



13113 Gibbons Drive Lake Country British Columbia

\$995,000

Original owner and beautifully maintained walk-out rancher in the highly sought-after 55+ community of Cadence. This home reflects exceptional care, thoughtful upgrades, and pride of ownership throughout. The bright, open main level features quality cabinetry, a generous island, slide-out pantry organizers, and updated appliances. The primary suite is conveniently located on the main floor and features heated ensuite floors, while the second bedroom on this level works perfectly as a guest room or dedicated home office. A tray ceiling adds architectural interest to the main living area. Enjoy seamless indoor-outdoor living with an extended deck and patio, ideal for relaxing while taking in both sunrise and sunset views of Spion Kop. The walk-out lower level offers two additional bedrooms, a spacious family room, and heated floors in all three bathrooms, providing excellent separation and flexibility for visiting family or longer-term guests. Mechanical features include geothermal heating and cooling, along with a 2025 hot water tank. An active radon mitigation system and detector are already in place, offering additional peace of mind. The garage continues the theme of quality with 10-foot doors and durable epoxy flooring. Located just minutes from shopping, wineries, and approximately 15 minutes to Kelowna International Airport, this home offers both convenience and the ease of Cadence living. Residents also enjoy access to a community outdoor pool and hot tub within this mature, established 55+ neighborhood. (id:6769)

- Utility room 33'11" x 21'7"
- Recreation room 20'6" x 23'7"
- Bedroom 16'7" x 11'8"
- 4pc Bathroom 8'6" x 8'3"
- Bedroom 11'5" x 11'9"
- Laundry room 9'10" x 7'4"
- Other 8'5" x 10'0"
- Bedroom 15'2" x 10'11"
- Other 7'3" x 7'2"
- 4pc Ensuite bath 8'11" x 8'5"
- Primary Bedroom 17' x 13'
- Living room 17' x 12'4"
- Dining room 13' x 13'3"
- Kitchen 11'5" x 12'4"

Listing Presented By:



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Royal LePage Kelowna

<http://www.petrina.ca/>

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Mud room 8'1" x 14'6"

Foyer 8'5" x 7'10"

4pc Bathroom 5'2" x 9'9"