

\$1,100,000 - 975 Mt Burnham Road, Vernon

MLS® #10340897

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,634 sqft

Single Family on 1.00 Acres

Middleton Mountain Vernon, Vernon, British Columbia

2 completely separate self-contained units in 1. A perfect share home for a couple in 1 suite and single person in other suite. This home backs on to Sawicki Park in desirable Sunscapes Middleton community.

Custom-built rancher with walk out basement but it is more of an up/down duplex. Smaller 1000 sq ft suite is on main level and accessed from side of home. (perfect for aging parent/adult child or a mortgage helper). Tandem garage allows for both suites to have secure parking EV plug and a storage/shop area. Main level deck is 34 ft. x 10.6 ft. and an ideal entertaining space. Privacy walls & shade are perfect on hot summer days. The larger suite is on lower level. 1600 sq. ft. with 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. 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. Minutes away from Biking & Walking trails, Kalamalka Lake, Sawicki Park and the popular Rail trail. Home Warranty & occupancy in place. Additional finishing & landscaping to



be done once neighbouring houses complete.
(id:6289)

Built in 2023

Essential Information

Listing #	10340897
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,634
Acres	1.00
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	975 Mt Burnham Road
Subdivision	Middleton Mountain Vernon
City	Vernon
Province	British Columbia
Postal Code	V1B2B6

Amenities

Parking Spaces	3
Parking	Attached Garage
# of Garages	3
View	City view, Mountain view, View (panoramic)

Interior

Heating	Other Forced air, Hot Water
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stucco
Foundation	Insulated Concrete Forms

Additional Information

Zoning

Unknown

Listing Details

Listing Office

Royal LePage Downtown Realty



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