



## 9196 Tronson Road 29 Vernon British Columbia

Adventure Bay

# \$1,370,000



Gorgeous views and spectacular home in secluded Phoenix Estates in Adventure Bay. Built by award-winning Allegría Homes in 2019 this home is a perfectly positioned walk-out rancher of 4000 sq ft of luxury on a pie-shaped .45 acre lot with 5 bedrooms. This home has done everything right - starting with an ICF foundation, upgraded insulation, upgraded and super-efficient HVAC and triple-paned European doors and windows. 11' ceilings on the main floor and 10' ceilings in the basement. Unique walnut veneer cabinetry, quartz counter tops, butler's pantry with a sink, gas cook top and a double fridge in the kitchen. Heated floors in the bathrooms with exquisite tile work. Even Fido gets their own dog shower in the spacious laundry room updated with a 1 year old washer/dryer set! Downstairs the surprises continue - a 6 year old Beachcomber hot tub, an outdoor theatre, firepit and ... a separate entry professional gym or office space or music studio with workshop/storage. A triple garage, roughed in EV charger, RV parking and oversized driveway give luxury even to your vehicles! And, living in Phoenix Estates you have access to the waterfront of Lakeview Estates Community Association for a mere \$150 a year. Beachfront, washrooms, boat dock and swim platform. See extensive list of home features in supplements. Note that the Bareland strata bylaws only allow 1 dog and or 1 cat...



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