



# 1380 Smethurst Road Naramata British Columbia

\$1,250,000

Perched up on the Naramata hillside, this welcoming 4-bed/3-bath home offers a perfect blend of warmth, comfort, functionality and scenic beauty. As you enter, you're greeted by hardwood floors that flow throughout the main living areas. With a large media room, storage, 2 bedrooms and a full bathroom with heated floor, the main level is beautifully set up for teens &/or guests. Upstairs, the living and dining spaces boast large windows and deck access, offering breathtaking lake and valley views that stretch for miles. Step outside to the expansive patio, ideal for entertaining or simply enjoying the natural setting. The kitchen is roomy and functional, featuring newer countertops, ample cabinetry for storage and a sightline to the Little Tunnel on the KVR Trail from your breakfast nook. The master suite is a lovely retreat, complete with its own recently updated en-suite, including a soaker tub and walk-in shower. Additional features include 2 fireplaces, a double garage with 14-foot ceilings, removable UV screens for summer heat, tiered garden paths, a hot tub under the stars, and more. All Poly B plumbing has been replaced! Whether you're inside or out, you'll never tire of calling this place HOME. (id:6769)

Dining room 8'9" x 13'1"	Living room 16'2" x 18'3"
Kitchen 12'3" x 12'10"	Bedroom 12'3" x 11'6"
Dining nook 7'9" x 12'9"	Storage 8'11" x 6'3"
Laundry room 8'7" x 8'8"	Utility room 7'10" x 11'6"
Primary Bedroom 15' x 11'11"	4pc Bathroom 6'6" x 11'6"
4pc Ensuite bath 15'4" x 8'1"	Bedroom 14'2" x 14'11"
4pc Bathroom 7'11" x 5'9"	Recreation room 21'10" x 18'3"
Bedroom 12'6" x 14'2"	Foyer 8'8" x 12'8"

Listing Presented By:



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