



# 4242 De Roo Road Vernon British Columbia

\$1,500,000

Welcome to Sunny Trail Acres, a serene family retreat on 5.8 acres of lush land, blending comfort with outdoor living. This property includes a spacious main home and two charming, fully permitted cottages, ideal for families or those seeking a tranquil escape. Inside the main home, the kitchen features European oak cabinets with stainless steel handles, quartz countertops, and a new sink and taps installed in 2017. The main floor bathroom was updated in 2015, while the top-floor bathrooms, renovated around 2010, boast walk-in showers by Arden Tile. The living room has a gas fireplace, and the kitchen's laminate floor, installed in 2005, includes in-floor heating for added comfort. The basement suite was modernized with a vinyl composite floor in 2020. The Pine Chalet, built in 1992, offers a double garage, 2 bedrooms, 1 bath, a newer self-cleaning stove, and recently replaced carpets. The Cottage, built in 2000, features 2 bedrooms, 1 bath, and a new heat pump added in 2023. The property also includes a triple carport and three fenced pasture areas, perfect for equestrian enthusiasts or hobby farmers. A highlight is the in-ground pool, installed in 1985, with a liner replaced multiple times. Additionally, a 10 x 12 Arch rafter shed provides ample storage for outdoor equipment. Sunny Trail Acres is more than just a home; it's a lifestyle. Don't miss this unique opportunity to own a versatile and inviting property. Three electric services (id:6769)

Listing Presented By:



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RE/MAX Vernon

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|------------------------------------|-------------------------------|
| Dining room 15'3" x 9'2"           | Primary Bedroom 11'9" x 18'8" |
| Living room 15'8" x 27'7"          | Family room 18'11" x 11'4"    |
| Pantry 9'5" x 9'4"                 | Bedroom 13'8" x 14'9"         |
| Full bathroom 5'6" x 13'6"         | Foyer 13'8" x 8'4"            |
| Bedroom 11'7" x 13'6"              | Storage 10'3" x 21'11"        |
| Bedroom 10'9" x 12'1"              | Pantry 4'4" x 6'              |
| Kitchen 15'3" x 14'9"              | Full bathroom 8'11" x 6'4"    |
| Full bathroom 6'2" x 11'7"         | Living room 13'8" x 31'3"     |
| Bedroom 12'6" x 11'6"              | Kitchen 10'3" x 11'6"         |
| Full ensuite bathroom 11'9" x 6'6" |                               |

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