

8405 87TH ST
OSOYOOS, BC

Home Information Sheet

The House

- 4 Bedroom + 2 Bath + 2241 SqFt
- Lake, mountain & vineyard views
- Rooftop patio
- 2 Covered patios
- Retro-modern kitchen
- Vintage style basement with a built in bar and brick retro fireplace
- Natural gas heating
- 2 wood burning fireplaces
- Taxes \$3171 (2025)

Outdoor Space:

- Flat 0.224 acre lot
- Fresh landscaping
- Secondary access for suite potential
- Attached garage
- Workshop
- Extra parking 4+
- Large private backyard

Upgrades:

- New A/C
- New flooring
- Fresh paint
- Modern hardware
- Lighting
- Fresh landscaping
- Zoned RS1 permits suites, home business, or duplex development



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Main Floor Exterior Area 1157.54 sq ft
Interior Area 1088.80 sq ft



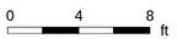
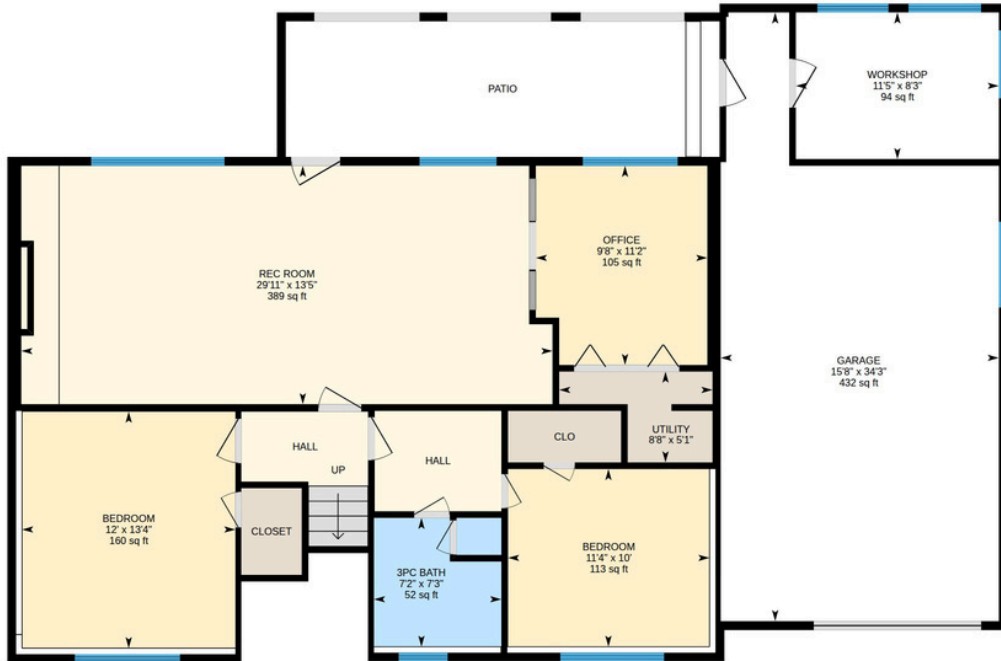
PREPARED: 2026/06/03



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.

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Basement (Below Grade) Exterior Area 1084.44 sq ft
Interior Area 1009.52 sq ft
Excluded Area 575.48 sq ft



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