



3257 JUNIPER Drive Naramata British Columbia

\$955,000

Embrace Serene Living on the Naramata Bench! Perched in the mountains & surrounded by acres of conservation land, this 3,213sqft 4bdrm, 4bthrm family home offers the perfect balance of elegance & comfort. Enter through the grand foyer & step down into the sunken living room, where a cozy gas fireplace & new vinyl plank flooring create a warm, inviting atmosphere. The formal dining area flows into the bright, spacious kitchen, complete with a wall oven, new induction cooktop, new fridge, new porcelain tile countertops, & a generous walk-in pantry. Nearby, the eating area & large family rm with a 2nd gas fireplace. Upstairs, the grand staircase leads to the primary retreat, showcasing beautiful views of Okanagan Lake & a private terrace. The primary includes a gas fireplace, walk in closet, spa like ensuite with a jetted tub, shower, & double vanity. 2 additional spacious bdrms each have their own bthrms, along with a versatile den or potential 4th bdrm. The outdoor living space features a patio with a gazebo, a gas BBQ hookup, & the soothing sounds of a seasonal creek, an ideal spot for relaxation & entertaining. Additional highlights include a large double garage, plum & apple trees, & wildlife fencing for added privacy. Close to the KVR trail & just a short drive to the beaches & renowned wineries. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & inc. all interior walls & must be verified by the buyer if deemed important. (id:6769)

Bedroom 14'10" x 13'2"	Laundry room 11'7" x 10'1"
Full ensuite bathroom Measurements not available	Partial bathroom Measurements not available
Bedroom 13'10" x 15'2"	Office 11'10" x 11'1"
Full ensuite bathroom Measurements not available	Family room 16'2" x 14'11"
Bedroom 13'11" x 15'1"	Living room 13' x 14'9"
Full ensuite bathroom Measurements not available	Dining room 13' x 9'10"
Other 6'4" x 5'3"	Pantry 7' x 6'5"
Primary Bedroom 12'8" x 11'1"	Dining nook 10'4" x 12'2"

Listing Presented By:



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<https://www.simpsonsellspenticton.ca/>



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Foyer 8'1" x 5'5"

Kitchen 13'1" x 12'2"

Storage 7'5" x 4'2"