



# 1294 Galiano Road Vernon British Columbia

\$1,375,000

Just minutes from the city of Vernon BC, this stunning property offers expansive views of Okanagan lake, the city and the valley. Situated on a beautifully landscaped 0.81-acre lot with lake views and complete privacy, this architecturally designed contemporary rancher boasts 3 bedrooms and an office used as a bedroom , 4 bathrooms, a separate access suite and exceptional quality and style throughout. With trail access right off the bottom of your property. Inside, you'll find vaulted ceilings and large viewing windows that frame the beautiful scenery. The spacious island kitchen serves as the heart of the home, perfect for both everyday living and entertaining. From the dining area, step out to a private courtyard surrounded by lush gardens and a tranquil water feature--an ideal spot to unwind. The main level includes the primary bedroom, a den/office currently used as a bedroom, and a convenient laundry area with sink off the entrance hall. Downstairs, a large rec room with a gas fireplace opens to a stone patio with a cozy firepit. The lower level also features an exercise wing with a half bath and steam room, plus a self-contained in-law suite with a separate entrance and two bedrooms. Outside, enjoy the versatility of a single garage/workshop, carport, and additional storage space. With thoughtful design, custom finishes, and impressive craftsmanship, this home is a truly unique retreat you'll be proud to call your own. (id:6769)

Other 10'5" x 11'8"	2pc Bathroom 3'10" x 5'8"
Other 4'8" x 6'5"	Laundry room 5'5" x 9'8"
2pc Bathroom 5'4" x 5'6"	Den 12'0" x 14'0"
4pc Bathroom 7'2" x 7'9"	4pc Ensuite bath 7'6" x 13'6"
Utility room 9'6" x 14'0"	Primary Bedroom 15'5" x 16'8"
Exercise room 9'11" x 12'8"	Dining room 11'0" x 12'3"

Bedroom 9'4" x 12'5"	Kitchen 13'5" x 14'7"
Bedroom 11'10" x 12'0"	Living room 15'5" x 19'0"

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Listing Presented By:



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