



# 1209 Phoenix Drive Vernon British Columbia

\$679,900

Lovely Rancher with nice views of the mountains and valley! A wide open concept with Maple Island kitchen, formal dining room and spacious living room with slate accented gas fireplace and recessed tray lighted ceiling! Access from the living room to the rear deck and fenced area for the pooch! Bright den/office with big windows for natural light! Spacious Master bedroom features a walk in closet and full ensuite complete with soaker and double sinks! It also has a door out to the Pergola for the summer shade! Good sized main floor laundry/mudroom off the over sized double garage! Bonus ~ Separate entry to the basement with a one bedroom suite with laundry, or use as a summer kitchen and large rec room! Beautifully landscaped yard with perennials, rockery and shrubs for privacy~all irrigated! Central Air and new HW tank within last 3 yrs. Plenty of parking here including room for an R.V.! A pleasure to view! 15 minutes to Silver Star Mountain and 10 Minutes to Vernon! (id:6769)



**Debbie Steenkamp**

Sutton Group-Lakefront Realty

Phone: (250) 549-3944

<http://www.dealwithdebbie.com>

Living room 13 ft,1 in X 14 ft,4 in

Bedroom 9 ft,3 in X 10 ft,11 in

Family room 13 ft,8 in X 17 ft,9 in

Full bathroom 5 ft,4 in X 11 ft,4 in

Utility room 6 ft X 30 ft

Kitchen 12 ft X 12 ft,2 in

Full ensuite bathroom 8 ft,4 in X 10 ft,3 in

Bedroom 11 ft,11 in X 9 ft,2 in

Laundry room 8 ft,10 in X 8 ft

Full bathroom 6 ft,4 in X 9 ft,2 in

Foyer 15 ft,6 in X 5 ft,4 in

2pc Bathroom 5 ft X 7 ft,4 in

Other 17 ft,5 in X 8 ft,6 in

Living room 18 ft,2 in X 15 ft,7 in

Dining room 10 ft,8 in X 15 ft,8 in

Kitchen 13 ft X 13 ft,4 in

Primary Bedroom 13 ft,10 in X 13 ft,10 in

Bedroom 11 ft,11 in X 7 ft,11 in

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7815 101 Ave. , Edmonton, AB,

Phone: 780-405-9881

[andreaajurgensyeg@gmail.com](mailto:andreaajurgensyeg@gmail.com)