



# 13008 GIBBONS Drive Lake Country British Columbia

\$975,000

Listing Presented By:



Originally Listed by:

REMAX Kelowna - Stone Sisters

Impeccably maintained walk-out rancher in the 55+ community of Cadence. This home reflects an exceptional level of care & attention to detail. Recently painted inside & out, it shows clean, crisp & meticulously kept throughout. The main level features a bright, open layout with quality cabinetry, a generous island, slide-out pantry organizers & updated appliances. Custom built-ins flank both fireplaces, adding functional storage & architectural balance. The primary suite is positioned on the main floor for ease of living, complemented by a second main-level bedroom that functions beautifully as a dedicated home office if preferred. Extended deck space provides substantial outdoor living & a seamless transition from the main living areas. The walk-out lower level offers two additional bedrooms & a spacious family room, creating separation & flexibility for visiting family or longer-term guests. Direct access to the backyard reveals professionally enhanced landscaping, added stairs & a productive vegetable garden -- all maintained to the same exacting standard as the interior. A state-of-the-art AprilAire filtration & humidification system with electronic HEPA filter supports indoor air quality. An active radon mitigation system is in place, along with fire mitigation measures that offer additional peace of mind & potential insurance benefits. The garage continues the theme of precision & order with epoxy flooring & custom built-ins. Storage is abundant & thoughtfully integrated throughout. Located minutes to shopping, wineries, & approximately 10 minutes to Kelowna International Airport, this property combines convenience with the ease of Cadence living. Residents enjoy access to an outdoor pool & hot tub in a mature, established 55+ setting. A rare offering for the buyer who values maintenance, mechanical integrity & a home presented to an uncompromising standard. ...



Royal

LePage

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Family room 24'5" x 14'3"

Bedroom 10'4" x 11'7"

Bedroom 13'7" x 12'8"

Full bathroom 10'4" x 5'0"

Full bathroom 9'10" x 5'7"

Primary Bedroom 18'2" x 12'0"

Bedroom 10'2" x 11'3"

Living room 18'0" x 11'6"

Bedroom 10'2" x 11'3"

Living room 18'0" x 11'6"

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Full ensuite bathroom 8'10" x 8'6"

Dining room 13'9" x 7'5"

Laundry room 8'0" x 8'2"

Kitchen 14'5" x 11'5"

Foyer 6'0" x 8'6"