

# \$1,050,000 - 2841 Noyes Road, Naramata

MLS® #10343351

**\$1,050,000**

3 Bedroom, 3.00 Bathroom, 2,927 sqft

Single Family on 0.45 Acres

Naramata Rural, Naramata, British Columbia

This well presented rancher boasts spectacular Okanagan lake views from all the main living areas of the home. Situated on just under 1/2 acre sized property, this lovely home features 3 bedrooms plus a den, 3 bathrooms with an in-law suite in the basement. There are two generous sized decks to entertain on and enjoy the views, plus it offers an insulated attached double car garage, low maintenance landscaping, forced air furnace and central a/c, lots of storage and is in a fantastic neighbourhood on the bench in Naramata. This home offers potential for short term rentals (in an area that is exempt from the Principal Residence legislation) and is not subject to the Provincial Speculation and Vacancy Tax making it an ideal investment! Must be seen to be appreciated! All measurements taken from iGuide. (id:6289)

Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | 10343351    |
| Price          | \$1,050,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Half Baths     | 1           |
| Square Footage | 2,927       |
| Acres          | 0.45        |
| Year Built     | 1993        |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Ranch         |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2841 Noyes Road  |
| Subdivision | Naramata Rural   |
| City        | Naramata         |
| Province    | British Columbia |
| Postal Code | V0H1N1           |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Features       | Two Balconies                                           |
| Parking Spaces | 2                                                       |
| Parking        | Attached Garage                                         |
| # of Garages   | 2                                                       |
| View           | Lake view, Mountain view, Valley view, View (panoramic) |

### Interior

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

### Exterior

|          |              |
|----------|--------------|
| Exterior | Vinyl siding |
|----------|--------------|

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Parker Real Estate |
|----------------|--------------------|



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