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TAMMY ANTROBUS, Realtor®



YOUR OWN PERSONAL NATURE RESERVE



**OFFERED AT AN EXCELLENT
PRICE \$1,399,000**

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MLS® 200046**

24402 GARNET VALLEY RD

Summerland, BC V0H 1Z3

<https://www.tammyantrobus.com/24402-Garnet-Valley-Rd>

DISCLOSURE OF REPRESENTATION & RESCISSION PERIOD

If this property suits your needs, please note that as I am the listing Realtor, I cannot provide you with client services, and if you require client services I am obligated to advise you to seek independent professional advice”.

To help you understand what that means for you, I would like to go over the brochure right below this notice.

Thank you very much for your understanding!



Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

This real estate professional must tell their client any relevant information you share with them. For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

This real estate professional can only provide you very limited services. Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
 - their minimum/maximum price
 - their reason for buying/selling/leasing.
- ✗ protect your confidential information

THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

The Real Estate Home Buyer Rescission Period

Under section 42 of the Property Law Act, buyers of residential real property are entitled to rescind (cancel) a Contract of Purchase and Sale by serving a written notice on the seller within the prescribed period and in the prescribed manner. The ability to cancel is called a rescission right.

A buyer cannot waive their rescission right.

A buyer may only exercise their rescission right by serving written notice on the seller within the three (3) business days after the date on which the acceptance of the offer was signed.

“Business days” means any day other than a Saturday, a Sunday, or a holiday in British Columbia.

A RURAL SANCTUARY



This property is ideal for a young family that yearns for lots of space to raise their kids. It is on a school bus route and is only 10 minutes from town.

The family home is an older two storey with up to 6 bedrooms and 2 Baths. It has a country kitchen and separate dining room. The spacious living room has a huge picture window and a wood stove that provides ample heat through the house.

If you want farm animals, the barn would be ideal. The green house would be perfect for year round vegetables. Or start your own nursery business. The Quonset is an excellent space for vehicle or farm equipment maintenance.

About ½ of the 12.52 Acres is comprised of a good mixture of ornamental trees, fruit trees and bushes and beautiful low maintenance gardens and sitting areas.

Enjoy the beauty of the local wildlife as Eneas Creek runs through the property year-round.

Only part of the land is within the ALR boundaries.

You will love convenient rural location.



FEATURES

INTERIOR

- Everything has been designed for durability
- Custom Cabinetry, Doors and Windows
- Artistic accents throughout

BUILDINGS

- Greenhouse - 25x60 (Automated venting, Natural Gas Heat separately metered)
- Quonset - 30x60
- A two-level 30x15 Hay Barn

OUTDOOR SPACE

- A park like drive leads the way to your private gated estate
- Perennials adorn the gardens limiting manual labour
- Low grade driveway allows for minimal winter maintenance
- An above ground pool provides an excellent down time family activity

POSSIBILITIES

- The Zoning allows for an Agri-tourism Accommodation Business Opportunity
- Develop the land further
- Build a Home Based Business - Private Events, Greenhouse Growing, Fruit Stands etc.
- Or just relax and enjoy life



ENJOY BRIGHT SPACIOUS MAIN FLOOR LIVING

Living Room

- A perfect sized living centrally located with 2 bedrooms on one side and the kitchen/dining on the other
- The wood stove provides great heat throughout the house

Kitchen / Eating Area

- The spacious kitchen has lots of storage and work space
- If you want more storage, there is plenty of space to add additional cabinets and an island if desired
- There is space for a large table or create an area for kids homework space
- Sliding glass doors lead to the massive covered porch



Dining Room

- This formal dining room is located just off the kitchen
- If you don't want formal dining use this room for something more suitable for your lifestyle





MAIN FLOOR

Bedroom 1

- Currently being utilized as an exercise room but would be an ideal bedroom

Bedroom 2

- This is a smaller bedroom but would be great location for a home office

BEDROOM 3

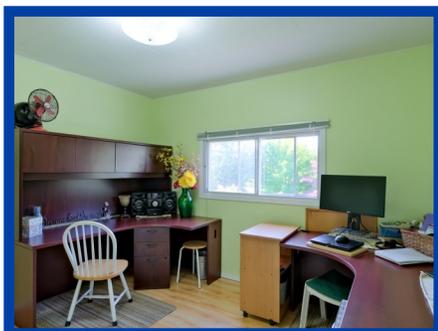
- Currently being used as a home office but is an ideal bedroom



