

# 6177 OKANAGAN AVE

## VERNON, BC



**RE/MAX** VERNON



**CHRIS HOLM**  
— & Associates —

THIS INFORMATION IS DEEMED RELIABLE BUT CANNOT BE GUARANTEED. DETAILS SHOULD BE VERIFIED IF DEEMED IMPORTANT.



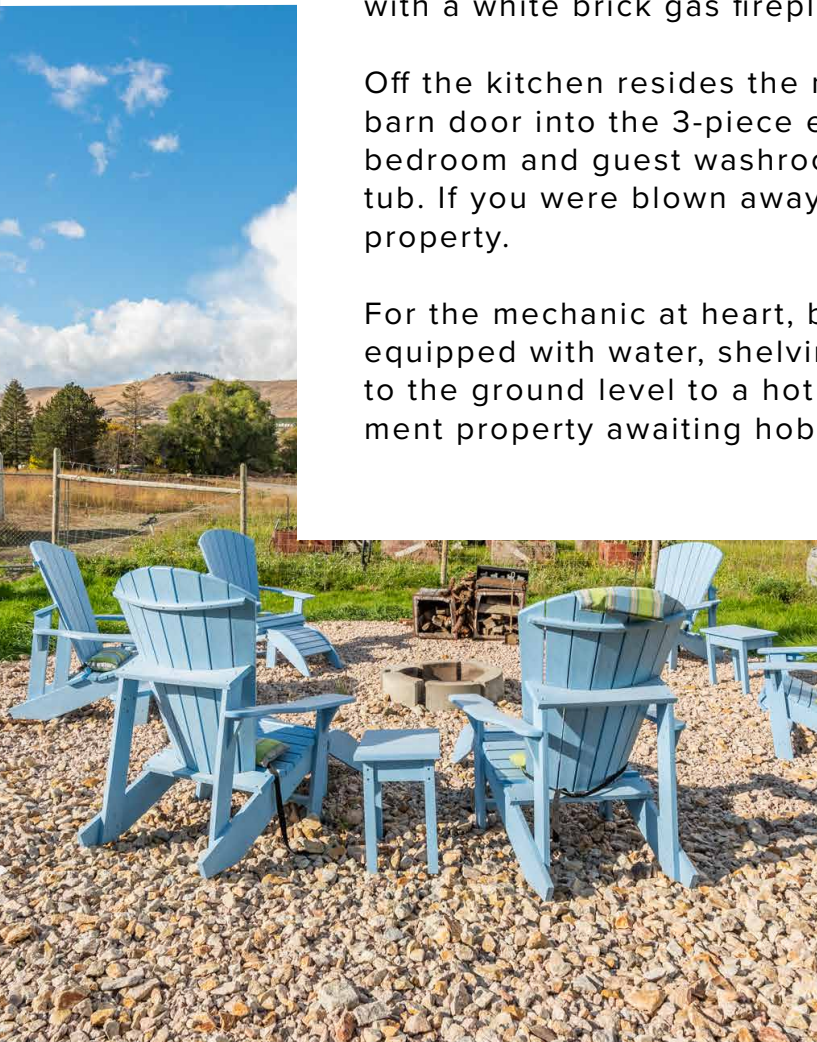


# ABOUT THIS HOME

Inspired by Joanna Gaines, this newly renovated farmhouse is settled upon 3.69 acres of hobby farming land. A charming 2-bedroom, 3-bathroom home offering an unfinished basement, perfect for being suited, or additional living space. Be blown away with the detail in this home! The stunning kitchen was built around an impressive Heartland Gas Stove, complimented by a farmhouse apron sink, gorgeous granite countertops and a hanging pot rack over the counter space. The kitchen opens into the spacious dining room and living area, acclaimed by large windows allowing copious amounts of natural light into the home, along with a white brick gas fireplace.

Off the kitchen resides the master suite, beautifully designed with a sliding barn door into the 3-piece ensuite. Finishing off the main level is the 2nd bedroom and guest washroom, equipped with a gorgeous standing soaker tub. If you were blown away by the interior, wait until you hear about the property.

For the mechanic at heart, be left speechless by the 1,000 sqft shop, equipped with water, shelving, a mezzanine and 12 ft shop doors. Escape to the ground level to a hot tub and steam barrel sauna. A future development property awaiting hobby farming enthusiasts!







## EXPENSES

Natural Gas	\$141/monthly
Hydro	\$325/monthly
Water	\$1,200/yearly
Insurance	\$905/yearly
Taxes	\$403/monthly

## APPLIANCES

Refrigerator	<i>Ikea</i>
Stove	<i>Heartland (Gas)</i>
Dishwasher	<i>Ikea</i>
Washer	<i>Mile</i>
Dryer	<i>Mile</i>
Hot Tub	<i>Jacuzzi</i>

*\*All appliances are negotiable.*





# FROM THE SELLERS

We love the stunning views from the large deck, and the capabilities the space brings us for entertaining with the natural gas bbq.

The open concept main living area is great, perfectly designed to utilize the space and lots of natural light flows through the many windows.

The master bedroom is very cozy. We love to wake up with a cup of coffee and listen to the birds outside.

## Q&A

### **HOW OLD IS THE HOT WATER TANK?**

Approximately 10 years old.

