

	2337 SUN VALLEY WAY	
	Area	Kaleden/Okanagan Falls
	Sub Area	KO Okanagan Falls
	Type	Single Family
	Storeys	Two and a Half
	Taxes	\$3,534 (2021)
	MLS®	195270
	Age	
	Year Built	1981
	Zoning	AG1
Postal Code	VOH 1R2	
Status	Active	
Possession		
Title	Freehold	
Bare Land Strata Fee		
List Price	\$1,800,000	
Original Price	\$1,800,000	
Price Sold		
Date Sold		
DOM	66	

INTERIOR

EXTERIOR

Bedrooms	6	Fin. Sqft	3,871	Exterior Finish	Wood Siding
Bathrooms	4	Unfin. Sqft	490	Construction	Frame
Ensuite	2			Roof	Metal
Remodelled	No			Foundation	Yes
Fireplace Types				Basement	Full
Fin. Fireplaces				Basement Devel	Fully Finished
R/I Fireplaces					

Features Available **Stove, Refrigerator, Swimming Pool, Washer**

ROOMS

EXTERIOR FEATURES

	Bsmt	Main	Above	Below	
Total Fin Sqft	1,134	1,523	1,214		Frontage
Bathroom		3pc			Lot Sqft
Eating Area/Nook		14'9x9'4			Lot Acres
Den/Office		14x21'4			436,471
Dining Room		13x13'7			10.02
Family Room		13x22'2			Land Use
Kitchen		13'2x9'9			Parking
Living Room		17'8x15'2			Double Garage, Triple Garage
Ensuite			3pc		Garage Size
Ensuite			4pc		34'8x21'5
Bedroom			9'8x13'1		Covered
Bedroom			13'8x11'6		3
Bedroom			13'1x11'7		Site Influences
Bedroom			12'9x11'7		Mountain View, Corner Site, Private Setting, Farm Setting, See Remarks
Master Bedroom			16'6x15'2		
Bathroom		3pc			SERVICES
Kitchen		13'1x13'1			Heating
Bedroom		12'7x12'5			Forced air, Cooling-Central
Laundry Rm		13'8x12'8			Fuel
Rec Room		16'7x28'4			Electric, Wood
					Water
					Municipal
					Sewer
					Septic Installed
					Connect. Chrg
					Services
					Roads

PID/PIN Number	003-630-749
Legal Desc.	LOT 14 DL 2710 SDYD DISTRICT PLAN 31636
Mortgage Info	
Restrictions	Within A.L.R., Covenant/Easements
Pet Size	
Restriction Notes	
Contingency	
Listing Office	ROYAL LEPAGE LOCATIONS WEST

Gorgeous property set amongst vineyards, wineries, orchards, horse and nursery homes. Natural landscape, horse paddocks, fenced, bald eagles, meteor forest, red dancing barn with horse stalls, man cave, indoor swimming pool, attached double-car garage with another detached shop (current inoperative antique store) with lower level single bay garage. 5 bedroom home (all bedrooms on upper level) with 2 bedroom lower level (tenanted) income suite. Cold storage, wood and electric furnace in home and garage (can also heat the indoor pool with wood!). Amazing unique opportunity for the nature-loving, winery entrepreneur, and private estate seeker, in Ok falls. The view of this home is adored by liquidity winery visitors. Off the beaten path! Nostalgic, magical property ready for its new family to come home to. Three plus two differing sized horse paddocks, another two outbuildings named "man cave" and "red barn" - within the ALR. 10 plus acres! Listed By: ROYAL LEPAGE LOCATIONS WEST

This listing information is provided to you by:
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Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Sep 10, 2022.

