



## 934 Mt Griffin Road Vernon British Columbia

\$1,149,000

Experience idyllic Okanagan living in this nearly new rancher-style home in one of Vernon's most desirable neighbourhoods. Built in 2023, this timelessly finished 3-bedroom, 3-bathroom Middleton Mountain home combines modern design, comfort, and unbeatable West-facing expansive views of Vernon Golf & Country Club, Kalamalka Lake and the surrounding mountains. Step inside and you'll find an airy open-concept main floor anchored by a gourmet kitchen featuring quartz countertops, a generous island with breakfast bar, and stainless appliances. The living and dining areas flow seamlessly to a covered deck where you can enjoy your morning coffee or exceptional sunsets. The spacious primary suite offers a luxurious ensuite complete with a walk-in shower, soaker tub, and a large walk-in closet. A second bedroom on the main floor is ideal as a guest room or home office. Convenient main-floor laundry adds to the ease of everyday living. Downstairs, the walkout basement includes a third bedroom, full bathroom, and a spacious family room, perfect for entertaining or relaxing. There's also 820 sq ft of roughed-in unfinished space ready to be customized as a suite, fourth bedroom, gym space or studio. Outside, a fully fenced and private backyard with underground sprinkler system is ideal for pets, and a Xeriscaped front yard boasts drip irrigation. Finally, recreational-enthusiasts will love the close-proximity with Kalamalka Lake, walking trails, pickleball, Silver Star and more. (id:6769)

Storage 37'10" x 10'

Utility room 12'6" x 12'

Bedroom 12'4" x 12'4"

4pc Bathroom 9'6" x 5'

Family room 27'6" x 15'

Foyer 13' x 6'

Laundry room 8' x 7'6"

4pc Bathroom 8'6" x 5'

Bedroom 12'6" x 11'

5pc Ensuite bath 10'6" x 10'6"

Primary Bedroom 14' x 13'

Living room 15' x 14'

Dining room 11'6" x 9'6"

Kitchen 11'6" x 11'6"

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

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



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