



## 6823 TUCELNUIT Drive 77 Oliver British Columbia

\$660,000

Gorgeous rancher in an exclusive gated community next to prestigious Nk'Mip Canyon Desert Golf Course. This one-owner home built in 2016 features 2 BEDS, 2 BATHS, double car garage & a beautifully designed outdoor retreat. Open plan design with 9' ceilings & spacious living/dining areas that flow seamlessly to the outdoors to maximize living space. Gourmet kitchen with rich cabinetry, gleaming quartz countertops, SS appliances with induction stove & large kitchen island with wine storage. Cozy gas fireplace with elegant feature wall. Spacious primary suite offers ample closet space & lavish ensuite with large walk-in glass & tile shower, dual sinks & heated floors. The main bath is equally impressive with its own walk-in glass/tile shower & heated floors. Additional highlights include hardwood & tile flooring, custom blinds, new A/C unit 2022 & plenty of storage space. Step outside to discover a fully fenced backyard featuring a covered veranda with extended stamped concrete patio, gas bbq hookup & 3 automated privacy screens. A bonus is the large remote awning with wind sensor that reaches out over your backyard oasis to provide additional coverage & shade when desired. Charming front courtyard patio, perfect for morning coffees. Low-maintenance xeriscape landscaping & U/G irrigation. A golfer's delight! Golf cart friendly, no age restrictions, pets welcome, min. 30-day rentals. Prepaid Crown Lease with low HOA fees of \$175/mth. NO Property Transfer Tax! A must-see property! (id:6769)

Foyer 7'1" x 5'

4pc Ensuite bath 9'10" x 9'10"

3pc Bathroom 8'9" x 5'

Bedroom 13'10" x 10'2"

Primary Bedroom 24'11" x 12'1"

Dining room 11'2" x 11'7"

Living room 14'10" x 11'7"

Kitchen 12'2" x 9'2"

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