



## 394 Chardonnay Avenue Oliver British Columbia

\$629,000

Exquisitely crafted 3 BEDROOM + DEN, 3 BATH half-duplex with suite potential has a fantastic floor plan that combines versatility with modern comfort. NO STRATA FEES! The ground floor contains 1 bedroom plus a den, full bathroom, laundry & a large wet bar that could be converted into a 2nd kitchen. Separate entrance makes it ideal for an in-law suite or mortgage helper. Upstairs discover an open concept floor plan with 2 bedrooms, 10-ft ceilings & amazing mountain views! Gourmet kitchen with high-end stainless steel appliances & gas range (all with 2-year warranty), quartz countertops, kitchen island, modern lighting & cabinets made of real wood! Beautifully designed, spacious living area with built-in wall accents. Large windows provide tons of natural light, with sliders off the living room onto a north facing balcony, a cooler option during the hot Okanagan summer. Primary suite has a walk-in closet, 3-pce ensuite with large tiled walk-in shower & a balcony to enjoy the sunshine & beautiful south-facing views. Another bedroom & full 4-pce bath complete this level. The exterior offers a private concrete patio in the north facing back yard, tasteful landscaping & U/G irrigation. Attached single car garage with EV charging rough-in. 10-year home warranty for peace of mind. FIRST-TIME HOMEBUYERS, you are GST EXEMPT! Excellent location near the lake, walking trails, golf, recreation, wineries & more! GST applicable. Book your private showing today! (id:6769)

4pc Bathroom 7'2" x 6'2"

Bedroom 12'5" x 11'3"

3pc Ensuite bath 8'1" x 4'11"

Primary Bedroom 12'11" x 10'6"

Living room 17'5" x 14'

Dining room 10'10" x 8'5"

Kitchen 15'1" x 14'

Foyer 10'1" x 7'7"

Full bathroom 7' x 6'10"

Den 8'6" x 6'11"

Bedroom 11'2" x 11'1"

Recreation room 11'3" x 9'11"

Kitchen 13' x 11'8"

Listing Presented By:



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Royal

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