UPPER FLOOR

Bedrooms

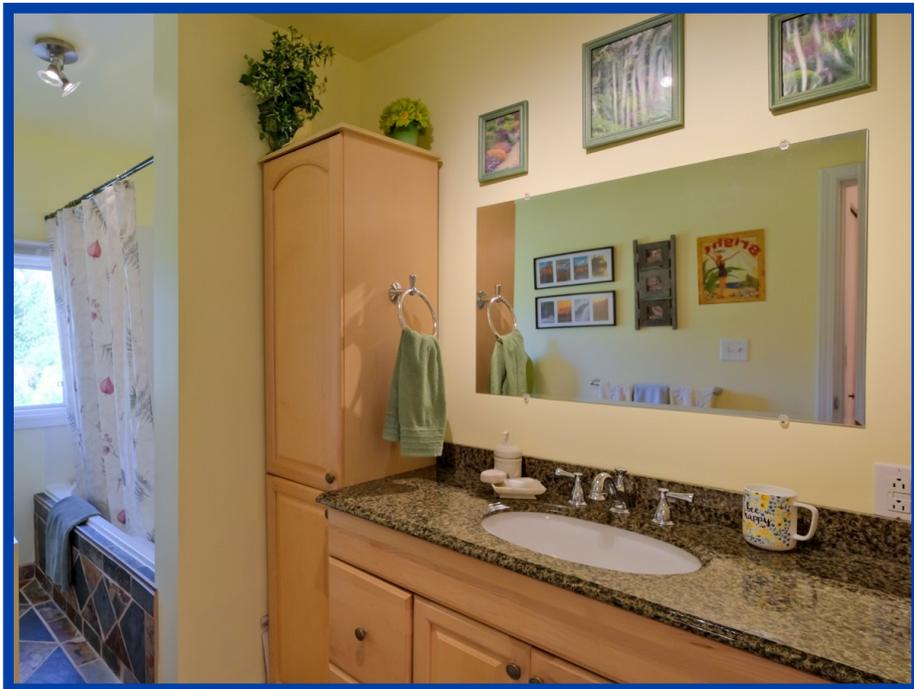
- There are three good sized bedrooms on the upper floor
- All show well and have convenient access to the upper floor bathroom





MAIN FLOOR BATHROOM

- There is an updated 3 piece bathroom with corner shower on the main floor in a convenient location of the floor plan



UPPER BATHROOM

- Updated 4 piece bathroom with attractive cabinets and fixtures
- Tub/shower combo
- In-floor heated Slate flooring



LOWER LEVEL

Laundry Room

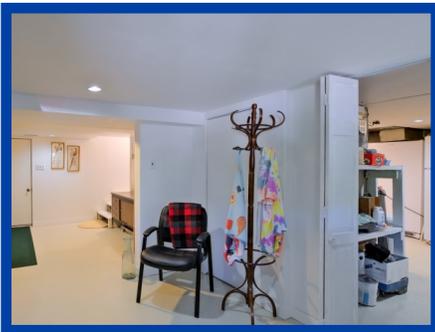
- The laundry area is spacious and conveniently located just at the bottom of the stairs

Storage Room

- The furnace is housed in this room as well
- Lots of room for storage

Mud Room

- Walk-out under the deck
- Lots of coat and shoe storage



Hobby Room / Workshop

- Exterior access to this room
- This is an excellent room for a hobby or convert it to a sales room if you plan to operate a business

Walk-in Cooler

- The cooler at the back would be perfect for fresh fruit / vegetable storage if you were planning to operate a business



A FABULOUS PORCH WITH A BEAUTIFUL VIEW



OUTDOOR SPACES

Front Porch

- Sit on the front porch year round enjoying the tranquility of your private oasis
- Long beams are ideal for lots of hanging baskets
- A good barbecue area just off the kitchen

ABOVE GROUND SWIMMING POOL



Above Ground Swimming Pool

- Cool off, relax and play on a hot summer day
- The pool sits in a private location with a picnic table

ENEAS CREEK RUNS THROUGH



Eneas Creek Runs Through

- Your own private nature reserve on your land
- Teach your kids to fish off the bridge
- You will witness many Bird species
- As well as many other species of insects, mammals

LOTS OF GREEN SPACE



Lots of Green Space

- Everywhere you look you will find a fabulous place to sit and enjoy the property
- There is a great area at the front of the property that is ideal for a firepit and camping area

