



## 440 MERLOT Avenue Oliver British Columbia

\$1,050,000

Experience the pinnacle of Okanagan living in this custom-built 2016 executive home, positioned to capture the majestic, sweeping presence of the lake, vineyards, and mountains from the comfort of your main living areas and primary suite. This home offers a blended luxury lifestyle, perfectly coupling small-town charm with unmatched recreational access. You are situated just one block from Tuc-el-Nuit Lake and steps away from the Oliver Community Park, which is a hub for activity featuring an outdoor pool, ball field, curling rink, 4 pickleball courts, and 3 tennis courts. Inside, attention to detail is evident through the high-end finishes, including durable tile floors, custom granite counters, soft-close cabinetry, and integrated technology like electric blinds and a beautiful fireplace that anchors the bright living room. The main floor is designed for serenity, featuring a large primary suite complete with a spa-like walk-through ensuite and generous walk-in closet, plus a second bedroom and bathroom. Adding to the home's exceptional value, the walk-out lower level provides a fully contained 2-bedroom in-law suite with its own private entrance, walk-out patio, separate cozy fireplace--creating the perfect private retreat for extended family, a dedicated caretaker, or a source of potential rental income. With Tuc-el-Nuit Elementary nearby and town conveniences nearby, this is more than just a place to live--it's a sophisticated, amenity-rich legacy property ready to be loved. (id:6769)

Living room 15' x 12'

Dining room 7' x 6'

Kitchen 13' x 10'

Storage 4' x 11'

Recreation room 13'0" x 19'0"

Bedroom 13' x 1'

Bedroom 12' x 11'

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Foyer 11' x 6'

Dining room 10' x 13'

Living room 19' x 13'0"

Laundry room 13'0" x 6'

Kitchen 13' x 11'

4pc Ensuite bath Measurements not available

Bedroom 12' x 10'

Primary Bedroom 13' x 15'

Listing Presented By:



Originally Listed by:  
eXp Realty



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