



## 7212 Mountridge Place Vernon British Columbia

North BX

**\$2,799,000**



Set high on nearly 5 acres of gently sloped hillside, this private estate captures sweeping south-west views of the Okanagan Valley with no immediate neighbours. Built in 2021 by Gibsons, this level-entry timber frame residence showcases striking structural Douglas fir beams and tongue-and-groove ceilings, complemented by a high-efficiency modern wood-burning fireplace. Designed for both comfort and longevity, the home offers 4 bedrooms and 2.5 baths, with the primary suite on the main level and additional bedrooms upstairs. Soaring 23' ceilings elevate the principal living space, while engineered hardwood, honed granite, Hunter Douglas window coverings, and a Wolf gas cooktop with premium appliances complete the interior. Mechanical systems are exceptional: geothermal heating and air conditioning with 3-zone climate control, steam humidifier for beam preservation, RO water filtration (well-fed), recirculation pumps, Generac transfer switch wired for a backup generator, and full security system. Outdoors features include a 3-bay pull-through garage, lifetime tin roof, fully irrigated grounds, hot tub, outdoor shower, and extensive fire protection with a 30,000-gallon reservoir, hydrant, and 200' spooled fire hose. A rare blend of craftsmanship, privacy, and engineered excellence. All measurements approximate, verify if important. (id:6769)



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