MIKE STOHLER

250.486.4350

www.MIKESTOHLER.com MIKESTOHLER@REMAX.net

NEW PRICE

Lot 5 & Lot 10 at 10605 Cedar Avenue, Summerland: $117,500 MLS® and $137,500 MLS® HST already paid. 6 plans available to spark your imagination. 2 building lots to choose from at desirable Rock Garden estates.

JUST LISTED

Unit 9-14004 Victoria Rd. North, Summerland: $179,900 MLS® 2Bed/1Bath, new appliances, 45+, try to find a better priced unit in Summerland!

ATTENTION DEVELOPERS

13222 Henry Avenue Summerland: $199,900 MLS® Summerland's best priced starter 2 Bed, 1Bath home. Centrally located, with development potential; CB1 zoning.

JUST LISTED

201-764 Government Street Penticton: $224,900 MLS® 2Bed/2Bath, 5 year new, 1051 sq. ft. condo.

ENERGY STAR!

9709 Prairie Valley Rd., Summerland: $299,999 MLS® 3bed 1 bath with energy efficient updates; heat pump, roof, insulation, windows, doors.

JUST LISTED

734 Creekside Rd. Penticton: $359,000 MLS® 3bed, 3bath home on 1/4 acre lot. Walk to shops/beach.

ROCK GARDEN ESTATES

23-10605 Cedar Ave. Summerland: $399,900 MLS® Custom built, level entry, 1950 sq ft rancher with guest/inlaw suite.

1933 CHARMER

694 Victoria Dr. Penticton: $428,800 MLS® 3bed/2bath 1930's charmer; with modern day upgrades; 1bed/1bath lock-off suite; workshop.

BELOW ASSESSED VALUE

2379 Wiltse Drive Penticton: $665,000 MLS® 4Bed, 5Bath home. Unfinished 1500sqft basement with separate entrance, walk to school.

NEW PRICE

496 Hody Drive Okanagan Falls: $895,500 MLS® Spectacular lakefront property on Skaha Lake. 82ft of lake frontage with quiet no-thru road. Solid 3bed/2bath home. Offered below assessed value.

2 ACRES

7600 Dunn Street, Summerland; $579,000 MLS® 3bed/2bath level entry rancher on 2acres; 1600sqft, new roof 2010.

NEW PRICE

14306 Dale Meadows Rd. Summerland: $730,000 MLS® 3.3 acre hobby farm with room for a horse. Complete with 3000 sq ft home and 25'x'50' workshop.

12 ACRES

12304 Dale Meadows Rd. Summerland: $597,000 MLS® 12 in town acres currently in Hay, older 1 bed, 1 bath home, covered carport.

23 ACRES

2487 Green Lake Road Okanagan Falls: $629,000 MLS® 3bed, 2bath home, 5 stall barn, workshop, close to OK Falls shops, beach, and KVR Trails.

For an online Virtual Tour and / or more information on any of Mike's properties please visit:

www.MIKESTOHLER.com or call 250.486.4350

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The Long Ranch

23.63 Acres – Okanagan Falls

$599,900

Property Features:

- **23.63 acres**
- **3 Bed / 2 Bath 2000+ sqft home**
- **49'x47' barn**
- **Wood fenced pastures & paddocks**
- **Grainery**
- **Riding ring**
- **Workshop**
- **KVR Trails**
- **Mobile trailer pad w hook-ups.**
- **And much more…**
- **MLS®102880 & MLS®102881**

Fabulous ranch-land property just minutes from Ok Falls' Shops & Beach. The "Long Ranch" is ideally suited for the professional horse or cattle person. Enjoy miles of open grassland views of neighbouring wildlife conservation area. KVR Trail accessed at property line; hike, bike, or ride to Vaseaux Lake and beyond! Solid, safe post and rail fencing encompassing huge pastures, with property perimeter fencing. 10 acres irrigated pasture/hay. The 3 bedroom, 2 bathroom home offers 2000+ sqft of bright living space and a large deck for your outdoor enjoyment. The home has a new roof, new gas furnace, and has been recently painted inside and out. Also included is a large barn with new electrical, frost free pump, and water shut-offs for future auto-watering systems. Adding to the barn's personality are hand oiled spruce walls, unique self contained split log tack lockers, large cement grooming area with groomer's 'relaxation' corner, loft area, 5 stalls with removable walls and Dutch doors leading to individual paddocks. Property includes powered workshop with covered equipment bays and protected hay storage. An older Grainery building provides character as well as additional dry storage with new roof. Includes mobile trailer pad with hook-ups ready for the second residence of your choice or continue with current tenant & their mobile home.

For an online Virtual Tour and / or more information please visit:

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RE/MAX Orchard Country 250.494.8881

This communication is not intended to induce a breach of an existing agency agreement. While the above information is deemed to be correct it is not guaranteed.