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 Okanagan Real Estate Agent



## Property Client Full

### 6097 Beatrice Road, Peachland, British Columbia V0H 1X4

MLS®#: **10337180** Status: **Active** Title1/Title2: **Freehold, Fee Simple**  
 Prop Type: **Residential** Sub Type: **Single Family - Detached**  
 Mjr /Minor Ar: **Central Okanagan/PE - Peachland**

List: **\$1,638,000**  
 Orig List: **\$1,638,000**  
 DOM: **64**



#### General Information

**Style: Rancher with Basement**  
 Parcel ID: **001-719-351**  
 Yr Built: **1997**  
 Yr Rnvtd:  
 Yr Blt Src: **BC Assessment**  
 Recreational: **No**

Bedrooms: **5** Bathrooms: **4**  
 BR Primary: **5** BA Primary: **4**  
 BR Suite: **0** BA Suite: **0**  
 BR Det Dwell: **0** BA Det Dwell: **0**  
 BR Property: **5** BA Property: **4**  
 Levels: **2** Shop/Den: **No/No**

#### Floor Area

**Total Fin SqFt: 4,321**  
 Main/First Fin SqFt: **1,965**  
 Basement Fin SqFt: **2,356**  
 Above Grade Fin SqFt: **1,965**  
 Below Grade Fin SqFt: **2,356**  
 Area Source: **360 Virtual Scan**

#### Lot Information

Lot #: **11,761**  
 Lot Acres: **0.27**  
 W x L: **80 X 143**  
 Water Access:  
 Fencing:  
 View: **Lake, Mountain(s), Valley**

#### Interior Features

Fireplace: **Yes** Fireplaces Tot: **3** Wood Stove: **No** Fireplace Feat: **Gas**  
 Accessibility Eq: **No** Suites: **Yes** Suites Legal: **Yes** Suites Potentl: **Yes**  
 Interior: **High Ceilings, Kitchen Island, Vacuum Built-In** Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Appliances: **Dishwasher, Dryer, Freezer, Gas Oven, Gas Range, Instant Hot Water, Microwave, Refrigerator, Washer, Wine Cooler**  
 Security Feat: **Fire Sprinkler System, Secured Garage/Parking, Security Service**

#### Rooms

Room Type	Level	Dimensions	Room Type	Level	Dimensions
<b>Kitchen</b>	<b>Main/First</b>	<b>19' 1" x 17' 1"</b>	<b>Living Room</b>	<b>Main/First</b>	<b>16' 9" x 17' 11"</b>
<b>Primary Bedroom</b>	<b>Main/First</b>	<b>17' 4" x 13' 1"</b>	<b>Ensuite - Full 5 PCE</b>	<b>Main/First</b>	<b>16' 5" x 11' 11"</b>
<b>Dining Room</b>	<b>Main/First</b>	<b>15' 5" x 10' 6"</b>	<b>Bedroom</b>	<b>Main/First</b>	<b>13' 2" x 10' 2"</b>
<b>Bathroom - Full 4 PCE</b>	<b>Main/First</b>	<b>11' 3" x 5'</b>	<b>Foyer</b>	<b>Main/First</b>	<b>12' 3" x 8' 3"</b>
<b>Laundry</b>	<b>Main/First</b>	<b>13' 8" x 9' 1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>19' 9" x 27' 4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14' 1" x 9' 3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11' 4" x 13' 7"</b>
<b>Family Room</b>	<b>Basement</b>	<b>10' 9" x 18' 10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14' 1" x 9' 3"</b>
<b>Bathroom - Full 4 PCE</b>	<b>Basement</b>	<b>5' 10" x 11' 9"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>15' 3" x 12' 4"</b>
<b>Utility Room</b>	<b>Basement</b>	<b>12' 10" x 7' 3"</b>	<b>Storage</b>	<b>Basement</b>	<b>19' 6" x 22'</b>
<b>Ensuite - Full 4 PCE</b>	<b>Basement</b>	<b>8' 10" x 11' 4"</b>	<b>Other - Add'l Detach Dwell</b>	<b>Main/First</b>	<b>7' x 8' 9"</b>
<b>Other - Add'l Detach Dwell</b>	<b>Main/First</b>	<b>22' 9" x 18' 6"</b>			

#### Exterior Features

Construction: **Concrete** Foundation:  
 Roof: **Asphalt/Fibreglass Shingles**  
 Pool Features: **Heated, In Ground, Outdoor Pool, Pool Equipment, Salt Water**  
 Waterfront:  
 Prop Attached:

#### Parking Features

Ttl Prkng Spcs: **6** Prkng Cov: **2** Prkng Uncov: Secrd Prk Spcs: RV Prkng Spc: **2** Carport: **No**  
 Parking Desc: **Additional Parking, Garage - Attached, RV Access/Parking** Garage: **Yes/2** Gar Dim:

#### System/Utilities

Cooling: **Central Air** Water Source: **Municipal**  
 Heating: **Floor Furnace (In-Floor), Forced Air, Radiant Floor** Sewer: **Public Sewer**

#### Public Remarks

This exquisite blend of Okanagan living is at its best with sparkling lake view, a heated salt water pool and modern flare compliments this home with over 4000 square feet of entertaining and living area. The rancher with basement with Lakeview has many features. The main floor consists of 2 bedrooms including the primary bedroom with full ensuite (in-floor heating) and walk in closet. Spacious living room, with huge deck area on the exterior. The gourmet Kitchen is the centerpiece with rock counter tops, SS appliances, custom maple cabinetry, and plenty of counter space. The lower level is ideal for B & B ( currently licensed as Villa Sorana B & B) with summer kitchen, separate entrance, 3 bedrooms, , Family /Games room and direct access to another huge deck and pool. The lower level also has hot water in-floor heating. There is so much more, double garage, RV parking (with electrical outlet), lower lot area which is garden space, 4 outside sheds, flat driveway, two area for BBQ's ( two gas outlets) , water on demand, wine fridge, freezer, 3 gas fireplaces, 5 bedrooms with 4 baths. Touring this house, you immediately feel unique character and charm thru out. The most standout out feature of this house is the privacy on the decks and in the pool area. It has a very private setting without giving up the stunning lakeview. Come and see for yourself what a beautiful home this is.

#### Title

Special Listing Conditions: **Standard** Common Interest:

#### Restrictions

Pets Allowed:	Yes	Short Term Rent:	Yes, With Restrictions
Rentals Allowed:		Short Term Rent Desc:	B & B Potential or Long Term Rental
Age Restrict:	No	Restrictions Desc:	
Legal/Tax			
Tax Year:	2024	Taxes:	\$6,883.39
Tax Assmnt St:		Imprvmnts:	
Redesign Rezo:		Spcf Imprv Ar:	
# of Parcels:		Addtnl Parcels:	No
Occupant Type:	Owner	Addtnl Parc IDs:	
Legal Desc:	Plan 31483 DL 1183 Lot 13 ODYD	Tax Assd Val:	
		Agricultural Rsv:	
		SurveyCertAvail:	
		Dev Permit:	Yes
		Indigenous Lnd:	No
		Zoning Code:	R1
		Levies:	
		Irrig Wtr Rghts:	
		Irrig Wtr Acres:	

The above information is from sources deemed reliable, but it should not be relied upon without independent verification