

600 Mt. Fosthall Place, Vernon BC V1B 2W2



QUIET CUL-DE-SAC

Upsize or downsize to this fabulous 5 bedroom, 3 bathroom, level entry rancher, with full walkout basement. With 3 bedrooms on the main floor and 2 more down, the options are available for a growing family or, the level entry style, with all amenities on the main floor, make it ideal for the empty nesters, with a room downstairs for the grandkids to visit. The bright main floor features a large living room with a gas fireplace and a nice size dining area with room to expand. The large windows everywhere, and the gleaming hardwood floors give this area a bright, refreshing feel. Prepare your meals in a separate kitchen with lovely maple, shaker-style cabinets, and lots of counter space. Have a quick bite in the nook area or, enjoy a family meal in the fresh air, outside on the BBQ deck. The ample-sized main bedroom has a 3 piece ensuite and a walk-in closet. With the laundry on the main floor as well, there is no need to go downstairs. But, if you want that extra room, the basement, with its large windows, walks out onto the level, fenced back yard. Here there is the rec room with pool table, that can be included in the sale. There's a large bedroom for guests and a smaller one that could be set up as a gym area, a nice sized office, huge bathroom, and some storage as well. Don't forget about the double garage and quaint sitting patio in the front. Located on a quiet cul de sac, close to the city, lakes, schools, and recreation, this property has it all.





Specifications

MLS® #
10247510

Year Built
1994 Actual

Lot Size
0.14 acres

Lot Depth
105.99

Total Square Footage
2382 sq. ft.

Lower Level
1209 sq. ft.

Bathrooms
3

Services
Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water

School District
SD/22

Neighborhood
Vernon

Zoning
R2

Lot Frontage
59.05

Home Size

Main Level
1173 sq. ft.

Bedrooms
5

Taxes
\$3,385 / 2021



Features

THE PROPERTY

- Located on quiet, family-oriented, Cul-Du-Sac
- 59.05 X 105.99 – 0.14 of an acre
- Hillview Golf Course 5 minutes away
- Close to popular Kal Beach
- Local elementary school – Hillview and High School – VSS

THE HOME

- Rancher with walkout basement
- Forced air / Natural Gas and Central Air for warm Okanagan summers
- City Sewer/ Water
- Vinyl siding with Asphalt/Fiberglass shingles Roof
- Front patio with cozy matching swing
- Level fenced yard
- Double attached Garage

MAIN LEVEL

- Level Entry home
- Spacious and bright living room with gas fireplace
- Expandable dining area with room to fit all dining needs
- Large windows throughout the main floor
- Skylight for added sunlight
- Gleaming hardwood floors
- The kitchen offers maple, shaker style cabinets and ample counter space
- Walkout to the large deck and enjoy BBQ's
- Ample-size main bedroom with 3 piece ensuite and walk-in closet
- Convenient main floor laundry room
- Two more bedrooms finish off the main floor

LOWER LEVEL

- Large windows in the walkout lower level
- Rec room with full-size pool table
- 2 bedrooms for grandchildren and or guests
- Private office space
- Huge 3 piece bathroom
- Storage room



