



## 27 Birdie Lake Drive 4 Vernon British Columbia

\$1,080,000

Overlooking Birdie Lake - spectacular location, west facing view of hole 15 of the Ridge Course! A coveted, small enclave of only 6 exceptional craftsman style ranchers with walk-out lower levels in this full strata. #4 features open concept main floor with luxurious hardwood flooring, high trayed ceilings, a beautiful stone feature fireplace & extensive fir treatment throughout. Large kitchen with lots of cabinetry, walk-in pantry, stainless appliances including a wine fridge, island bar & quartz countertops. Retreat down to your family room, 2 primary bedrooms both with ensuites. Covered flagstone front porch, covered deck with remote controlled sunscreens & covered lower patio provide just enough shade to enjoy that late afternoon refreshment as you watch golfers going for that hole-in-one! An extra deep single car garage easily fits your car + golf cart. Golf membership available, valued at \$55,000 with \$13,750 transfer fee payable by buyer within 12 months of closing. Having two world class golf courses to play is a golfer's dream come true! And only a short distance away, just up the hill, we couldn't have asked for a better neighbour with Sparkling Hill Wellness Hotel & their beautiful world class spa. Sparkling Hill is the world's best wellness hotel in the mountain category! Kalamalka & Okanagan Lakes are a short drive for untold hours of boating & swimming! Skiing at Silver Star is only 45 minutes away! See why this is one of the best places to live! (id:6769)

Utility room 6'7" x 5'6"  
Laundry room 6'6" x 6'9"  
Family room 17'10" x 16'7"  
4pc Ensuite bath 8'7" x 6'2"  
Bedroom 12'4" x 13'6"  
3pc Ensuite bath 4'10" x 10'0"

Primary Bedroom 12'11" x 14'0"  
2pc Bathroom 6'7" x 5'5"  
Dining room 7'0" x 13'11"  
Kitchen 15'0" x 14'7"  
Living room 17'8" x 17'10"

Listing Presented By:



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<http://www.rockridge.ca/>



Royal

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