bedrooms and 3.5 baths. One acre surrounding the home is secured by an 8-foot deer-proof fence. Built to last, the home features a durable, energy-efficient concrete tile roof with a lifespan of over 100 years. The stucco exterior complements recent upgrades like a new electric furnace and heat pump for year-round comfort. A wood stove upstairs adds warmth, and the basement is plumbed for another. The walk-out basement is ready for a suite, or additional living space. Zoning allows for three additional accessory dwellings, providing exciting development potential. The 30 x 20-foot attached garage offers plenty of storage space. A custom-built guest house, completed in 2009, includes two 1-bdrm suites. Its metal roof and stamped concrete floors ensure durability, while the Egyptian plaster-finished walls create a unique charm. Both homes are connected to fibre optic TELUS internet, and the guest house is equipped with a split heat and cooling system. Currently operating as High Chaparral Guest House, it provides a peaceful retreat in this stunning natural setting. (id:6769)

- Other 9' x 9'
- Bedroom 12' x 11'6"
- 4pc Bathroom Measurements not available
- Utility room 12' x 7'10"
- Games room 22' x 12'
- Family room 32' x 14'
- 2pc Bathroom Measurements not available
- 3pc Bathroom Measurements not available
- Other 9' x 9'
- Office 10' x 10'
- Bedroom 11' x 10'5"
- Bedroom 21' x 13'
- 4pc Ensuite bath Measurements not available
- Primary Bedroom 21' x 12'5"
- Foyer 18' x 9'
- Living room 21' x 17'7"
- Kitchen 14'5" x 12'

Listing Presented By:



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Royal LePage South Country



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