24402 GARNET VALLEY RD, SUMMERLAND, BC V0H 1Z3

24402 Garnet Valley Rd, Summerland, BC

Main Floor Exterior Area 1287.92 sq ft
Interior Area 1208.73 sq ft



PREPARED: 2023/06/30



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

24402 Garnet Valley Rd, Summerland, BC

2nd Floor Exterior Area 681.31 sq ft
Interior Area 630.11 sq ft



PREPARED: 2023/06/30

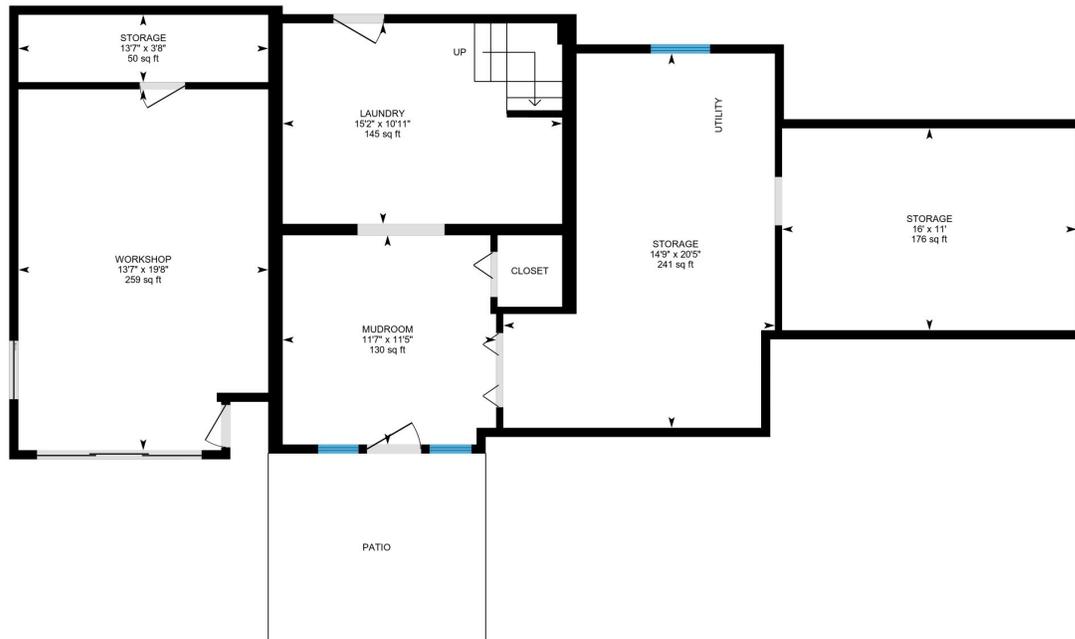


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

HOUSE STYLE	2 Storey with Basement
FINISHED FLOOR AREA	1,839
UNFINISHED FLOOR AREA	1,087 (Lower Level)
BEDROOMS	Up to 6
BATHROOMS	1-3Pce, 1-4Pce
P.I.D.	012-493-911
WATER	Municipal
SEPTIC INSTALLED	Concrete Tank 8'L X 4'W X 5'H
HEAT	Natural Gas, Forced Air Furnace
ALTERNATE HEAT	Wood Stove

24402 Garnet Valley Rd, Summerland, BC

Basement Exterior Area 85.28 sq ft
Excluded Area 1087.02 sq ft



PREPARED: 2023/06/30



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24402 Garnet Valley Rd, Summerland, BC

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

3pc Bath: 6'3" x 6'7" | 41 sq ft
Bedroom: 9'3" x 11'3" | 104 sq ft
Den: 10' x 11'2" | 112 sq ft
Dining: 16'6" x 8'5" | 130 sq ft
Gym: 11'2" x 11'3" | 126 sq ft
Kitchen: 16'6" x 7' | 115 sq ft
Living: 21'6" x 15'7" | 334 sq ft
Office: 10'9" x 11'4" | 108 sq ft

2ND FLOOR

4pc Bath: 6'2" x 12'2" | 72 sq ft
Bedroom: 9'7" x 11'4" | 108 sq ft
Bedroom: 9'6" x 11'4" | 107 sq ft
Primary: 13' x 15'6" | 179 sq ft

BASEMENT

Laundry: 10'11" x 15'2" | 145 sq ft
Mudroom: 11'5" x 11'7" | 130 sq ft
Storage: 11' x 16' | 176 sq ft
Storage: 20'5" x 14'9" | 241 sq ft
Storage: 3'8" x 13'7" | 50 sq ft
Workshop: 19'8" x 13'7" | 259 sq ft

Main Building

MAIN FLOOR

Interior Area: 1208.73 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 1287.92 sq ft

2ND FLOOR

Interior Area: 630.11 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 681.31 sq ft

BASEMENT

Excluded Area: 1087.02 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 85.28 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1838.84 sq ft
Excluded Area: 1087.02 sq ft
Exterior Area: 2054.52 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



A Hobbyists Orchard - You can either maintain the orchard yourself or commission the Tree Fruit Project to maintain it



