

# \$1,099,000 - 338 Howards Road, Vernon

MLS® #10361902

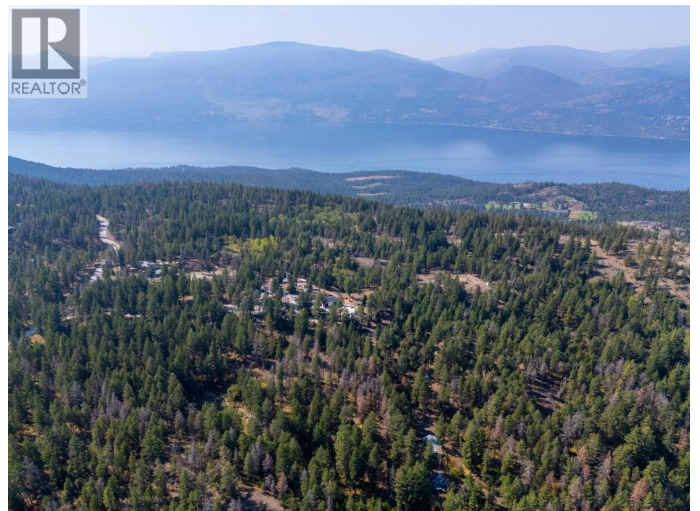
**\$1,099,000**

3 Bedroom, 2.00 Bathroom, 1,286 sqft

Single Family on 15.79 Acres

Commonage, Vernon, British Columbia

Located on a quiet no-thru road off Commonage, this 15.78 acre parcel offers an incredibly private and serene buildable site, accessible by a new gravel driveway, backing the world class Predator Ridge community. This property offers 200 AMP service, a 25 foot x 40 foot shop, two wells, an 800 gallon concrete septic system and an 1800L Propane Tank with Wifi Tank Refill Notification System (natural gas connection available from Commonage Road). There is a possibility of building a new home on a beautiful, private perch in the centre of the property, and retaining the existing residence as a carriage/accessory home. Currently operating as a small hobby farm, the property features an insulated barn, a fully fenced in chicken coop, a separate fenced dog run and garden, as well as an RV site with sani-dump. The three bedroom, two bathroom manufactured home offers comfortable living with numerous modern updates. Improvements include upgraded appliances, refreshed bathrooms, flooring, lighting, a water filtration system, and major mechanical upgrades: hot water tank, central A/C (2021) and a high-efficiency furnace (2021). Outdoor living is maximized with multiple seating areas perfect for spring and summer enjoyment, plus a private deck off the primary bedroom. Located thirty minutes from YLW Airport, fifteen minutes from Vernon Jubilee Hospital and ten minutes to Oâ€™Rourke Family Estate Winery, this is your rural escape to Okanagan serenity. Tiny



home not included in the purchase price  
(available separately). (id:6289)

Built in 1996

**Essential Information**

Listing #	10361902
Price	\$1,099,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,286
Acres	15.79
Year Built	1996
Type	Single Family
Sub-Type	Freehold
Style	Other

**Community Information**

Address	338 Howards Road
Subdivision	Commonage
City	Vernon
Province	British Columbia
Postal Code	V1T6Y5

**Amenities**

Amenities	Golf Nearby, Airport, Recreation, Shopping, Ski area
Features	Private setting
Parking Spaces	14
Parking	Additional Parking, Detached Garage, RV
# of Garages	2
View	Mountain view, View (panoramic)

**Interior**

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	1

**Exterior**

Exterior Features	Landscaped
Roof	Asphalt shingle
Foundation	Block

### **Additional Information**

Zoning	Unknown
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### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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