



## 304 Cordon Place Vernon British Columbia

\$1,379,000

Selling Below Assessed Value!! Beautiful Tuscan-Style Architecture with postcard views of Okanagan Lake and numerous upgrades! This captivating 3 Bedroom + Den (potential 4th Bedroom), 4 bath walkout Rancher features over 3900sq/ft of luxurious geothermal heated and cooled space. Upon entry to the courtyard through the new \$10,000 custom doors you have direct access to both the office and the impressive great room. Greeting you on entry is a floor to ceiling stone finished fireplace, 18' ceilings, hardwood floors, and a wall of windows overlooking the lake! This open floor plan includes a gourmet kitchen and scullery with granite counters, pantry and stainless steel appliances. The massive partially covered deck runs the length of the house and is accessed through multiple French Doors off the dining, living, and primary bedroom. Main floor has direct access to the heated garage with poly-aspartic flooring. Moving downstairs we have new carpets throughout that lead to the rec room with stone fireplace and bar, wine room, and the massive newly built media room. Outside the French doors is your new hot tub and newly landscaped no-maintenance yard. The location of this stunning home is ideal, only 4 minutes to the world-class "The Rise" golf course & 13 minutes to downtown Vernon. (id:6769)

Storage 13'11" x 12'7"  
Full bathroom 7' x 7"  
Media 27'10" x 22'1"  
4pc Ensuite bath 9'3" x 6'6"  
Bedroom 14'8" x 12'3"  
Primary Bedroom 23'11" x 14'3"  
Family room 22'2" x 17'8"

Den 14'5" x 10'6"  
5pc Ensuite bath 17'10" x 9'1"  
Primary Bedroom 14'6" x 13'2"  
Kitchen 13'9" x 9'4"  
Dining room 16'10" x 8'8"  
Mud room 8'2" x 7'6"  
Living room 23'3" x 14'7"

**Partial bathroom** Measurements not available

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