

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

MLS® #10361902

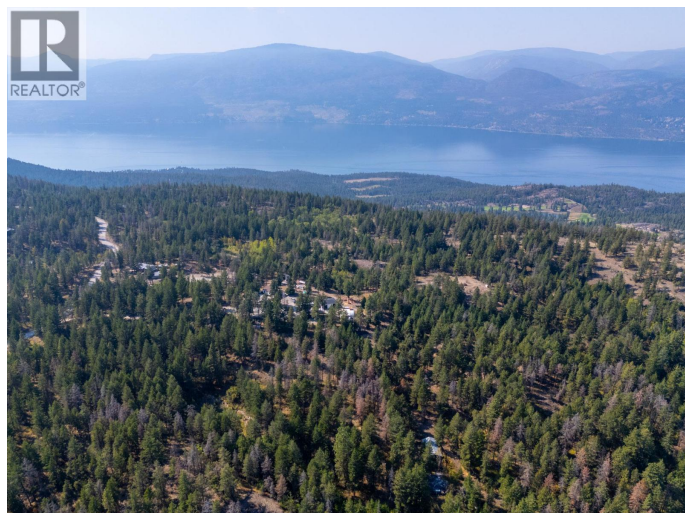
\$1,099,000

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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