



# 6718 Merlot Court Oliver British Columbia

\$829,900

Discover a slice of paradise with this charming, custom, original-owner home built by Ruhland Construction. This Rancher was designed with unique and thoughtful details, including a gas fireplace in the living room, handy built-ins, and corner windows that frame the breathtaking lake and mountain views. The U-shaped kitchen has newer granite countertops, five ebony appliances and a breakfast bar. The primary bedroom offers a private retreat, while the spare bedroom doubles as a multi-purpose space with a Murphy bed and a built-in desk and cabinets. Additional features include built-in speakers, a water softener, a security system, an attached double-car garage with an EV charger, and a spotless heated crawl space for utilities and storage with a separate exterior entry. Energy efficiency is at the forefront with a 7.2 KWH solar system, ensuring minimal electricity costs. Central air conditioning and an on-demand gas hot water system ensure year-round comfort. Outside is low-maintenance mature landscaping with tiered Allen blocks, private decks, and a private patio at the back with a pergola and lovely patio pavers accessible from the dining room and primary suite. The property's location is nothing short of ideal, with Rotary Beach on Tuc El Nuit Lake, Tuc El Nuit Elementary School and Nk'Mip Canyon Desert Golf Course all within walking distance. Don't miss the opportunity to live on a quiet cul de sac in one of Oliver's most desirable neighbourhoods. (id:6769)

Other 12'5" x 21'3"

Other 11'11" x 26'9"

Primary Bedroom 16'4" x 14'0"

Living room 19'3" x 27'4"

Kitchen 16'4" x 12'6"

Bedroom 11'2" x 15'0"

4pc Bathroom 9'0" x 5'4"

3pc Ensuite bath 11'9" x 6'5"

Listing Presented By:



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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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