

5860 Learmouth Rd, Lavington, BC



### Almost 15 acres! 4 bed home + pool!

Almost 15 acres of beautiful Coldstream Valley farmland, perfectly suited for a country lifestyle. Currently set up for a couple of horses, with treated rail fencing and a two-stall barn and room to expand into the treed upper pasture for additional livestock. With irrigation to the property, there's flexibility for expanded pasture, gardens, or additional agricultural uses. The solid custom, 4-bedroom home blends rustic character with modern comfort, featuring floor to ceiling stone fireplaces with gas inserts, exposed wood beams, knotty pine feature walls, vaulted ceilings, and large windows that bring the outdoors in. The mostly updated main floor offers a newer kitchen with modern stainless-steel appliances, loads of cupboard space, and a massive Corian topped island. Durable vinyl plank flooring throughout most of the upper level, makes everyday farm life easier, with kids and pets. Step outside to enjoy exceptional outdoor living with a massive, covered deck overlooking the 18' x 36' heated pool; perfect for summer days spent at home. The lower level provides plenty of room for family and guests with a large family room and two additional bedrooms, plus direct access to the 22' x 23' double garage. The grounds are dotted with flowering perennials, mature trees, stone retaining walls, and a 32' x 20' shop/equipment shed, offering space to work, play, and grow. Peaceful rural living with the convenience of Vernon just minutes away. This is country living done right.





## Specifications

MLS® #  
10374014

Year Built  
1976

Lot Size  
14.9 acres

Main Level  
1793 sq. ft.

Bedrooms  
4

Taxes  
\$3,435.39 - 2025

Services  
Hydro, Natural Gas, Septic, Municipal Water

School District  
SD22

Neighborhood  
Lavington And White Valley

Zoning  
A1

## Home Size

Total Square Footage  
3438 sq. ft.

Lower Level  
1645 sq. ft.

Bathrooms  
4