FARM DETAILS

A farm this size only requires \$2,500 of earned income from the farm to qualify for farm status. Farm status lowers the property tax amount substantially (limitations do apply. See the Farm Classification Brochure @ https://info.bcassessment.ca/services-and-products/Shared%20Documents/BCAL15102%20BCA_farm_brochure_digital.pdf)

ORCHARD VARIETIES

- Approx. 200 Cherry Trees - Lapins, Sweethearts, Sovereign, Santina, Centennial Sweet note - Harvest spread over 2 months
- Approx. 200 Trees in total of the following Varieties
 - Peaches - 6 varieties with harvest spread over 2 months
 - Plums - Italian Plum
 - Nectarines - Red Gold
 - Apricots
- Thornless Black Satin Blackberries
- Thornless Tulameen Raspberries
- Hazelnut Trees
- Butternut Walnut

Greenhouse - 25' x 60'

There are many possibilities for the use of the greenhouse. The obvious is growing but check out the A2 Zoning for other Ideas.



Quonset Garage - 30' x 60'

A steel structure ideal for storage and parking of vehicles and farm equipment.



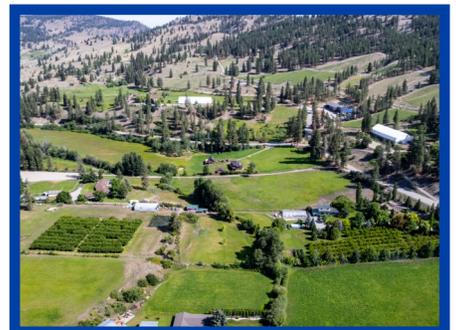
2 LEVEL BARN

The lower level would be perfect for animal housing. The upper level is great hay storage and you can drop the hay through to the lower level.



TREE ACREAGE

A good portion of this acreage is sloped but there is a 2-3 acre flat spot at the top that can be used. Access can be created with a little ingenuity.



TREE VARIETIES

Specialty Trees

- Rainbow Dogwood
- Cherokee Chief Dogwood
- Venus Dogwood
- Top Graft Lilac
- 2 Catalpa - Indian Bean Tree
- 2 Red Oak Trees
- Bur Oak
- Pin Oak
- 2 Chestnut Horse Pink
- 2 Japanese Maples
- Corkscrew Weeping Willow
- Weeping Willows
- Large & Little leaf Lindens
- Japanese White Birch (Canoe)

Ornamental Trees

- 3 Lombardy Poplars
- Sugar Maple
- Autumn Blaze
- Franks Red
- Columnar

Extra Features

- Underground Power lines
- Fenced Yard
- Agriculture Irrigation
- Municipal Water

Greenhouse

- Automatic Venting
- Natural Gas Heat with Separate Meter

Cooler - At the back of the Hobby Room

- Located next to the Greenhouse
- It is expandable

Yard and Area

- Perennials - Easy to look after
- Lawns - Ride on Lawn mower included
- Peaceful Area
- Great Neighbours
- Excellent Sun Exposure and Night Skies

Ornamental Trees Continued...

- Red Sunset
- Yellow Maple
- Chander Pear
- Lirodendron Tulip Tree
- Yellow Wood
- Gingko
- 3 Beeches - Tricolor, Dawks, Purple
- Ironwood Persica Parrotia
- 2 Sweetgum
- Mountain Ash - Purple Patmore
- Box Elder
- Seventh Son
- 2 Hawthorn
- London Plane
- Katsura

