



## 515 Philpott Road Okanagan Falls British Columbia

\$929,000

This home is anything but cookie cutter and substantially renovated. Set in a friendly yet private community, this warm and character filled property offers beautiful lake views and a peaceful lifestyle just steps from the water. A magnificent deck off the kitchen creates the perfect space for entertaining, relaxing, and everyday living, with easy access to a semi private beach ideal for swimming and water activities. Situated on 1.16 acres with mature landscaping, this meticulously cared for one level home features three bedrooms, two bathrooms, and a flexible family room that could easily become a fourth bedroom. Thoughtfully updated throughout, the home includes a newer roof, upgraded plumbing, modern heating and cooling systems, newer appliances, fresh paint, and two cozy wood burning fireplaces. Outdoor living truly shines here, with a hot tub, above ground pool, raised garden beds, and plenty of space for kids, pets, and outdoor enjoyment. A powered barn offers excellent storage or workshop space, while a powered casita provides an ideal studio or creative retreat. An attached garage and abundant parking allow room for RVs and boats. Families will appreciate school bus access and a fenced area for children to play. Enjoy the privacy and quiet of lakeside living while still being just a short drive to shops, schools, dining, and local amenities. A welcoming home in a beautiful setting, offering year round comfort, natural beauty, and endless potential. (id:6769)

Primary Bedroom 13' x 11'9"

Office 8'10" x 7'2"

Living room 13'1" x 17'11"

Laundry room 11'6" x 10'1"

Kitchen 12'9" x 16'8"

Family room 17'5" x 18'9"

Dining room 12'8" x 10'1"

Bedroom 13' x 8'10"

Bedroom 8'10" x 11'10"

4pc Bathroom 8'10" x 6'11"

3pc Bathroom 8'0" x 4'0"

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