



# 174 Crown Crescent Vernon British Columbia

\$850,000

Custom Built 2022 Rancher in Westshore Estates | Oversized Garage + Detached Shop + RV Parking Discover the perfect blend of modern design, comfort, and functionality in this thoughtfully crafted 2 bed, 2 bath custom rancher, offering over 1900 sq ft of open-concept living space and includes a 5 & 10 year warranty. Built in 2022 with fire-safe materials creating very affordable insurance options and includes a durable metal roof, stucco exterior, epoxy concrete floors, radiant in-floor heating, a heat pump for efficient A/C and secondary heating, and quartz countertops throughout. The oversized attached double garage provides ample storage, while the impressive detached shop boasts high ceilings, a 12-ft garage door, and a additional 20-ft C-can for all your toys & tools. Enjoy RV parking with electrical hookups, a low-maintenance yard complete with premium astro turf, a fenced dog run, & multiple raised garden beds surrounded by various fruit trees & plants including apple, cherry, peaches, pears and more. Located in the scenic community oriented Westshore Estates this property is just 5 minutes to the park where they host events for the over 300 homes in the community as well as Evely Beach on Okanagan Lake or quick access to crown land for endless adventure. No stairs, ample garage space, and a private, peaceful setting while still having Fiber-optic high speed internet, make this a rare find. Don't miss your chance to live the Okanagan lifestyle to the fullest! (jd:6769)

Office 8' x 20'

Hobby room 12' x 9'

4pc Bathroom 8'7" x 10'3"

Bedroom 10'7" x 10'10"

Utility room 11'5" x 3'11"

Other 5'9" x 4'3"

Other 6'7" x 11'8"

4pc Ensuite bath 6' x 11'8"

Primary Bedroom 15'4" x 15'1"

Dining room 11'2" x 13'10"

Kitchen 13'7" x 13'10"

Living room 13'3" x 17'4"

Foyer 10'5" x 7'

Listing Presented By:



Originally Listed by:

RE/MAX Penticton Realty

<http://www.realestateinpenticton.org/>



Royal

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