Unique Visitors to the Property

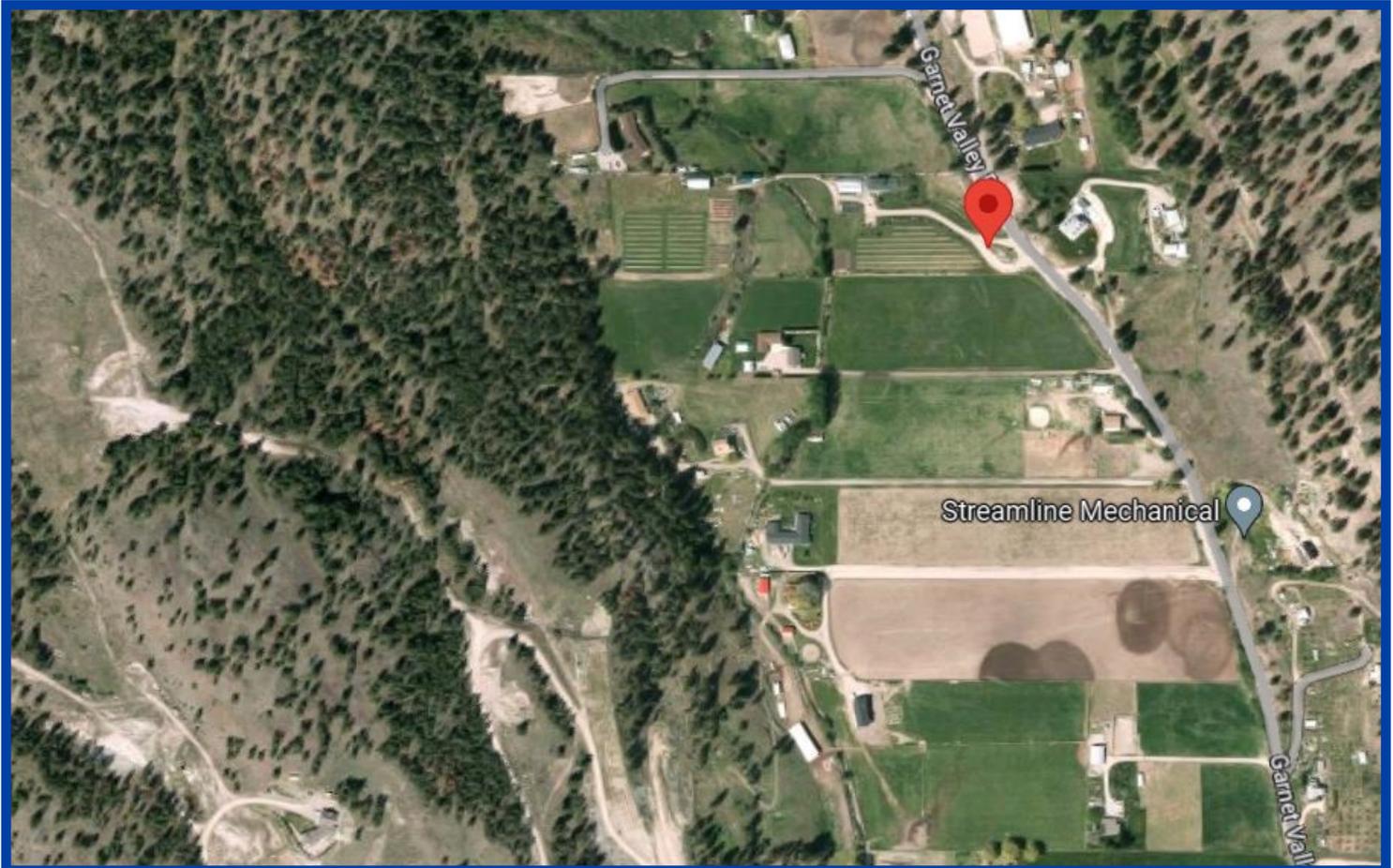
- Spring Peepers (frogs)
- Salamanders
- Bats
- Butterflies
- Praying Mantis
- Lace Wings Lady Bugs

A Bird Watchers Paradise (not incl all)

- | | |
|------------------|-------------------|
| • Hummingbirds | • Quail |
| • Chickadees | • Ravens |
| • Bluebirds | • Magpies |
| • Blue Jays | • Woodpeckers |
| • Orioles | • Flycatchers |
| • Rosy House | • Eagles |
| • Nuthatch | • Sharp shin Hawk |
| • Doves | • Ducks |
| • Wilson Warbler | • Owls |
| • Pheasant | • Redwing |
| • Quails | • Blackbird |
| • Robins | • Brewers |
| • Towhee | • Blackbirds |
| • Heron | • Sandhill Crane |
| • Killdeer | |

24402 GARNET VALLEY RD, SUMMERLAND, BC V0H 1Z3

SUMMERLAND IS AN HISTORICAL TOWN AND IS WIDELY KNOWN FOR ITS BEAUTIFUL SCENERY, OKANAGAN LAKE, WINERIES, KETTLE VALLEY STEAM TRAIN, FESTIVALS AND



Giants Head Mountain



Okanagan Lake



Wineries

Summerland is a town on the west side of Okanagan Lake in the interior of British Columbia, Canada. The district is between Peachland to the north and Penticton to the south. The largest centre in the region is Kelowna, approximately 50 km to the north, and Vancouver is approximately 425 km away to the west.[Wikipedia](#)



Downtown Summerland

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tammy@remax.net



For more property information go to:
www.TAMMYANTROBUS.COM

Providing a customized approach to your real estate needs with patience, professionalism and expertise



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Each Office Independently Owned and Operated

The above information is from sources deemed reliable it should not be relied upon without independent verification.

Not Intended to solicit properties already listed for sale.*