



## 975 Mt Burnham Road Vernon British Columbia

\$1,049,000

Lock & Go lifestyle. Perfect for a family share or investment. 2 completely separate self-contained units in 1. This 1-year-old home backs on to Sawicki Park in desirable Middleton community. Custom-built rancher with walk out basement. Smaller 1000 sq ft suite is on main level and accessed from side of home. (perfect for aging parent/adult child or a mortgage helper). Tandem garage allows for both suites to have secure parking EV plug and a storage/shop area. Main level deck is 34 ft. x 10.6 ft. and an ideal entertaining space. Privacy walls & shade are perfect on hot summer days. The larger suite is on lower level. 1600 sq. ft. with 2 bedrooms, 2 full bathrooms, high-end finishing. Both deck & patio have panorama views to park, perfect for indoor-outdoor living. Easy clean design. open concept, modern kitchens, quartz counters, high end appliances. Solar tube light in upper bathroom, Toto washlet in lower ensuite, curb-less showers. 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. Located on Middleton Mountain. Minutes away from Biking & Walking trails, Kal Lake, Sawicki Park and the popular Rail trail. Home Warranty & occupancy in place. NOT a STRATA property. Additional finishing & landscaping to be done once neighbouring house complete. (id:6769)

Full bathroom 9'6" x 6'

Bedroom 13' x 10'6"

Other 6'5" x 3'6"

Full ensuite bathroom 12' x 8'

Primary Bedroom 14'9" x 11'3"

Office 10'3" x 4'11"

Dining room 15' x 9'

Kitchen 15' x 12'

Living room 12' x 11'

Other 23' x 20'

Full bathroom 11' x 5'6"

Bedroom 10'11" x 10'

Dining room 15' x 9'

Kitchen 15' x 11'6"

Listing Presented By:



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