



975 Mt Burnham Road Vernon British Columbia

\$1,099,000

Lock & Go Lifestyle. Park-side custom-built rancher with walk out basement home on Middleton Mtn. 2 completely separate spaces that share the 3-car garage, Co-own or investment to use the suite to offset costs. Untraditional as the smaller 1000 sq ft suite is on main level and accessed from side of home is perfect for aging parent, young adult child or a mortgage helper. Exceptional Park views, large 34 ft. x 10.6 ft. deck gives additional entertaining space, privacy walls & shade are perfect on hot summer days. The larger 1600 sq. ft. suite on lower level. 2 bedrooms, 2 full bathrooms, high-end finishing. Both deck & patio have panorama views to park, perfect for indoor-outdoor living. Easy clean design. open concept, modern kitchens, quartz counters, high end appliances. Solar tube light in upper bathroom, Toto washlet in lower ensuite, curb-less showers. Front door leads you to larger lower living area. Both suites have access to large oversize 3 car garage, EV plug. Quality built, ICF foundation, engineered ICF suspended slab. Basement has radiant heat throughout, both floors have forced air heat & A/C, on-demand combination boiler. Aluminum clad windows, 3-foot soffit overhang to keep elements away from house, photocell lights for evening security. Home Warranty, occupancy permit in place. Live in one suite and rent the other. no parking allowed on street for a pleasant non-cluttered community (id:6769)

- Other 10'6" x 6'6"
- Laundry room 6'5" x 3'6"
- 3pc Bathroom 9'6" x 6'
- Bedroom 13' x 10'6"
- 4pc Ensuite bath 12' x 8'
- Primary Bedroom 14'9" x 11'3"
- Office 10'3" x 4'11"
- Dining room 15' x 9'6"
- Kitchen 15' x 12'
- Other 20' x 23'
- Foyer 11'11" x 5'10"
- Other 11' x 7'
- 4pc Bathroom 11' x 5'6"

Listing Presented By:



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Living room 12' x 11'

Living room 15' x 12'6"