



# 7735 Okanagan Hills Boulevard 42 Vernon British Columbia

\$825,000

Fully developed and just over a year old ~ NO GST! This three-bedroom, three-bath walkout rancher facing the lake is a dream. And with additional extras like window coverings, an EV charger, being fully furnished, and having a new hot tub - this works out to be the best buy in The Ledge at The Rise that you will find! Other features of this home include rev par (durable wood-like) flooring, stainless steel Kitchenaid appliances, a gas cooktop & wall oven, separate shower & soaker tub, plus dual sinks in the ensuite. The main floor hosts the primary bedroom, the laundry room, 1.5 baths, and an open-concept main living space with up to 12 ft ceilings, giving you that open, airy vibe! Plus, you have wall-to-wall windows & a patio door in the living room, giving you those expansive lake & valley views! A gas fireplace completes this lovely space. In the lower walkout level, you have 2 more bedrooms, a bath, a large storage room, and a super inviting family room. And glass patio doors to the lower level patio, where you can enjoy the views AND the hot tub! The furnishings suit this home perfectly, and can stay with the home. The Ledge is also next door to the amazing Rise Resort Golf course, and The Edge Restaurant ~ which has the most stunning Okanagan views! This IS your dream location! (id:6769)

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|---------------------------|-------------------------------|
| Storage 10'2" x 14'6"     | Partial bathroom 5'7" x 4'9"  |
| Family room 30'9" x 18'9" | Living room 13'3" x 13'2"     |
| Full bathroom 5'3" x 11'  | Kitchen 21'6" x 17'10"        |
| Bedroom 11'10" x 9'4"     | 5pc Ensuite bath 9' x 12'5"   |
| Bedroom 12' x 12'         | Primary Bedroom 11'7" x 13'3" |

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://annewolferealestate.ca/>



Royal

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