



## 7012 HAPPY VALLEY ROAD Summerland BC

\$1,350,000

A true Okanagan gem. Set on a large 0.8-acre lot overlooking the surrounding vineyards and wineries the 180-degree lakeview is a delight during the day and night. The very functional floorplan offers 3 bedrooms on the main floor with living rooms leading to extensive covered decks that soak up the view. The ground level offers 1 more bedroom with large rec room and the potential for a suite. Newer HWT and new HVAC unit gives efficient heating and cooling. The triple car garage is heated and a dream for working on your favourite projects. Complimented with lovely gardens and outdoor patios and spaces, this home will surely rate highly in your search.

Living Room 19\10x12\4  
Kitchen 13\8x11\3  
Dining Room 13\11x15\5  
Eating Area/Nook 9\9x10\3  
Laundry Rm 9\2x7\2  
Master Bedroom 13x14\5  
Bedroom 13x9\8  
Bedroom 9\2x10\6  
Bedroom 14\5x10\5

Foyer 13\8x10\5  
Mud Room 13x3\9  
Office 14\5x18\7  
Rec Room 18\4x17\8  
Utility Rm 8\9x5\10  
4pc Ensuite  
4pc Bathroom  
4pc Bathroom

Listing Presented By:



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