



13113 Gibbons Drive Lake Country British Columbia

\$945,000

Original owner, meticulously maintained, and ready to impress. This rancher with full basement sits in Cadence, Lake Country's premier 55+ community, and every inch of it shows pride of ownership. The bright open main level delivers quality cabinetry, a generous island built for entertaining, and updated appliances, all under a tray ceiling that adds real architectural character. The primary suite sits on the main floor with heated ensuite floors underfoot, and the second bedroom flexes easily as a guest room or home office. Step out to the extended deck and patio and take in sunrise and sunset views of Spion Kop. Downstairs adds two more bedrooms, a spacious family room, and heated bathroom floors. Ideal separation for visiting family or longer stays. The value runs deeper than the finishes. Geothermal heating and cooling keeps costs down year round, the hot water tank is new in 2025, and an active radon mitigation system with detector is already installed. The garage carries 10 foot doors for your bigger toys. Cadence living means a community outdoor pool and hot tub in a mature, established neighbourhood. Shopping, wineries, three lakes, and the rail trail are all minutes away, with Kelowna International Airport roughly 15 minutes down the road. (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 21'6" x 20'1"

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 12'4" x 13'3"

Mud room 8'1" x 14'6"

Foyer 8'5" x 7'10"

4pc Bathroom 5'2" x 9'6"

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