



## 174 Crown Crescent Vernon British Columbia

\$839,900

Custom Rancher with Shop & RV Parking | Built 2022 | Westshore Estates Experience modern Okanagan living in this thoughtfully designed 2 bed, 2 bath custom rancher with over 1900 sq ft of open-concept space. Built in 2022 with fire-safe materials for affordable insurance, this home features a metal roof, stucco exterior, epoxy concrete floors, radiant in-floor heating, heat pump with A/C, epoxy granite countertops, and a UV water filtration system. Enjoy the oversized double garage, plus a detached shop with high ceilings, a 12-ft door, 20-ft C-can, and custom shed with convenient laneway access. There's plenty of space for your RV with electrical hookups and a fully landscaped, low-maintenance yard complete with premium astro turf, raised garden beds, a fenced dog run, and fruit trees (apple, cherry, peach, pear & more). Two hobby rooms offer incredible flexibility and could easily be converted into additional bedrooms. Located just 5 minutes from Evely Beach on Okanagan Lake and near parks, events, and crown land, this home offers the perfect mix of privacy, recreation, and community. No stairs, fiber-optic internet, and room for all your toys--this is Okanagan living at its best! (id: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:



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