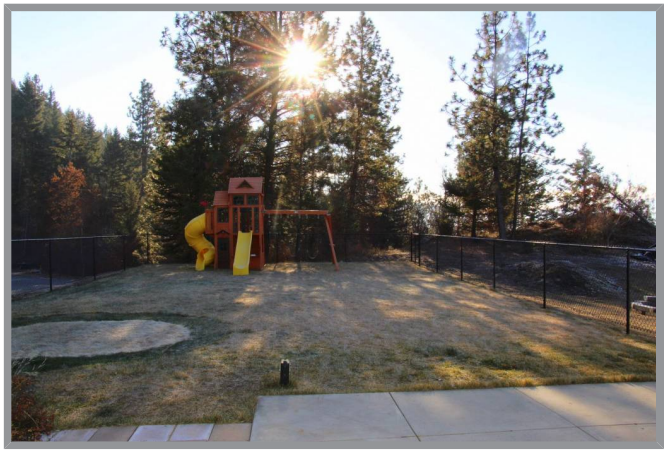
1297 Galiano Road, Vernon, BC $954,800

BRING YOUR DREAM LIST!

Rancher nestled in privacy at the end of the street in Vernon newest treed private development of Boss Creek. Just under 5 beautiful natural easy care acres. Separate HIS and HERS Garages so no arguments over space and storage! Garage is every car enthusiasts dream with grease pit, paint room and more! Lots of level parking with room to develop more shop area. A sun filled, level entry home with an adult oriented main level. Master on main and extra bedrooms down for active family or guests. Access to hiking biking trails and Crown Land yet only minutes to shopping and schools.

Your purchase in the North Okanagan is Not subject to Speculation Tax!

dba Priscilla Consulting Services Inc.
E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.



Specifications

Price $954,800	MLS®# 10175214
Neighborhood BX, North and South	Year Built 2002
Zoning CR	Lot Size Approx 4.9 acres
Home Size	Total Square Footage 2482 square feet
Main Level 1377 square feet	Lower Level 1105 square feet
Bedrooms 3	Bathrooms 2
Taxes $4,925 (2018)	
Services Hydro, Propane, Telecommunications, Septic, Well Water	

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Features

THE PROPERTY

- Approximately 4.9 acres, left in mostly natural state. Just opened enough to offer the most panoramic view over the valley, lakes and night lights!
- Large brick patio and gazebo with 220 amp wiring for your hot tub
- Level fenced grassy area for play and pets!
- Level parking area for RV, boats, toys. Sani-dump!
- Drip system to gardens
- Wiring for hot tub and outdoor shower for a quick rinse!
- Two paved driveways – The upper driveway goes straight the main level of the home, guest parking and RV/Toy parking beyond. The lower driveway goes to the lower garage and shop!

THE HOME

- Level entry design perfect for retirement lifestyle or those with older, occasionally home children! Master bedroom on the main level and two bedrooms and full bath in the lower walk-out level.
- Freshly painted throughout!
- Vinyl siding and asphalt shingle roof
- Propane furnace (convertible to natural gas), electric heat exchanger/air conditioner
- Alarm system, built-in vacuum

MAIN LEVEL

- Tiled entry with two double closets
- Bright walk-through kitchen with tile floors, excellent counter space, glass front display cabinets, stainless appliances including fridge, stove, built-in microwave and dishwasher
- Windows on three sides flood the dining room with light and view. Direct access to the large patio and yard area
- Very open living room has large picture window to frame that fabulous view and features gas fireplace flanked by built-in shelving
- Enjoy a quiet morning coffee or evening sunset on the private balcony in the master bedroom. No shortage of storage in the walk-in closet. The ensuite has a soaker tub with hand-held shower and sink. A pocket door demises this bath into quick guest powder room

LOWER LEVEL

- Spacious family room opens to the patio and great outdoors!
- Two bedrooms for guests or your teenage children
- Full bathroom with tub/shower combination
- Laundry room with sink
- Generous storage room

GARAGES – HIS AND HERS!

Hers:

- Two full bays (21’10 x 27’5) with automatic openers, electric heater and direct, level entry to the main floor!

His: Perfect for the car enthusiast! Separate driveway to lower level and extra level parking area.

- Bay 1 (13’8 x 27’6) – Fully insulated with electric heat and hot and cold water and floor drain
- Automatic garage door, Built-in cabinets, Great overhead lighting

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- Man door connecting to the second garage
- Bay 2 (16’7 x 27’6) – 220 amp service, hot & cold water
- Air exchange and exterior vent exhaust fan
- Fully insulated, electric heat
- Grease and sand traps – drain out to a separate ‘rock pit’
- Automatic garage door, and man door to exterior, good overhead lighting

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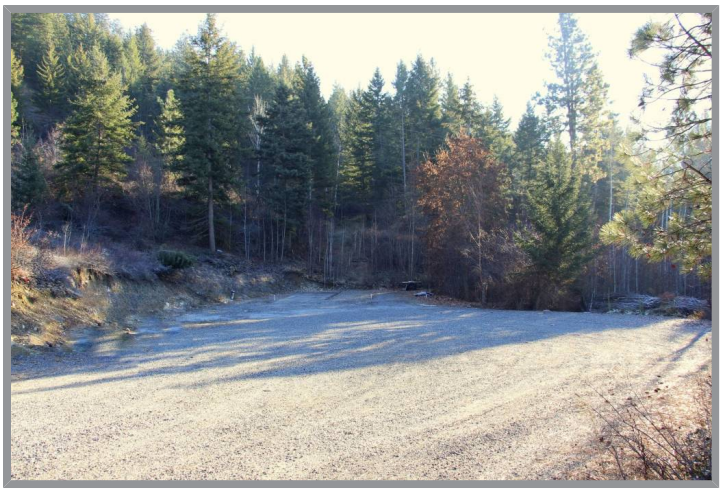

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