



## 307 Country Estate Place Vernon British Columbia

\$1,198,000

Nestled in a desirable, private setting at the end of a quiet cul-de-sac, this centrally located Vernon rancher walk-out is a gem. It is ideal for families or empty nesters, with four bedrooms and two and a half bathrooms. The main level hosts the primary bedroom with a dedicated home office, ensuring convenient single-level living. The home opens to a big backyard with a sparkling pool (new cover on order) that overlooks the lush Vernon Golf and Country Club, offering breathtaking valley and mountain views - your private oasis for relaxation and entertaining. You'll appreciate being within walking distance to Okanagan College, schools, and scenic trails. The airport, additional golf courses, and SilverStar ski hill are also easily accessible. Inside, discover lovely updates including new appliances, new interior doors, and the complete removal of Poly B plumbing. Enjoy versatile living spaces: a formal living and dining room, a bright breakfast nook, a comfortable TV room, and a spacious rec room downstairs. The updated laundry/mudroom includes a new washer and dryer. This move-in-ready home beautifully combines comfort, convenience, and spectacular views for an unparalleled Vernon lifestyle. (id:6769)

Utility room 13'9" x 14'9"

Recreation room 20'1" x 16'0"

Other 14'5" x 11'2"

Bedroom 10'5" x 12'5"

Bedroom 12'6" x 15'9"

Bedroom 12'11" x 11'8"

Other 1'11" x 3'5"

Full bathroom 13'4" x 5'11"

Partial bathroom 4'10" x 4'10"

4pc ensuite bath 10'0" x 10'0"

Other 18'9" x 21'11"

Laundry room 8'2" x 11'3"

Primary Bedroom 14'8" x 13'5"

Den 9'4" x 12'10"

Dining nook 11'7" x 6'5"

Kitchen 8'6" x 11'1"

Family room 14'5" x 15'11"

Dining room 18'7" x 12'2"

Living room 11'10" x 13'10"

Listing Presented By:



Originally Listed by:  
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