



12204 Westside Road 200 Vernon British Columbia

\$587,500

Introducing the perfect retreat nestled in the breathtaking North Okanagan Valley and conveniently located just a few minutes from the shores of Okanagan Lake. This Monarch XL home is built by Woodland Crafted Homes and features a modern layout and loaded with upgrades. With a unique exterior, the 3 bedroom, 2 bathroom home design is created for those that want it all. Entering to the open-concept expanded island kitchen with shaker cabinetry, quartz counters and S/S appliances. Open floor plan with seamless living/dining space. Spacious Primary Bedroom with and walk in closet. Primary bathroom includes floor to ceiling tiled oversized shower with quartz counters. Sliding glass doors provide private access to the outdoor deck and fenced backyard. Other upgrades include single car garage with expansion package for a total depth of 29', insulated, drywalled and painted, kitchen and bathroom upgrade package, elite vinyl flooring, upgraded appliances, window coverings, 2 skylights, fireplace, 200 amp electrical service, hot tub rough in, on demand hot water, under sink water filtration, water softener and black windows and doors on all elevations. Maintenance / land use fee of \$360 / month. Only 10 minutes from Vernon, 25 minutes from Silver Star Ski Resort and close to beaches, boat launch, golf and hiking trails. Short Term Rentals Permitted. Call for an Information Package today! (id:6769)

Bedroom 9'8" x 10'0"

4pc Bathroom 5'0" x 9'8"

Bedroom 9'6" x 13'0"

Foyer 5'0" x 5'0"

Dining room 10'0" x 13'0"

Laundry room 6'0" x 9'8"

3pc Ensuite bath 7'0" x 7'6"

Primary Bedroom 12'2" x 13'0"

Kitchen 17'0" x 13'0"

Living room 12'0" x 13'0"

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