



# 6967 Meadows Drive Oliver British Columbia

\$1,149,900

A magnificent custom-built rancher in the serene Tuc El Nuit Lake area. This spacious 0.43-acre lot and stunning home offer a perfect blend of comfort and modern amenities tailored to enhance your living experience. As you step inside, you are welcomed by an inviting, bright, open layout featuring 9ft ceilings that create an airy, spacious atmosphere. The living room is adorned with a cozy gas fireplace, and the dining area opens onto a large patio and peaceful outdoor setting. The kitchen is a culinary delight with quartz countertops, ample cabinetry, a large breakfast bar island, and high-end stainless-steel appliances. The generous primary suite boasts a walk-in closet, a luxurious ensuite with dual sinks and a sophisticated tile and glass walk-in shower. Additional features like an on-demand gas water heater, water softener, and an HRV system increase the home's efficiency and comfort. Outdoor amenities include a SpaBerry hot tub, storage sheds, an RV pad with sewer hook-up and power, an eight-zone irrigation system, and a fully fenced yard with a secure electric entry gate. The property also hosts a drive-through garage with the potential for conversion into a carriage home. There is also 16 solar panels, five fruit trees and stunning 360-degree mountain views. Nestled in a community-rich setting, this home is near the International Hike and Bike trail along the Okanagan River, Rotary Beach on Tuc El Nuit Lake, NK'Mip Golf Course, elementary schools and local amenities.

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2pc Bathroom Measurements not available

Other 6'3" x 4'9"

4pc Ensuite bath Measurements not available

Primary Bedroom 13'7" x 11'10"

Bedroom 13'3" x 9'11"

Bedroom 10'0" x 9'9"

5pc Bathroom Measurements not available

Laundry room 9'9" x 6'5"

Kitchen 11'9" x 11'7"

Dining room 11'0" x 8'0"

Living room 21'9" x 11'0"

Foyer 5'2" x 4'7"

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