

5380 Learmouth Road, Lavington, BC



4.97 ACRES IN LAVINGTON

BRING YOUR BOAT AND RV! BRING YOUR TOYS AND YOUR TOOLS! BRING YOUR HORSE & CHICKENS TOO! There is room for everything on this fenced and irrigated 4.97 acre property. 30'x'52' engineered, insulated and heated shop with 14' high doors, 26'x 28' secondary shop, greenhouse/garden shed and stable with tack room & hay storage! RV pad with sani-dump. Bonus guest cottage with fireplace and patio/gazebo. The 2791 sqft home offers 3 beds, office and 2.5 baths. The main floor 'great room' combines the kitchen, dining, and living areas featuring walls of windows and open to the large, covered deck with stunning valley/mountain views! The primary bedroom offers a 5 pce ensuite with separate tiled/glass shower and soaker tub. Guest powder room, family sized laundry room and office are also on the main level, making it perfect for adult living. The walkout lower level offers a recreation room with a WETT certified, efficient Yodel wood stove set in brick, 2 generous bedrooms, full bathroom, mechanical room and loads of storage. Step out to the covered, stamped concrete patio and enjoy the hot tub! Hardwood floors, forced air natural gas furnace with dual control zones, air exchange system, heat pump, WIFI Nest thermostats and hot water on demand ensure comfort year-round. The Community of Lavington, located on the eastern border of Coldstream, offers a quiet rural lifestyle. Excellent elementary school, park with pool, gas bar and corner stores! A pleasant 15 min drive to Vernon!





Specifications

MLS® # 10306551	Neighborhood Lavington And White Valley
Year Built 2004	Zoning RU/ALR
Lot Size 4.97 acres	Lot Frontage 256'
Lot Depth 844'	Home Size
	Total Square Footage 2791 sq. ft.
Main Level 1437 sq. ft.	Upper Level 1354 sq. ft.
Bedrooms 3	Bathrooms 2.5
Taxes \$5,433.34 (2023)	
Services Hydro, Natural Gas, Septic, Municipal Water	
School District SD22	



Features

THE PROPERTY

OUTBUILDINGS

- 52'x30' steel Quonset shop built in 2018 on engineered foundation:
 - Fully insulated and heated by a WETT certified pellet stove
 - Bay door 14' high x 12' wide; easily accommodates large RV'S or Boats
 - 3-piece bathroom with 20 gallon electric water tank (purchased in 2023)
 - RV sani-dump connected to septic
 - 100amp subpanel – 20amp outlets throughout shop
- 28'x26' steel Quonset shop built in 2021
 - Mounted on railway ties set into the ground as the foundation
 - Floor is 2x2 pavers over gravel
 - 10'x10' overhead door
 - 30amp subpanel – 20amp outlets on front wall
- 10'x12' Greenhouse in back yard with attached 8'x10' potting room
- Cottage
 - 1 Bedroom, 1 bathroom
 - Walk-in closet
 - In-floor heating, gas fireplace and A/C
 - Patio with Gazebo and storage

MAIN LEVEL

- Den/Office with large bay windows
- Spacious and bright foyer
- Primary Bedroom Suite
 - Separate tub and shower, vanity with dual sinks
- Kitchen
 - Curved island with Breakfast bar
 - Pantry
 - Stainless steel appliances
- Dining Room
 - Large picture windows surround the dining room providing expansive views of the property and surrounding rolling hillsides
- Living Room
 - Large picture window and double sliding doors to upper deck
- Laundry Room
 - 13'x8' room featuring generous storage

LOWER LEVEL

- 2 large-sized bedrooms
- Full 4-pc bathroom
- 3 storage rooms; 2 storage & 1 utility/storage
- Family Room
 - Spacious family room with cozy fireplace
 - Walkout to fully covered patio, double sliding doors
- Large 8-person hot tub with sound system