### **WHAT IS THE SERVICE AMPERAGE OF THE ELECTRICAL?**

100 AMP (Home) / 50 AMP (Shop)

### **HAS THE ROOF BEEN UPDATED?**

New roof installed approximately 7 years ago.

### **WHAT TYPE OF PLUMBING WAS INSTALLED?**

All new PEX & ABS plumbing.

### **ARE THERE AMENITIES CLOSE BY?**

5 minute bike ride, or a short drive, to Okanagan Landing amenities (grocery store, bank, fast food, etc.). Only a short drive to Downtown Vernon.

### **HOW BUSY IS THE STREET & ARE THERE RECREATION FACILITIES NEARBY?**

Safe to play in the yard, road can be busy at times throughout the day.

### **DO YOU HEAR MUCH TRAFFIC?**

Some traffic noise, but nothing overbearing.

### **HAVE THERE BEEN UPGRADES TO THE HOME?**

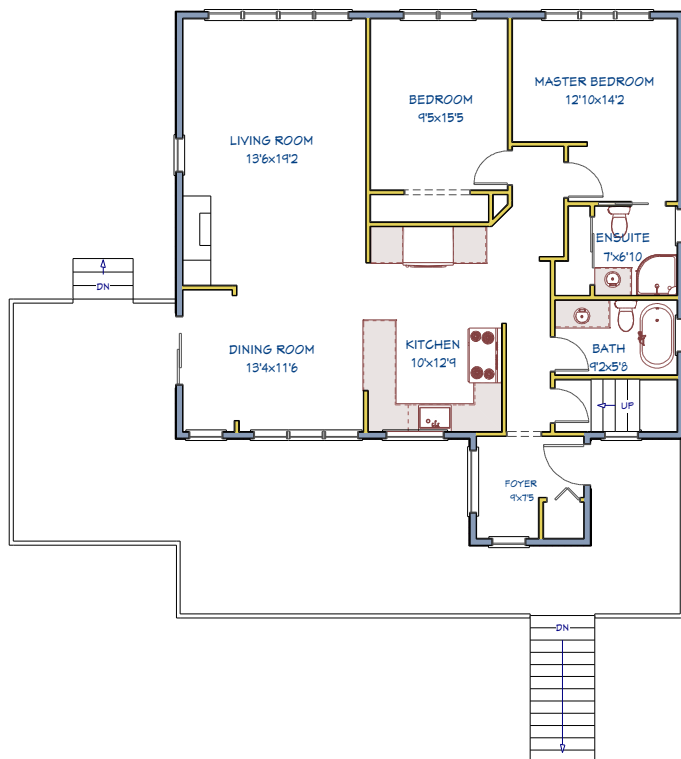
Renovated the entire main level, installed granite counter tops in the kitchen, marble mosaic floor tile, German engineered laminate flooring, new kitchen with soft close cabinetry and drawers, ship-lap featured walls.



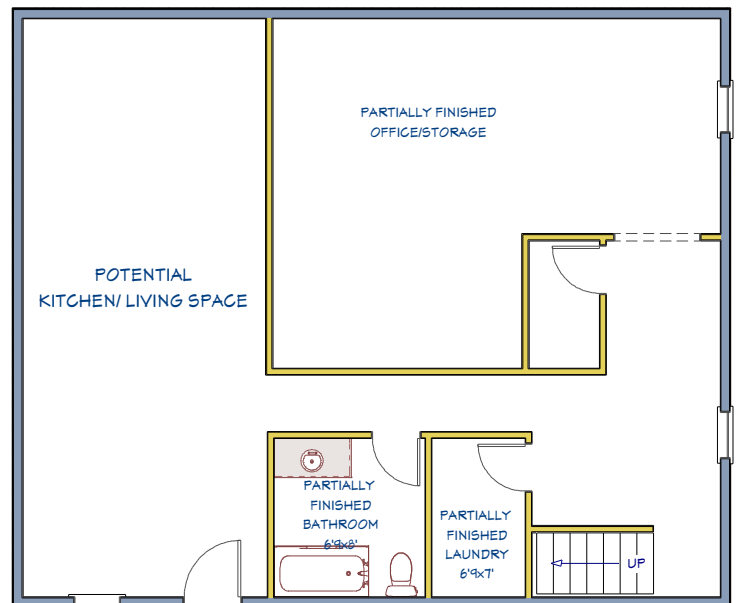


# FLOOR PLAN

MAIN LEVEL



LOWER LEVEL (UNFINISHED)





# INTERIOR

Gorgeous renovated main level of this home, offering lots of natural light from the many windows, a stunning farmhouse kitchen designed around an impressive Heartland Gas Stove, and a beautiful dining area near the sliding doors to the newly constructed wrap around deck.



# EXTERIOR

The 3.69 acres of property offers lots of opportunity for developing. Perfect for those desiring a hobby farm. A grand shop resides on the property, with 12"ft shop doors. Equipped with electrical and water hookup.

Also on the property, there is a RV spot equipped with a built deck and full hookups (water, power and sani-dump).





# FOR MORE INFORMATION

Want to learn more about this property? Check out this listings page on our website <https://bit.ly/6177OkanaganAve>

Browse more photos, watch our virtual tour video with Alex, and even take a tour through the home with the 3D tour option.

Want to schedule a viewing? Give us a call today!  
**(250) 309-0039**

**RE/MAX** VERNON



**CHRIS HOLM**  
— & Associates —