



## 212 Chicopee Road Vernon British Columbia

\$1,450,000

First time offered since new in 2003, this exceptional one owner residence has only been enjoyed for approximately one month per year and shows beautifully. A rare opportunity to acquire a home of this calibre, complete with a coveted PHASE ONE Golf Membership (transfer fee of only \$3,125), golf cart, and most furnishings (artwork and personal items excluded). Exuding timeless old-world charm, this bright, airy and spacious Arts & Crafts home offers three generously sized bedrooms, each with its own en-suite bath. Rich American Cherry hardwood flooring flows throughout, complemented by Cherry cabinetry in the kitchen and detailed Cherry millwork in the den (morning room) and great room. The well-appointed kitchen features a DCS five-burner gas stove, Bosch dishwasher, and KitchenAid refrigerator and microwave. Downstairs, enjoy a cozy family room and an impressive climate-controlled wine room, ideal for collectors and entertaining, a cedar-lined walk-in storage closet/room plus another storage room. A large double garage provides excellent storage, while the expansive outdoor deck creates the perfect setting for al fresco dining and relaxed gatherings. A rare and refined offering, move-in ready and well maintained. (id:6769)

Other 9'4" x 4'10"	2pc Bathroom 5' x 6'
Storage 8'4" x 4'6"	5pc Ensuite bath 9'7" x 12'9"
Utility room 16'4" x 12'	Laundry room 13'4" x 10'11"
4pc Ensuite bath 10' x 13'4"	Foyer 12'2" x 10'1"
4pc Ensuite bath 9'9" x 8'3"	Primary Bedroom 14' x 25'9"
Bedroom 13'6" x 12'8"	Family room 9'8" x 14'6"
Bedroom 18' x 13'9"	Dining room 13'7" x 10'8"
Wine Cellar 12'1" x 12'2"	Kitchen 13'7" x 11'11"
Recreation room 23'6" x 15'	Living room 19'1" x 15'4"

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