



# 5115 Hartnell Road Vernon British Columbia

\$1,688,000

Experience the perfect blend of country comfort and urban convenience in this picturesque North BX setting just 5 mins from the City of Vernon. Gated for privacy, the 4.69 acres is fully deer-fenced and offers shady groves of maple trees. Pristine grounds with 9 zone irrigation raised garden area, level parking and large RV pad. The original barn and farmhouse still stand strong! The 29' x 47' shop has 17' ceilings designed for a future upper level that would open level entry to the back. 100-amp panel, water and RV height doors. Decks connect the above ground heated, salt-water pool to the wrap-around sundeck and main living area. The main level offers a great room design centered around the updated kitchen with quartz counters, huge center island, new KitchenAid appliances including dual ovens and walk in pantry. The dining and living areas open to the front deck and features a 3-sided gas fireplace. The primary bedroom offers a walk-in closet, ensuite with soaker tub, separate shower and heated floors. The walk-out lower level is perfectly set up for family activities with a very bright large bedroom, full bath, family room with efficient wood burning stove and access to the covered patio and grounds. The second family room comes with full kitchen, this space can easily be converted to a private suite! Windows frame the view on both levels. Vinyl flooring on the main, hot water on demand, forced air plus central air, hot water baseboards & double garage with epoxy floors. (id:6769)

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|--------------------------------|-------------------------------|
| Utility room 14'2" x 21'       | 4pc Bathroom 9'8" x 4'11"     |
| Other 6'6" x 6'11"             | 2pc Bathroom 5'1" x 5'0"      |
| 4pc Bathroom 5'10" x 12'8"     | 5pc Ensuite bath 7'7" x 12'2" |
| Bedroom 19'8" x 15'6"          | Primary Bedroom 20'6" x 14'0" |
| Kitchen 10'7" x 17'            | Den 12'5" x 9'11"             |
| Family room 23'5" x 15'11"     | Bedroom 11'5" x 13'10"        |
| Recreation room 15'10" x 14'6" | Living room 16'3" x 12'2"     |
| Laundry room 8' x 14'3"        | Kitchen 24'1" x 16'4"         |

Listing Presented By:



Originally Listed by:  
RE/MAX Priscilla

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



Royal

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