



975 Mt Burnham Road Vernon British Columbia

\$1,099,000

Lock & Go Lifestyle. Park-side custom-built rancher with walk out basement home on Middleton Mtn. 2 completely separate spaces that share the 3 car garage, Co-own or investment to use the suite to offset costs. Untraditional as the smaller 1000 sq ft suite is on main level and accessed from side of home is perfect for aging parent, young adult child or a mortgage helper. Exceptional Park views. The larger suite is on lower level, 1600 sq ft, 2 bedrooms, 2 full bathrooms, high-end finishing. Both deck and patio have panorama views out to park and are perfect for indoor-outdoor living. Privacy walls & North facing deck makes it usable in the warm weather. Easy clean design. open concept, modern kitchens, quartz counters, high end appliances, cabinet depth fridge, dishwasher drawer. Solar tube light in upper bathroom, Toto washlet in lower ensuite, curb-less showers. Front door leads you to larger lower living area. Both suites have access to large oversize 3 car garage, EV plug. Quality built, ICF foundation, engineered ICF suspended slab. Basement has radiant heat throughout, both floors have forced air heat & A/C, on-demand combination boiler. Aluminum clad windows, 3-foot soffit overhang to keep elements away from house, photocell lights for evening security. Home Warranty, occupancy permit in place. Live in one suite and rent the other. no parking allowed on street for a pleasant non-cluttered community (id:6769)

Listing Presented By: Originally Listed by: Royal LePage Downtown Realty <http://www.suttonlakefront.com/>



LePage Kelowna
#1-1890 Cooper Road , Kelowna, BC,
Phone: 250-860-1100
Fax: sbuck56@gmail.com

- Other 10'6" x 6'6"
- Laundry room 6'5" x 3'6"
- 3pc Bathroom 9'6" x 6'
- Bedroom 13' x 10'6"
- 4pc Ensuite bath 12' x 8'
- Primary Bedroom 14'9" x 11'3"
- Office 10'3" x 4'11"
- Dining room 15'0" x 9'6"
- Kitchen 15' x 12'
- Other 20' x 23'
- Foyer 11'11" x 5'10"
- Other 11' x 7'
- 4pc Bathroom 11' x 5'6"
- Primary Bedroom 10'11" x 11'0"
- Dining room 15' x 9'6"
- Kitchen 15' x 12'

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Living room 12' x 11'

Living room 15' x 12'6"