



MARTY GILBERT

REAL ESTATE AGENT

RE/MAX



313 Baldy Place,  
**Vernon BC**

**\$849,900**

MLS # 10204115

**RE/MAX**



# Property features

Built in 2018

3 Bedrooms

3 Bathrooms

3191 square feet

2 car attached garage

## Features

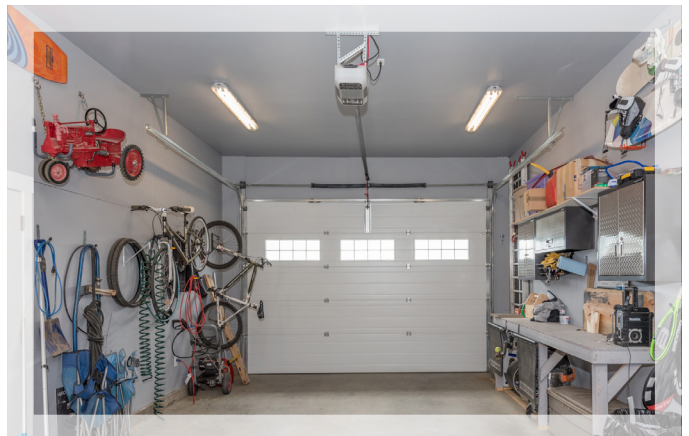
- Modern details
- Gas fireplace in living room
- 520 sq foot shop
- Oversized double garage
- Room for RV parking



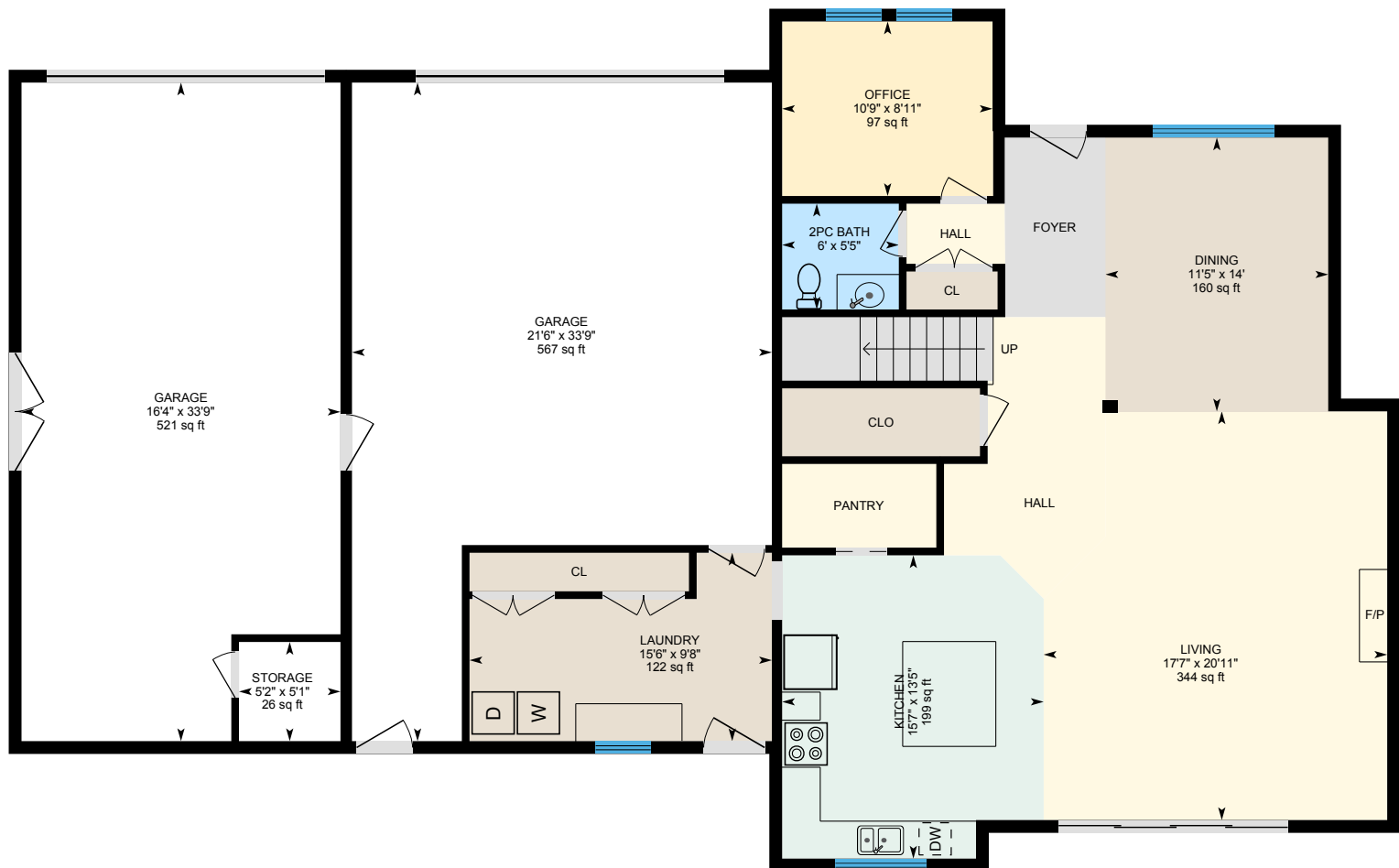
**M**odern Foothills family home with 3 beds, 3 baths and an open, flowing floor plan design. The main level features hardwood and oversized tile flooring leading to the gourmet kitchen with granite countertops, under cabinet lighting, large centre island and designer hood fan. The family style dining room is open to the living room with gas fireplace and sliding doors leading to the back yard.

