



3257 JUNIPER Drive Naramata British Columbia

\$899,500

Your Naramata Bench Escape - discover a private retreat surrounded by acres of conservation land, set above the Village of Naramata with views of Okanagan Lake. This 4bdrm, 4bthrm home offers 3,213 sqft. of thoughtfully designed living space. The main level welcomes you with a dramatic foyer leading into a sunken living room with gas fireplace & updated flooring set a warm, inviting tone. A formal dining room & a bright, well equipped kitchen with wall oven, new induction cooktop, new fridge, porcelain countertops, & walk-in pantry making both everyday meals & entertaining effortless. A spacious family room with a 2nd fireplace sits just off the kitchen. Upstairs, the primary suite feels like a retreat: cozy fireplace, walk-in closet, spa-inspired ensuite showcasing beautiful views of Okanagan Lake & a private terrace. Two additional bedrooms each enjoy their own bathrooms, while a flexible den could serve as a 4th bedroom or office. The backyard features a gazebo-covered patio, gas BBQ hookup, & the gentle sound of a seasonal creek. Fruit trees, privacy fencing, & generous outdoor space invite you to relax or garden at your leisure. Large double garage, proximity to the KVR trail, & minutes from beaches & wineries, this property is in one of the South Okanagan's most desirable settings. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & inc. all interior walls & must be verified by the buyer if deemed important. (id:6769)

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|--|---|
| Bedroom 14'10" x 13'2" | Laundry room 11'7" x 10'1" |
| Full ensuite bathroom Measurements not available | Partial bathroom Measurements not available |
| Bedroom 13'10" x 15'2" | Office 11'10" x 11'1" |
| Full ensuite bathroom Measurements not available | Family room 16'2" x 14'11" |
| Bedroom 13'11" x 15'1" | Living room 13' x 14'9" |
| Full ensuite bathroom Measurements not available | Dining room 13' x 9'10" |
| Other 6'4" x 5'2" | Pantry 7' x 6'5" |
| Primary Bedroom 12'8" x 11'5" | Dining nook 10'4" x 12' |

Listing Presented By:



Originally Listed by:
Chamberlain Property Group

<https://www.simpsonsellspenticton.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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Foyer 8'1" x 5'5"

Kitchen 13'1" x 12'2"

Storage 7'5" x 4'2"