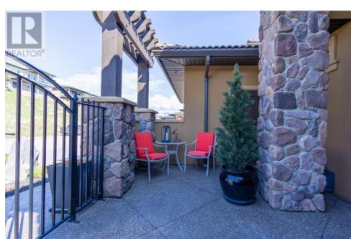




120 Vineyard Way Vernon British Columbia

Bella Vista

\$1,395,000



Welcome to this meticulously kept one owner custom built walkout rancher on one of the best view lots at The Rise. Offering breathtaking 180 degree views from the covered deck overlooking Okanagan Lake and the City. The layout consists of 3 bedrooms + 2 flex rooms, 4 bathrooms, and has been built with many upgrades and features in mind. The exterior offers a larger courtyard, fully landscaped lot with irrigation, side access with stair case, stairs to the upper deck, and a 5 person hot tub built into the rear hill to soak in the specular views. The main floor features the open concept living area that leads to the large deck with patio heater and phantom screen. The kitchen has extended island granite counter, wood cabinetry, and upgraded appliance package w/gas stove. Built in media Control 4 system w/ 9 zones handles the sound throughout plus a fire suppression system. Large master bedroom, walk-in closet, and luxury ensuite with heated floor. Custom curved stairwell leading downstairs that has in-floor heat throughout. The lower family room features built-in media cabinets, wet bar, 2 more bedrooms, office, flex room (currently used as a gym) and small workshop with exterior access. Monthly \$147 fee covers some landscaping and sidewalk snow removal for the snowbird lifestyle. Excellent location just steps to the Grey Canal Trail, and minutes to The Rise golf course, Okana...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Justin Vanderham

3 Percent Realty Inc.

Phone: (250) 307-7537

<http://www.3pr.ca/>

