



## 313 Baldy Place Vernon British Columbia \$1,119,000

Attention Boys with Toys! Whether you're a gearhead, hobbyist, or someone who just loves an EPIC GARAGE, this property deserves a double (or triple look) Listed \$150K below assessed! For the Man of the House, he'll get: An Epic 3-Car Garage - Over 1,200 sq. ft. of a Workshop Heaven. Epoxy floors throughout, third bay garage is heated (on thermostat) has 12' ceilings and can accommodate a 24' boat or trailer. Space is incredibly bright and professionally lit, Plywood walls, Storage loft, Hot/cold water shutoff, 240V circuit, man-doors to both back and side yard, two-piece bathroom, Storage Cubbies and Workspace Galore. For the woman, she'll get: Chef's kitchen with Gas range, Spa-like on-suite, walk in pantry, oversized laundry room. Together, they'll get: Super Quite Neighborhood, Cul-de-Sac living with only 7 homes, Private fenced yard, Zero maintenance yard including artificial turf, two natural gas hook ups, Hot Tub. Open concept living with seamless flow from kitchen and family room to your backyard. Upstairs - oversized primary bedroom, walk-in closet and spa-like ensuite, plus two additional bedrooms. Flex space above the garage- utilize as a game room, kids retreat or redesign to build 2 more bedrooms. Home built in 2018, practically Brand-New Lower Foothills, quick access to Whistler Park, Grey Canal, BX Trail and Silver Star is a short 20 minute drive Neighborhood is serviced by SD22, with school bus service for a fee, +RV Parking (id:6769)

Bedroom 13'7" x 11'10"

Recreation room 39'1" x 17'5"

Bedroom 11'9" x 13'7"

Full bathroom 9'11" x 7'10"

Full ensuite bathroom 13'8" x 10'1"

Primary Bedroom 17' x 14'11"

Partial bathroom 5'2" x 5'2"

Partial bathroom 6' x 5'5"

Laundry room 15'6" x 9'8"

Bedroom 10'11" x 9'5"

Pantry 7'3" x 4'2"

Dining room 21'8" x 14'1"

Living room 22'8" x 21'1"

Kitchen 11'1" x 15'7"

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