



# 137 Whitefish Road Vernon British Columbia

\$1,350,000

This single-family home is ideally located in the heart of Vernon. Featuring a sleek and modern exterior with an entry-level garage, the home opens into a spacious, well-designed interior highlighted by stylish vinyl plank flooring throughout. The expansive entryway leads into a bright living room with a cozy gas fireplace and access to a balcony showcasing stunning views. The adjacent kitchen is a showstopper, featuring crisp white cabinetry, all-new appliances, a generous island, a dedicated coffee bar, and a walk-in pantry--perfect for both everyday living and entertaining. The main floor also features a luxurious primary suite, complete with double sinks, a soaking tub, a walk-in shower, and a convenient walk-through closet. Two additional bedrooms complete the main level. On the lower entry level, a fourth bedroom offers a private space ideal for guests or a home office. Downstairs, a fully self-contained two-bedroom suite offers incredible versatility, whether for rental income or accommodating extended family. It includes a full kitchen, living area, in-suite laundry, a full bathroom, and a walk-in closet in one of the bedrooms. Basement is generating \$2100 a month, available for viewing at 2nd showing with serious interests. Attached garage is equipped with an EV Charging port. The backyard is flat and fully usable--an excellent spot for kids, pets, or outdoor gatherings. (id:6769)

Pantry 2'4" x 6'5"	Full bathroom 9'11" x 5'5"
Bedroom 11'8" x 14'0"	Bedroom 11'5" x 14'3"
3pc Bathroom 5'3" x 10'0"	Bedroom 11'3" x 14'3"
Bedroom 13'5" x 13'0"	Laundry room 7'3" x 6'9"
Foyer 5'4" x 4'0"	Pantry 6'9" x 6'9"
Bedroom 13'10" x 9'11"	5pc Ensuite bath 11'8" x 12'0"
Storage 4'0" x 12'6"	Primary Bedroom 16'3" x 15'0"
Laundry room 4'9" x 4'9"	Living room 10'0" x 14'1"
Living room 16'5" x 16'5"	Dining room 14'2" x 8'3"
Kitchen 12'7" x 12'7"	

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