

# \$1,050,000 - 440 Merlot Avenue, Oliver

MLS® #10362721

**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 3,774 sqft

Single Family on 0.17 Acres

Oliver, Oliver, British Columbia

Wake up to sweeping views of the lake, vineyards, and mountains from the comfort of your kitchen, dining room, living room, and primary bedroom. Just one block from Tuc-el-Nuit Lake, a sparkling spring-fed gem known for swimming, paddling, and lazy afternoons on the water, this home offers a lifestyle that blends small-town charm with natural beauty. With Tuc-el-Nuit Elementary a short stroll away and town conveniences nearby, everything you need is within reach. Step inside and youâ€™re greeted by warm, inviting spaces with quality finishesâ€”tile floors, granite counters, soft-close cabinetry, electric blinds, and a cozy fireplace that anchors the living area. The main floor features 2 bedrooms and 2 bathrooms, including a serene primary suite with a spa-like walk-through ensuite and walk-in closet. Downstairs, a craft room inspires creativity while a 2-bedroom in-law suite with private entrance, walk-out patio, and its own fireplace creates the perfect retreat for family, guests, or potential income. Built in 2016 with attention to detail, this home is more than a place to liveâ€”itâ€™s a place to love. (id:6289)

Built in 2016

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 10362721    |
| Price     | \$1,050,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 3,774         |
| Acres          | 0.17          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Ranch         |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 440 Merlot Avenue |
| Subdivision | Oliver            |
| City        | Oliver            |
| Province    | British Columbia  |
| Postal Code | V0H1T4            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Golf Nearby, Schools              |
| Features       | Balcony                           |
| Parking Spaces | 5                                 |
| Parking        | RV                                |
| View           | Unknown, Lake view, Mountain view |

### Interior

|                 |                                     |
|-----------------|-------------------------------------|
| Heating         | Forced air, See remarks             |
| Cooling         | Central air conditioning, Heat Pump |
| Fireplace       | Yes                                 |
| # of Fireplaces | 2                                   |
| Fireplaces      | Electric                            |
| # of Stories    | 1                                   |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Stucco          |
| Roof     | Asphalt shingle |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

Listing Office

eXp Realty



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