

488 Bailey Road
Vernon, BC V1H 1T3



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MLS# 10230194



\$799,000

4.07 acres of usable land, surrounding a secluded pond in the Commonage area near Predator Ridge. Excellent land zoned Large Holdings (RDNO) and currently in the ALR. There are 2 distinct building sites; one near the already constructed barn, and one on the South end of the property. There is already a producing well on the property and a septic system installed for the barn. There is electricity and gas currently servicing the property. The property is being sold as a building lot w/ an outbuilding already in place; the barn is not permitted as a dwelling as-is. Buyers are urged to investigate bare land financing prior to viewing. The 3600 sq.ft. barn is serviced with hot-water, a natural gas furnace, and is insulated on the main level. It includes a kitchen/bar, laundry, a powder room, a office/den, horse stalls, and storage. It would be very easy to convert this structure into a purely agricultural use. Alternatively, a buyer could investigate converting the barn into a residence after a sale. The property is fully fenced for horses and would be an excellent equestrian property. There are 3 possible access roads into the property. Excellent location, being in close proximity to Kekuli Bay Provincial Park, Predator Ridge / Sparkling Hill Resort, and the amenities that Vernon and Lake Country has to offer. Location and zoning would work well for an agritourism venture. 600'+ of



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