



## 109 Whitefish Road Vernon British Columbia

\$1,049,999

Don't miss your chance to own in this new Foothills Development with no GST and massive potential for rental income. Upstairs you'll find 3 beds and 2 full bathrooms while downstairs contains the LEGAL above ground 2 bed suite with separate entrance. Downstairs tenant pays \$2000/month and would like to stay. The home sits at the end of a quiet street that leads to walking/hiking/biking trails. The yard is fully fenced and perfect for animals. The main home boasts 12ft vaulted ceilings, natural gas fireplace, in floor heat, a butler's pantry, separate laundry room, Rinnai tankless hot water, gas stovetop, and a natural gas hookup on the patio for BBQ. There is a door framed in the main home foyer for full access to the house if someone wanted to convert the suite and connect it to the main home. Only 15 minutes from SilverStar Mountain Resort, 45 Minutes to Kelowna International Airport, and close to lakes, hiking, biking in every direction. (id:6769)

Other 19'0" x 19'6"

Other 7'0" x 6'9"

Laundry room 3'6" x 2'6"

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

Other 7'0" x 5'6"

Bedroom 12'7" x 10'0"

Bedroom 12'0" x 10'10"

Kitchen 18'3" x 12'10"

Living room 16'3" x 11'6"

Foyer 11'0" x 10'4"

Laundry room 7'0" x 4'0"

4pc Bathroom 13'0" x 6'0"

Bedroom 10'8" x 10'0"

Bedroom 12'4" x 12'4"

Other 7'10" x 6'0"

5pc Ensuite bath 13'3" x 6'8"

Primary Bedroom 13'6" x 13'0"

Pantry 7'0" x 5'6"

Kitchen 16'6" x 13'0"

Listing Presented By:



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Royal LePage Downtown Realty

**stillhavn**  
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