



## 991 Mt Burnham Road Vernon British Columbia

\$1,249,900

Built in 2023, this west-facing rancher with walk-out basement showcases sweeping views as a backdrop. The main level is designed for everyday living, beginning with a flexible bedroom or office at the entry. The heart of the home features a modern kitchen with stainless steel appliances, quartz countertops, island and walk-in butler's pantry, flowing seamlessly into the living room with fireplace and large windows framing the view. Step onto the deck which includes a solar shade, to enjoy morning coffee or evening sunsets overlooking the valley, Vernon Golf and Country Club and Kalamalka Lake. The primary bedroom and ensuite is privately positioned with a walk-in closet that connects directly to the laundry room for convenience, along with a full bathroom on the main level. A double garage, custom cabinetry and a built-in boot room provides excellent storage. Downstairs, the walk-out basement offers generous additional living space with a family area, gym, two bedrooms, bathroom and set up for a future wet bar. Further a generous storage rooms awaits. Outside, the lower covered patio creates another perfect vantage point to take in the views. Built with quality in mind, the home features an ICF foundation, R60 attic insulation, tankless hot water, in-floor ensuite heating, and a fully landscaped, low-maintenance yard. Ideally located just minutes to Kalamalka Lake, parks, tennis courts, Middleton Mountain walking trails, golf, and only 30 minutes to Kelowna International Airport. (id:6769)

Storage 10'3" x 10'1"	4pc Bathroom 8'3" x 5'2"
Storage 22'1" x 6'3"	Foyer 7'7" x 8'6"
3pc Bathroom 10'7" x 5'3"	Bedroom 11'8" x 10'9"
Bedroom 13'0" x 12'10"	4pc Ensuite bath 15'0" x 8'1"
Bedroom 14'6" x 10'11"	Primary Bedroom 13'0" x 13'11"
Recreation room 14'7" x 22'0"	Kitchen 10'4" x 20'1"
Family room 13'6" x 22'5"	Dining room 18'0" x 10'10"
Pantry 15'3" x 5'9"	Living room 18'0" x 10'10"

Listing Presented By:



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Laundry room 7'4" x 6'6"