Access to the laundry room off of the kitchen, which doubles as a mud room and offers generous storage. As well access to the oversized double garage plus an additional 520 square foot shop area. Above the shop on the top floor is a fantastic bonus room that can be used as a gym, play room or flex space. The top floor features the master bedroom with massive walk in closet and ensuite with a spa shower and soaker tub, 2 additional well sized guest bedrooms and a 3-piece guest bath.

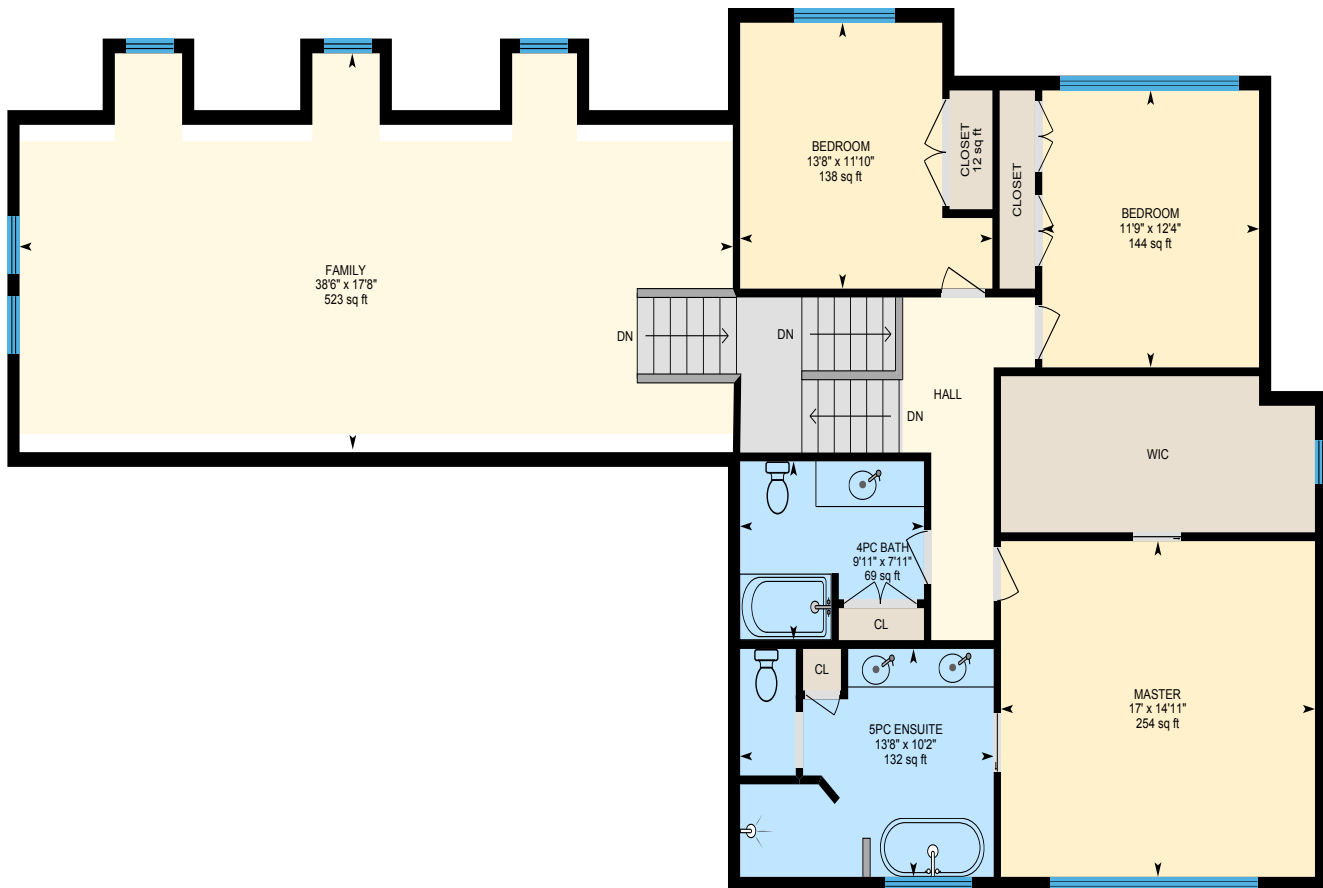
The landscaped yard has room for the kids to play and offers privacy and a patio area for entertaining. This large .32 acre lot offers plenty of parking space and room to store your RV or boat.



## Main Floor



## Top Floor





# Foothills

**T**he Foothills, which is just a 10-minute drive from Vernon, is a great place to start your home search if a view is on your list of must haves. Most homes overlook the city, some have an amazing view of Okanagan, Kalamalka or Swan Lake, and some boast an expansive view of all three. Located at the Northern end of Vernon and at the base of Silverstar Mountain, it's a quick 15-minute drive to world class skiing at Silver Star Mountain Resort. This is a relatively newer subdivision, with single family homes ranging in sizes suitable growing families and retirees alike.

The Foothills is surrounded by the BX area and Silverstar Mountain and is bursting with outdoor adventures. Head up the mountain to Silver Star Mountain Resort and Sovereign Lake Nordic Club for some fun in the snow, explore Silverstar Provincial Park, or stay close to home and explore the BX Creek and falls and the Foothills portion of the historic Grey Canal Trail. Located right at the base of the Foothills subdivision is the Silverstar Foothills Community Park and a basketball court, tennis court and playground.







**Distance to  
Schools**

2 minutes and  
2.0 km by car

**Distance to  
Vernon Jubilee  
Hospital**

14 minutes and  
8.9 km by car

**Distance  
to food,  
shopping,  
groceries**

9 minutes and  
5.7 km by car





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