



## 6718 Merlot Court Oliver British Columbia

\$699,000

Discover a timeless South Okanagan retirement classic in one of Oliver's most coveted neighbourhoods. Set on a quiet cul-de-sac within walking distance to Rotary Beach, Nk'Mip Canyon Desert Golf Course, this custom one-owner rancher built by Ruhland Construction captures the very best of the Okanagan lifestyle. Step inside to a bright, inviting floor plan with custom details. Corner windows frame panoramic lake and mountain views, while the living room features a gas fireplace and built-ins. The U-shaped kitchen offers granite counters, ebony appliances, and a breakfast bar--perfect for entertaining family and friends. The primary suite is styled like a hotel spa, with a serene ensuite and direct access to the trellis-covered patio, an ideal spot for relaxation. The 2nd bedroom includes a Murphy bed, built-in desk, and cabinetry. Elevated maintenance and care w/ built-in speakers, water softener, security system, central air conditioning, and on-demand hot water. Energy efficiency is enhanced with a 7.2 KW grid tied solar system and EV-ready double garage. A rare bonus is the 6-foot-high "mini basement" spanning under the entire home, offering excellent storage and exterior access. Outside, enjoy low-maintenance textured landscaping with multiple decks, and a private back patio with pergola and paver stones. Well maintained, ideally located, and thoughtfully designed, this property is retirement-ready rancher with views in Oliver's best neighbourhood! (id:6769)

Other 12'5" x 21'3"

Other 11'11" x 26'9"

Primary Bedroom 16'4" x 14'0"

Living room 19'3" x 27'4"

Kitchen 16'4" x 12'6"

Bedroom 11'2" x 15'0"

4pc Bathroom 9'0" x 5'4"

3pc Ensuite bath 11'9" x 6'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.