

**2004 Bernau Court**  
Lake Country, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10366969**



**\$949,000**

**4 Bedrooms | 3 Bathrooms | 3,018 Sqft**

Welcome home to Bernau Crt, situated on a quiet cul-de-sac, one block from Davidson Road Elementary, Pebble Beach and many world class wineries. Built in 2005, this rancher with walkout basement offers a spacious, open concept main floor designed for comfortable living, featuring vaulted ceilings, huge windows, and a beautifully renovated kitchen w/ quartz counters. The refreshed living area showcases exotic Brazilian hardwood floors throughout the main level, complemented by a fresh paint job both inside + out and quartz counters in both bathrooms. Enjoy the large covered patios, front or back, which are perfect for year-round lounging/entertaining. The main floor also boasts 3 beds (one no closet) and 2 full baths, ideal for a growing family or work-from-home setup. Beyond the main space, the lower level features a cozy family room + large storage room, all finished w/ luxury vinyl plank over an insulated subfloor. PLUS, find a fantastic 1-bedroom + den/office (unpermitted) suite w/ its own laundry room + separate entrance a great mortgage helper or space for extended family/guests. The 0.16-acre lot is easily managed and fully fenced, providing a secure, low-maintenance yard all around. There is ample parking for RVs, boats, guests, the suite plus a double car garage! With its prime location in a sought-after school catchment



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