



36 Spruce Drive Vernon British Columbia

\$749,900

Modern Walkout Rancher with Lake Views & Exceptional Value Built in 2021 and offering over 2,300 sq ft of finished living space, this modern walkout rancher delivers exceptional value with lake views, flexible living space, and a price point that is increasingly difficult to find in today's Okanagan market. Located on a quiet cul-de-sac in the scenic Fintry community, this thoughtfully designed home combines modern construction with a functional layout ideal for families, retirees, or buyers seeking additional space for guests, hobbies, or future income potential. The bright and open main floor features durable vinyl flooring, large windows that capture the surrounding lake and mountain views, and a spacious living room centered around an electric fireplace. The adjoining kitchen offers abundant cabinetry, modern appliances, and a practical layout that flows seamlessly into the dining area. The primary suite includes a full ensuite bathroom and walk-in closet. A second bedroom, additional full bathroom, and dedicated office complete the main level. The fully finished walkout lower level offers incredible flexibility with a large recreation area, additional full bathroom, utility and storage space, and a spacious flex room with separate access. (id:6769)

Storage 9'3" x 21'0"

Bedroom 9'4" x 8'5"

Recreation room 9'0" x 14'6"

Kitchen 14'10" x 15'2"

4pc Bathroom 5'3" x 10'6"

Laundry room 11'2" x 5'11"

Foyer 13'5" x 7'10"

4pc Bathroom 5'3" x 8'5"

Kitchen 19'7" x 9'7"

Dining room 8'5" x 15'5"

Living room 14'7" x 15'5"

Primary Bedroom 10'5" x 12'7"

4pc Ensuite bath 6'4" x 11'4"

Bedroom 10'6" x 8'8"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon Salt Fowler

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

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.