



## 188 Vineyard Way Vernon British Columbia

\$989,000

Located in the sought-after Rise community just minutes from Okanagan Lake and The Rise Golf Course, this immaculate 3-bedroom, 3-bathroom Rancher duplex with no strata fee offers exceptional living and convenient location to a 4-season lifestyle. The open-concept main level features vaulted ceilings, hardwood floors, a gas fireplace with floor-to-ceiling stone, a spacious kitchen with an oversized island, granite sink, upgraded cabinets, appliances, double wall ovens, and 6-burner gas cooktop. The primary bedroom is located on the main floor with a walk-in closet featuring a custom organizer and a beautifully finished 3-piece ensuite. Downstairs you'll find two more bedrooms, a wet bar, family/games room and theatre room that walk-out to a Zen-like yard with pet-grade turf and epoxy-finished patio. This home is packed with thoughtful upgrades: epoxy garage floor, hot tub wiring, Vacuflo, security system, fire sprinkler system, in-ceiling speakers (Control 4 ready), solar tubes, some motorized blinds, Kinetico water treatment and softener, demand heater and more. Design enhancements include an open staircase with stained wood handrails and iron spindles, upgraded lighting, higher counters in kitchen and primary ensuite. This home is steps from the Grey Canal, perfect for outdoor enthusiasts. After a long day, wind down and dine at the community's newest Restaurant The Edge. (id:6769)

Storage 20'0" x 6'8"

Media 20'10" x 13'4"

Utility room 7'10" x 13'9"

4pc Bathroom 7'11" x 5'1"

Bedroom 13'8" x 10'1"

Bedroom 12'1" x 13'2"

Family room 24'10" x 38'2"

Foyer 10'0" x 5'6"

Dining room 18'10" x 11'0"

2pc Bathroom 4'11" x 10'0"

4pc Ensuite bath 9'2" x 10'1"

Primary Bedroom 13'2" x 13'1"

Kitchen 19'1" x 19'11"

Living room 13'2" x 15'0"

Listing Presented By:



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RE/MAX Vernon Salt Fowler

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