

8405 87TH ST
OSOYOOS, BC

Home Information Sheet

The House

- ☐ 4 Bedroom + 2 Bath + 2241 SqFt
- ☐ Lake, mountain & vineyard views
- ☐ 3 Outdoor spaces; rooftop patio + covered patio, covered deck!
- ☐ Retro-modern kitchen
- ☐ Vintage style basement with a built in bar and brick retro fireplace
- ☐ 2 wood burning fireplaces
- ☐ Taxes \$3171 (2025)
- ☐ Natural gas \$69/2months
- ☐ Electricity \$399/2months
- ☐ Town utilities \$466/quarterly
- ☐ Insurance \$1335/year

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



0 4 8 ft

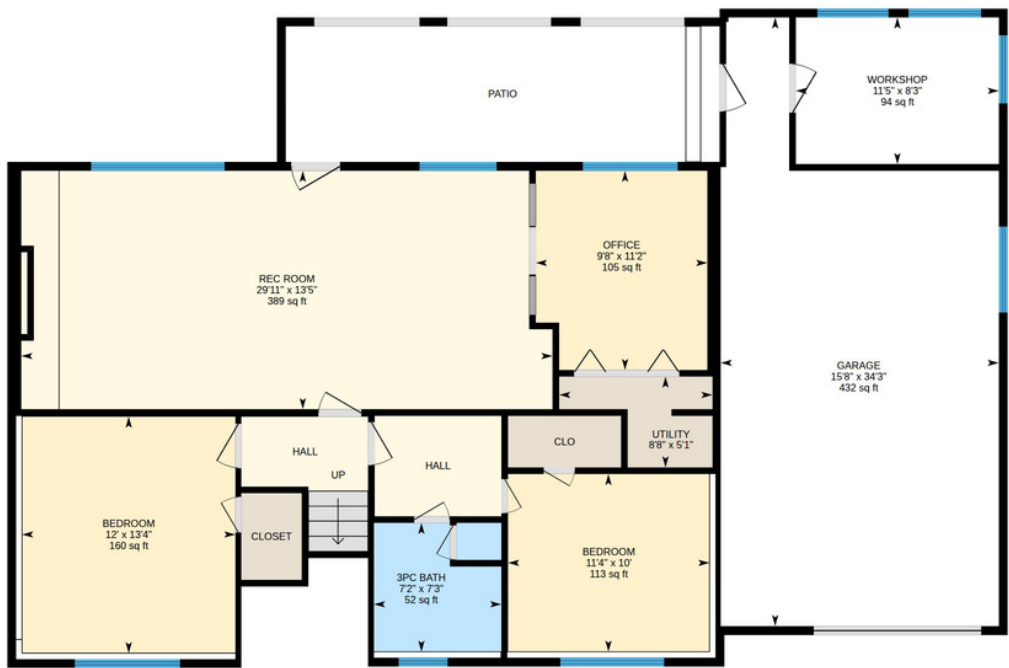
PREPARED: 2026/06/03



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



0 4 8 ft

PREPARED: 2026/06/03



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