



# 305 Country Estate Place Vernon British Columbia

\$940,000

305 Country Estate Place is back with a couple of updates! This charming property is nestled within a small, non-age-restricted bare land strata, welcoming families or the empty nester. It is conveniently located near a golf course, Okanagan College, the Rail Trail, and the beaches at Kalamalka Lake, just 30 minutes from Kelowna Airport and mere minutes from the hospital and downtown core. This captivating rancher walkout is ideally situated at the quiet end of a peaceful cul-de-sac, providing enchanting vistas of the serene Vernon Golf and Country Club. Upon crossing the threshold, you will be greeted by an inviting open-concept living space on the main floor, adorned with a sweeping staircase leading to the recreational area and two additional bedrooms below. The primary bedroom and ensuite are elegantly positioned to the right of the foyer. As you enter the living room, prepare to be enchanted by the expansive picture windows that offer breathtaking panoramic views of the city, mountains, valley, and the verdant fairway below. This home is a hidden gem in an alluring location, boasting captivating vistas and the unmatched convenience of this delightful neighborhood. (id:6769)

Storage 13'6" x 4'2"	Other 26'1" x 30'
Storage 19' x 19'	Dining nook 10'11" x 7'10"
Utility room 9'6" x 6'7"	Laundry room 12'7" x 7'10"
Other 13'6" x 9'1"	5pc Ensuite bath 10'2" x 11'2"
Full bathroom 10'2" x 11'2"	Kitchen 12'10" x 14'7"
Bedroom 9'3" x 13'8"	Dining room 10'6" x 12'9"
Bedroom 10'1" x 13'8"	Living room 20'6" x 14'11"
Recreation room 26'2" x 19'10"	Primary Bedroom 13'10" x 17'
Partial bathroom 5'11" x 4'6"	

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<http://lanapolmantuin.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com