



# 7064 Amber Drive Vernon British Columbia

\$999,000

Set on a quiet Bella Vista cul-de-sac with Okanagan Lake views, this sun-filled rancher blends comfort with a seamless four-season lifestyle. From the moment you step inside, natural light pours through the south facing windows, drawing your attention to the lake beyond and creating a warm, welcoming atmosphere. The main level flows effortlessly from living to dining to kitchen-designed for both relaxed mornings and memorable gatherings. The primary suite offers a walk-in closet and ensuite, followed by two additional bedrooms and shared bathroom. Downstairs, the walkout basement expands your living with two more bedrooms, a full bath, laundry and a spacious family room-perfect for movie nights or hosting. Thoughtfully designed with abundant storage throughout, offering plenty of space to keep everything organized and out of sight. Enjoy peace of mind knowing all Poly B plumbing has been replaced throughout the home. Big-ticket upgrades have also been completed, including the roof, furnace, hot water tank and central air conditioning. Outside, a private cedar-lined fully fenced backyard creates a serene escape, where mornings begin with coffee on the deck and evenings end with a glass of Okanagan wine. Just minutes to Kin Beach, The Rise Golf Course, and The Vernon Pickleball Club! For more information or a private viewing of this property contact RE/MAXVernon Salt Fowler today at 250-549-7258 and "Just Add Salt"! (id:6769)

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Royal

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- Bedroom 9'3" x 14'6"
- 3pc Bathroom 4'11" x 10'6"
- Bedroom 12'5" x 9'11"
- Laundry room 9'8" x 8'1"
- Recreation room 22'2" x 34'0"
- Storage 14'3" x 32'7"
- 4pc Bathroom 4'11" x 9'11"
- 3pc Ensuite bath 9'4" x 5'1"
- Primary Bedroom 14'2" x 13'6"
- Family room 12'3" x 15'0"
- Dining nook 7'0" x 9'2"
- Kitchen 12'2" x 9'1"

- Bedroom 13'0" x 10'1"
- Bedroom 9'11" x 10'0"
- Dining room 12'7" x 11'7"
- Living room 12'1" x 15'0"

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