



9196 Tronson Road 29 Vernon British Columbia

\$1,370,000

Gorgeous views and spectacular home in secluded Phoenix Estates in Adventure Bay. Built by award-winning Allegria Homes in 2019 this home is a perfectly positioned walk-out rancher of 4000 sq ft of luxury on a pie-shaped .45 acre lot with 5 bedrooms. This home has done everything right - starting with an ICF foundation, upgraded insulation, upgraded and super-efficient HVAC and triple-paned European doors and windows. 11' ceilings on the main floor and 10' ceilings in the basement. Unique walnut veneer cabinetry, quartz counter tops, butler's pantry with a sink, gas cook top and a double fridge in the kitchen. Heated floors in the bathrooms with exquisite tile work. Even Fido gets their own dog shower in the spacious laundry room updated with a 1 year old washer/dryer set! Downstairs the surprises continue - a 6 year old Beachcomber hot tub, an outdoor theatre, firepit and ... a separate entry professional gym or office space or music studio with workshop/storage. A triple garage, roughed in EV charger, RV parking and oversized driveway give luxury even to your vehicles! And, living in Phoenix Estates you have access to the waterfront of Lakeview Estates Community Association for a mere \$150 a year. Beachfront, washrooms, boat dock and swim platform. See extensive list of home features in supplements. Note that the Bareland strata bylaws only allow 1 dog and or 1 cat. (id:6769)

- Workshop 8'1" x 29'3"
- Exercise room 16'2" x 22'4"
- Utility room 7'2" x 11'10"
- Foyer 16'1" x 6'6"
- Other 9'9" x 3'4"
- 3pc Bathroom 8'10" x 9'4"
- 4pc Bathroom 8'2" x 10'7"
- Bedroom 12'4" x 14'
- Recreation room 30'1" x 22'3"
- Other 26'3" x 31'0"
- Laundry room 14'8" x 9'2"
- 2pc Bathroom 6'6" x 5'3"
- Bedroom 10'4" x 12'3"
- 5pc Ensuite bath 7'8" x 19'1"
- Other 7'0" x 7'2"
- Primary Bedroom Multiple Listing

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://www.sarahkennedyrealestate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Bedroom 13'9" x 9'8"

Dining room 18'9" x 10'2"

Bedroom 12'2" x 17'7"