



MIKE STOHLER

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*****New Listing*****

23.63 Acres – Okanagan Falls

\$849,000

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:

www.MIKESTOHLER.com or call 250.486.4350

RE/MAX Orchard Country

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