



# 975 Mt Burnham Road Vernon British Columbia

\$1,099,000

No GST. Lock & Go Lifestyle. Backyard attached to Sawicki Park in desirable Middleton community. Park-side custom-built rancher with walk out basement. 2 completely separate spaces that share the 3-car garage. Ideal for empty nester with aging parent or a want to be empty nester that needs their adult child to pay rent and have their own space. Smaller 1000 sq ft suite is on main level and accessed from side of home. (perfect for aging parent or a mortgage helper). Exceptional Park views, large 34 ft. x 10.6 ft. deck is an ideal entertaining space. Privacy walls & shade are perfect on hot summer days. Larger 1600 sq. ft. suite on lower level has 2 bedrooms, 2 full bathrooms, high-end finishing. Both deck & patio have panorama views to park, perfect for indoor-outdoor living. Easy clean design. open concept, modern kitchens, quartz counters, high end appliances. Solar tube light in upper bathroom, Toto washlet in lower ensuite, curb-less showers. Front door leads you to larger lower living area. Both suites have access to garage, EV plug. Quality built, ICF foundation, engineered ICF suspended slab. Basement has radiant heat throughout, both floors have forced air heat & A/C, on-demand combination boiler. Aluminum clad windows, 3-foot soffit overhang to keep elements away from house, photocell lights for evening security. Home Warranty & occupancy in place. NOT a STRATA property. Additional finishing & landscaping to be done once neighbouring house complete. (id:6769)

Other 10'6" x 6'6"

Laundry room 6'5" x 3'6"

3pc Bathroom 9'6" x 6'

Bedroom 13' x 10'6"

4pc Ensuite bath 12' x 8'

Primary Bedroom 14'9" x 11'3"

Office 10'3" x 4'11"

Dining room 15' x 9'

Kitchen 15' x 12'

Other 20' x 23'

Foyer 11'11" x 5'10"

Other 11' x 7'

4pc Bathroom 11' x 5'6"

Primary Bedroom 10'11" x 10'

Dining room 15' x 9'6"

Kitchen 15' x 10'6"

Listing Presented By:



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Royal LePage Downtown Realty

<http://www.suttonlakefront.com/>



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Living room 12' x 11'

Living room 15' x 12'6"