



# 305 Country Estate Place Vernon British Columbia

\$950,000

Welcome back to 305 Country Estate Place. This charming property is nestled within small, non-age-restriction bare land strata, welcoming families or empty nesters. It is conveniently located near a golf course, Okanagan College, the Rail Trail, beaches at Kalamalka Lake, 30 minutes to Kelowna airport, and minutes to the hospital and downtown core. This captivating rancher walkout is ideally situated at the quiet end of a peaceful cul-de-sac, offering enchanting vistas of the serene views of Vernon Golf and Country Club. Upon crossing the threshold, you will be greeted by an inviting open-concept living space on the main floor, adorned with a sweeping staircase leading to the recreational area and two additional bedrooms below. The luxurious primary bedroom and ensuite are elegantly positioned to the right of the foyer. As you enter the living room, be prepared to be enchanted by the expansive picture windows that offer breathtaking panoramic views of the city, mountains, valley, and the verdant fairway below. This home is a hidden gem in an alluring location, with captivating vistas and the unmatched convenience of this delightful neighborhood. (id:6769)

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|--------------------------------|--------------------------------|
| Utility room 9'6" x 6'7"       | 5pc Ensuite bath 10'2" x 11'2" |
| Storage 13'6" x 4'2"           | Dining nook 10'11" x 7'10"     |
| Recreation room 26'2" x 19'10" | Dining room 10'6" x 12'9"      |
| Storage 19'0" x 19'0"          | Other 26'1" x 30'0"            |
| Bedroom 10'1" x 13'8"          | Kitchen 12'10" x 14'7"         |
| Bedroom 9'3" x 13'8"           | Laundry room 12'7" x 7'10"     |
| Other 13'6" x 9'1"             | Living room 20'6" x 14'11"     |
| Full bathroom 5'11" x 9'10"    | Primary Bedroom 13'10" x 17'0" |
| Partial bathroom 5'11" x 4'6"  |                                |

Listing Presented By:



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Royal

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