



This Listing Information has been provided to you by:

**ROYAL LEPAGE LOCATIONS WEST**

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Address: <b>342 Parsons Road</b>		Unit: <b>PC: V0H 1R5</b>	MLS®: <b>179256</b>		Current Price <b>\$1,799,000</b> Sale Price
Area: <b>Kaleden/Okanagan Falls</b>			Status: <b>ACTIVE</b>	For Year: <b>2019</b>	
Sub Area: <b>KO Eastside/Lkshr Hi/Skaha</b>			Taxes: <b>\$3,133</b>		
Type: <b>Single Family</b>			Zoning: <b>AG1</b>		
Frontage: <b>3</b>		Acres: <b>3.19</b>	Construction: <b>Frame</b>		Sale Date: Possession: Title: <b>Freehold</b> Bare Land Strata Fee
Depth: <b>1</b>		Sqft: <b>139,087</b>	Exterior: <b>Wood Siding</b>		
Bedrooms: <b>3</b>			Roof: <b>Other</b>		
Bathrooms: <b>1</b>			Foundation: <b>Yes</b>		
Ensuite:			Basement: <b>Full</b>		
Age:			Bsmt Dev.: <b>Wood</b>		
Year Built: <b>1946</b>			Fireplaces: <b>1</b>		
Storeys: <b>Two and a Half</b>			Fin. FP: <b>1</b>		R/I FP:
Fuel: <b>Natural Gas</b>			Remodeled: <b>Yes</b>		
Heat: <b>Baseboard</b>			Water: <b>Other</b>		
			Sewer: <b>Septic Installed</b>		
Room Sizes rounded to nearest ft Fin. Floor Area: <b>2,097</b> Unfin. Area: <b>1,825</b>					Parking: <b>Double Garage, Open, RV Parking</b> Covered: <b>2</b> Garage Size:
Floors	Bsmt	Main	Above	Below	PID Number: <b>002-905-4</b>
Total SqFt	<b>1,825</b>	<b>2,097</b>			Legal Desc: <b>LOT A DISTRICT LOT 2710 SDYD PLAN 35058</b>
					Equip Available: <b>Dryer, Refrigerator, Stove - Gas, Washer</b>
Living Room		<b>16'9x28</b>			Site Infl.: <b>Farm Setting, Hobby Farm, Lake View, Mountain View, Park Setting, Private Setting, Quiet Area, Treed</b>
Dining Room		<b>13x11'9</b>			
Kitchen		<b>12'9x21'9</b>			Mortgage Info: <b>See L.B.</b>
Bedroom		<b>12x12'8</b>			
Master		<b>15x12'8</b>			Restrictions: <b>Covenant/Easements</b> Restrictions Notes: Contingency: <b>N</b>
Bedroom		<b>11'4x10</b>			
Other		<b>22x14</b>			
Bathroom		<b>3pc</b>			
<b>The Okanagan is grateful to have such architectural &amp; artistic inspiration hidden amongst the acreages lining Skaha Lake. You would never know about this private Cherry Orchard with farm home redone by a "Force of Nature" artist. Bobbie Burgers picked up this "never before offered for sale" home on 3.192 acres a few years back. The home has been renovated &amp; featured in many magazines. Many high-end features &amp; many options to suit a hobby orchardist or winery site. Take in the stunning lakeviews, lounge in the pool, ponder &amp; wonder about a multitude of inviting outdoor living areas. Property is one of a kind, perfect for entertaining, relaxing and offers a restorative live off the land get away. Walk to wineries, or make your own with the grapes/Cherries and many fruits on site. See L/R blog &amp; instagram for more photos &amp; description. Downstairs has infloor heating &amp; heats entire home and is a clean slate ready to be finished creating almost 4000 sq ft. Dup List 179623 Agriculture.</b>					
Listing Office: <b>Royal Lepage Locations West</b>			Selling Office:		

