



REALTOR®



## 3257 JUNIPER Drive Naramata British Columbia

\$899,500

Your Naramata Bench Escape - discover a private retreat surrounded by acres of conservation land, set above the Village of Naramata with views of Okanagan Lake. This 4bdrm, 4bthrm home offers 3,213 sqft. of thoughtfully designed living space. The main level welcomes you with a dramatic foyer leading into a sunken living room with gas fireplace & updated flooring set a warm, inviting tone. A formal dining room & a bright, well equipped kitchen with wall oven, new induction cooktop, new fridge, porcelain countertops, & walk-in pantry making both everyday meals & entertaining effortless. A spacious family room with a 2nd fireplace sits just off the kitchen. Upstairs, the primary suite feels like a retreat: cozy fireplace, walk-in closet, spa-inspired ensuite showcasing beautiful views of Okanagan Lake & a private terrace. Two additional bedrooms each enjoy their own bathrooms, while a flexible den could serve as a 4th bedroom or office. The backyard features a gazebo-covered patio, gas BBQ hookup, & the gentle sound of a seasonal creek. Fruit trees, privacy fencing, & generous outdoor space invite you to relax or garden at your leisure. Large double garage, proximity to the KVR trail, & minutes from beaches & wineries, this property is in one of the South Okanagan's most desirable settings. 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"

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 Other 6'4" x 5'3" trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate Primary Bedroom 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:  
Chamberlain Property Group

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

**ROYAL LePAGE**  
Locations West Realty

**Royal LePage Locations West  
Realty**

484 Main Street, Penticton, BC,

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

Foyer 8'1" x 5'5"

Kitchen 13'1" x 12'2"

Storage 7'5" x 4'2"

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.