



## 1504 Phoenix Drive Vernon British Columbia \$1,379,000

Take in the lake and city views from this thoughtfully designed Foothills rancher with walk-out basement, offering high-quality living space on a beautifully maintained 0.3-acre property. The main level features open-concept living anchored by a well-appointed chef's kitchen with stone countertops, gas range, second prep sink, generous pantry, and separate fridge and freezer--ideal for entertaining or hosting family gatherings. The covered deck extend the living space outdoors, with views that stretch across the city and toward Kalamalka Lake. The primary bedroom is a private retreat, complete with a spacious walk-in closet and a spa-inspired ensuite featuring a soaker tub, glass shower, and double sinks. Downstairs, the walk-out level offers a large family room with wet bar, perfect for casual entertaining and movie nights. A fully self-contained one-bedroom suite with private entrance provides excellent Airbnb potential or comfortable accommodation for extended family, while an additional 400 sq ft of unfinished space offers endless options for a media room or hobby space. Outdoors, the property includes a garden area, hot tub, ample additional parking for an RV or boat, and a 3-car garage equipped with both 110 and 220 power. Located close to BX School, BX Falls, and just 15 minutes to Silver Star, this home delivers a rare combination of views, space, and versatility in one of Vernon's most desirable neighbourhoods. (id:6769)

Bedroom 11'4" x 16'1"

3pc Bathroom Measurements not available

Den 18'5" x 12'1"

Recreation room 17'1" x 18'0"

Other 11'4" x 19'6"

5pc Bathroom 12'0" x 12'0"

Primary Bedroom 16'1" x 19'8"

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Living room 17'7" x 18'2"

Dining room 13'1" x 8'8"

Kitchen 13'1" x 17'11"

Pantry 7'3" x 6'10"

Laundry room 9'6" x 8'6"

Full bathroom Measurements not available

Primary Bedroom 10'3" x 12'3"

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