

21454 BATHVILLE ROAD

SUMMERLAND



Area	Summerland Rural
Bedrooms	3
Bathrooms	3
Lot Size	5 acre
Floor Space	1696 sf
Age	1987
Taxes	\$2046
Tax Year	2018
MLS#	178754
Parking	4 Spaces, Carport, Double Garage



To view online scan this QR code with your smart phone



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Fenced 5 acres. 2 flat levels, well-built 3 bed, 2 1/2 bath home overlooking 600' Trout Creek frontage & groomed field. Perfect for horses! Rare combination of peace, quiet & privacy, only minutes on paved road to downtown Summerland. Fantastic out-the-driveway green belt direct access for horse & recreation enthusiasts. U/G irrigation powered by electric & off-the-grid gas pump. Reliable District of Summerland dam-controlled large quantity water supply from transferable registered Trout Creek water license for irrigation.

SHANNON VANDERMEY
ROYAL LEPAGE PARKSIDE REALTY

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Artesian well provides exceptional potable water with a flow rate that exceeds max capability of well pump (new last year). Heated garage/workshop with woodstove & thermostatic controlled electric heater. Convenient plumbed external compressed air supply. Out buildings for storage, horse or hobby farmers & covered parking. Large circular driveway = easy access/exit for all vehicles. AND cell service too! All measurements approx.

Click here <https://my.matterport.com/show/?m=apNv8GZqDQU> for 360 3D Video.

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