



# 1008 Foothills Court Vernon British Columbia

\$1,250,000

Meticulously maintained one-owner rancher with walkout basement on a quiet no-through road, offering some of the best views in the valley--two lakes, mountains, and the city of Vernon. Main level features 9' ceilings, a spacious living/dining area with 3-way gas fireplace, and a well-designed kitchen opening to a covered deck with gas BBQ hookup, ceiling fan, and excellent privacy. Large primary suite with walk-in closet and full ensuite with separate tub and shower. Fully finished walkout basement includes two large bedrooms, full bathroom, surround sound media room, bar area, and ample storage. Additional features: oversized 25x24 double garage plus lower double garage/workshop with 220V power, new Rinnai on-demand hot water, central vac with kick plates, 6 security cameras, fully irrigated low-maintenance landscaping, and covered patios. Floor plans and further information available upon request. (id:6769)

Storage 14'1" x 9'5"

Utility room 11'10" x 9'10"

Full bathroom 12'6" x 6'0"

Bedroom 14'3" x 12'3"

Bedroom 15'4" x 13'2"

Media 20'10" x 13'5"

Family room 22'0" x 14'9"

Foyer 10'1" x 6'9"

Laundry room 10'11" x 8'11"

Full bathroom 8'5" x 6'0"

Bedroom 12'1" x 9'11"

Full ensuite bathroom 14'2" x 13'0"

Primary Bedroom 14'10" x 13'1"

Dining room 13'10" x 13'4"

Living room 17'8" x 13'6"

Kitchen 13'8" x 11'6"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

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