



## 46 Farchant Way Vernon British Columbia

\$1,195,000

Discover your dream retreat on a private and quiet .63-acre lake view lot. New roof (2023), 10 new windows on main floor, flooring, and self-contained two-bedroom walkout suite! (Over \$100,000 spent on renos in the last three years). This home offers lake views and natural light through vaulted ceilings and skylights. Custom kitchen with walk-in pantry and breakfast nook. Great room features Jotul gas fireplace, new hearth, dining area, and living room. Master suite with deck access, walk-in closet, and ensuite bathroom with Neptune tub and double sinks. Second bedroom ideal as den or guest room with Murphy bed. Daylight suite offers modern amenities and lake views. Features include: Jotul gas fireplace, Sound-deadening insulation - New heat pump - Updated appliances - Refinished deck and stairs - Insulated garage doors - Fire-smart clearing -Heated/cooled triple garage with workshop, RV & boat parking. Fenced yard with room for additional shop, plus private beach and boat launch access! (id:6769)

Utility room 12'9" x 7'9"

Storage 13'10" x 7'8"

Bedroom 16'7" x 12'8"

Bedroom 14'2" x 15'0"

Laundry room 8'9" x 5'11"

Foyer 6'0" x 10'3"

4pc Bathroom 7'5" x 8'0"

Bedroom 10'0" x 10'11"

5pc Ensuite bath 13'11" x 12'6"

Primary Bedroom 14'11" x 15'9"

Family room 14'0" x 15'5"

Kitchen 14'1" x 13'0"

Dining room 10'11" x 12'7"

Great room 22'5" x 16'9"

Full bathroom 9'9" x 5'11"

Dining room 14'3" x 8'4"

Kitchen 9'6" x 15'5"

Living room 27'6" x 25'7"

Listing Presented By:



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