



2040 Bernau Court Lake Country British Columbia

\$1,035,000

This beautiful 2,868 sq.ft. home, features 4 bedrooms and 4 bathrooms with a 685 sq.ft. 1-bedroom legal suite. It is within walking/biking distance to world-class wineries, both Wood and Okanagan Lake, and Davidson Road Elementary. Located in a vibrant, family-friendly, and safe neighborhood, this walkout rancher offers exceptional main-floor living. The front yard is beautifully designed with xeriscaping, enhancing the home's curb appeal. Upon entering, you are welcomed by an inviting and warm living room featuring vaulted ceilings and a gas fireplace, creating a comfortable and cozy living space. The kitchen is equipped with stainless steel appliances, ample cabinet storage, and access to a large covered patio. The master bedroom features a walk-in closet and private ensuite. Another full bathroom services the second upstairs bedroom. Downstairs includes a large rec room and an additional bedroom with a full bath. The 1-bedroom suite has its own private patio, perfect for extended family or rental income. The spacious backyard is enhanced with mature foliage for privacy, a gravel area for a trampoline, and a grassed area for kids, and additional landscaping for a firepit. This move-in ready home is in one of the most desirable neighbourhoods in Lake Country, close to an excellent elementary school. Don't miss this opportunity! (id:6769)

- 3pc Bathroom 6'3" x 9'2"
- Bedroom 12' x 15'
- Utility room 8'5" x 6'11"
- Recreation room 12'11" x 13'4"
- Laundry room 8'1" x 6'11"
- Bedroom 11' x 10'8"
- Full ensuite bathroom 11' x 10'2"
- Primary Bedroom 16'1" x 13'

- 3pc Bathroom 7'7" x 8'
- Kitchen 10'9" x 12'7"
- Kitchen 11'10" x 16'8"
- Living room 19'9" x 15'6"
- Full bathroom 5' x 8'11"
- Kitchen 8'10" x 8'11"
- Living room 17'1" x 18'7"
- Bedroom 12'7" x 16'6"

Listing Presented By:



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<http://www.scottmarshallhomes.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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