

# 1009 Birch Street

...in peaceful Okanagan Falls  
\$399,900



## 1009 Birch Street Walk to Skaha Beach & TickleBerry

This great rancher is just a couple blocks to Skaha Lake Beach, come in to enjoy this comfortable move-in ready home, featuring new updated windows w/UV sun-block, hot water tank 2017, renovated kitchen w/custom built cabinets, back-splash & light fixtures, renovated bathroom with heated floors, gas hook-up 2018, newer roof on house & garage 2016. There is laminate throughout the house for handicap easy access in this 3 bed 1 bath home. Enjoy the nice sun-room off the kitchen & 2 covered patios for the summer BBQ's. The home is completely fenced and there's plenty of room for the children to play or if you have pets. There is a large heated workshop 19x10 with wall of benches for the handy-man to get lots of work done & a huge double car garage 20x22 for all your vehicles and toys, w/220amp & separate breaker-box. There's more parking w/2 available drain hook-ups to have friends over with their RV & motor homes to stay during the summer months. Call L.A. for all appointments

Area KO Okanagan  
Bedrooms Falls  
Bathrooms 3  
Lot Size 1  
Floor Space 0.18  
1149

Age 1974  
Taxes 1580  
Tax Year 2018  
MLS# 176522  
Parking 2 Spaces, Double  
Garage, Addl  
Parking, RV  
Parking



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Janet Herron\*  
REALTY EXECUTIVES VANTAGE

office: (250) 493-4372 - cell: (250) 486-1907  
280 Main St Penticton, BC  
janet@herronhomes.ca  
<http://www.herronhomes.ca>