



## 7044 Manning Place Vernon British Columbia

\$849,999

One of our largest lots!!! Enjoy the extensive private fully landscaped backyard stretching down to BX creek with spectacular MorningSunriseEastern views. Contemporary style non-strata level entry Rancher with 3 bedrooms 3 bathrooms and walkout basement . Main level living with open floor plan Kitchen to Dining & Living rm & 14'6x12' covered sundecks to bbq & entertain. The Primary bedroom is also on the main level and has double vanity ensuite & walk-in closet, powder rm & laundry, generous foyer entered through covered walkway and Double car Garage.Basements hold 2nd & 3rd bedrooms, Flex area for gym space, reading nook etc., full 4 pc Bathroom and large Recreation Room with walkout to covered 14'6x10'3 Patio and backyard. This unit has upgrades of EV Charger in garage, Electrical for hot tub, Gas & Electric forKitchen Oven,Gas BBQ outlet on Sundeck. Walking trails of BX Creek & the Grey Canal right there, Silver Star Mountain year round resort only15 minutes up the hill. Walk to Elementary or Bus to High School and only minutes to downtown, lakes and golfing. Landscaping, retaining and fencing completed for you on possession so all you need do is move in and enjoy!!! GST applicable but NO PTT. (id:6769)

Other 14'6" x 10'3"

Full bathroom 5'4" x 11'7"

Other 8'6" x 7'8"

Recreation room 13' x 20'3"

Bedroom 9'9" x 11'2"

Bedroom 9'5" x 13'

Other 14'6" x 12'

Other 19' x 22'

Laundry room 6' x 6'6"

Foyer 8'3" x 5'8"

Partial bathroom 6' x 5'4"

Other 5' x 7'

Full ensuite bathroom 8' x 7'

Primary Bedroom 10'10" x 13'8"

Dining room 11'3" x 11'9"

Living room 14' x 13'6"

Kitchen 9'5" x 11'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://johnkristian.ca/>



**Royal**

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