



## 313 Baldy Place Vernon British Columbia

\$1,249,000

An expansive residence in the foothills perfectly tailored for your Okanagan lifestyle. Bring all your belongings and toys to make yourself at home! The custom-built house has a reverse osmosis system and features a gourmet kitchen with granite countertops and a spacious center island, ideal for hosting gatherings. The living area with beautiful gas fireplace seamlessly connects to a low maintenance, fenced private backyard through sliding doors, complete with natural gas hookups for the barbeque and the firepit outside and a hot tub for a relaxing evening. The open layout caters to everyone, with a fantastic bonus recreation room above the garage that can serve as a gym or playroom. Smart home technology throughout the home. A dream garage with over 1100 sq ft of space with epoxy floors, a 220v connection, 12 ft high ceilings, natural gas heater, an additional washroom, workshop area, storage, and a side entrance. The laundry room, doubling as a mudroom, provides ample storage and convenient access from both the kitchen and garage. Built in 2018, this home boasts 3 bedrooms, a den/office, and 4 bathrooms. The master bedroom includes a spacious walk-in closet and an ensuite with a spa shower and soaker tub for a tranquil retreat. Need more room this home has an additional storage, 4ft crawl space easy to access. Nestled on a generous .32-acre lot on a spacious cul-de-sac, there's abundant parking space for your RV and boat! Book a time to explore this remarkable property. (id:6769)

Bedroom 13'7" x 11'10"

Recreation room 39'1" x 17'5"

Bedroom 11'9" x 13'7"

Full bathroom 9'11" x 7'10"

Full ensuite bathroom 13'8" x 10'1"

Primary Bedroom 17' x 14'11"

Partial bathroom 5'2" x 5'2"

Partial bathroom 6' x 5'5"

Laundry room 15'6" x 9'8"

Office 10'11" x 9'5"

Pantry 7'3" x 4'2"

Dining room 21'8" x 14'1"

Living room 22'8" x 21'1"

Kitchen 11'1" x 15'7"

Listing Presented By:



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<http://beyondrealestatesales.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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