



## 335 Marmot Court Vernon British Columbia

\$1,139,000

Welcome to this beautifully crafted 5-bedroom, 3-bathroom rancher with a walk-out basement, nestled in a quiet, family-friendly foothills neighbourhood. Enjoy breathtaking lake and city views from both levels of this warm and inviting home. Quality finishes shine throughout, including hardwood floors, solid wood doors and trim, and topless glass railings both inside and out that let you soak in the scenery. The main level offers a cozy, homey feel with a spacious eat-in kitchen featuring granite countertops, heated tile floors, and a custom built-in breakfast nook. Step out onto the large deck finished with durable Trex composite decking, a natural gas hookup for your BBQ, and gorgeous views through the topless glass railings. Downstairs, you'll find plenty of space for the whole family, plus walk-out access (suitable) to a fully fenced yard with irrigated garden beds, mature landscaping, and space to relax or play. Hunter Douglas blinds are installed throughout, and there's lots of parking for guests, toys, or extra vehicles. This is a truly special home in a prime location -- peaceful yet just minutes to town, schools, and outdoor recreation. Don't miss your chance to make it yours! (id:6769)

Exercise room 12'10" x 16'7"

Family room 15'8" x 16'1"

Full bathroom 5'0" x 9'8"

Bedroom 14'2" x 14'8"

Bedroom 15'3" x 13'4"

Dining room 13'9" x 10'4"

Laundry room 11'1" x 5'11"

Bedroom 8'11" x 10'5"

Bedroom 9'5" x 10'5"

Full ensuite bathroom 8'10" x 5'9"

Full bathroom 8'3" x 10'5"

Primary Bedroom 12'11" x 16'0"

Living room 12'8" x 16'8"

Kitchen 14'8" x 13'3"

Listing Presented By:



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