

# \$1,099,000 - 335 Marmot Court, Vernon

MLS® #10349731

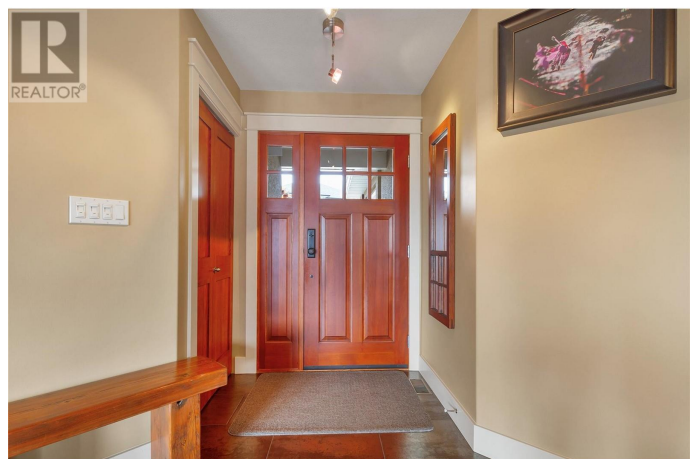
**\$1,099,000**

5 Bedroom, 3.00 Bathroom, 2,978 sqft

Single Family on 0.21 Acres

Foothills, Vernon, British Columbia

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, youâ€™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 thereâ€™s lots of parking for guests, toys, or extra vehicles. This is a truly special home in a prime location â€“ peaceful yet just minutes to town, schools, and outdoor recreation. Donâ€™t miss your chance to make it yours! (id:6289)



Built in 1995

## Essential Information

Listing # 10349731

Price	\$1,099,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,978
Acres	0.21
Year Built	1995
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### **Community Information**

Address	335 Marmot Court
Subdivision	Foothills
City	Vernon
Province	British Columbia
Postal Code	V1B2W8

### **Amenities**

Features	Central island
Parking Spaces	2
Parking	Attached Garage, RV
# of Garages	2

### **Interior**

Appliances	Refrigerator, Dishwasher, Cooktop - Electric, Microwave, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	2

### **Exterior**

Exterior	Stucco
Roof	Tile

### **Additional Information**

Zoning	Unknown
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## Listing Details

Listing Office      Royal LePage Downtown Realty



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