



3006 22 Street Vernon British Columbia

\$1,279,000

The Iconic Attridge Home fashioned after a West Vancouver Beauty, this beautifully renovated Executive-Style Home sits on an Expansive, Extremely Private lot with City Views and an incredible Resort-Like Backyard designed for Entertaining, Relaxing and enjoying the Okanagan Lifestyle. Mature Landscaping, Terraced Gardens, multiple outdoor gathering spaces, Fire Pit, Large Pool, Cabana/Pool House and Sauna create a truly special oasis just minutes from downtown. Inside, Expansive Windows, Vaulted Ceilings and a Spacious Sunken Living Room with Floor-to-Ceiling Windows and automatic shades create a Bright, Sophisticated living space. The Custom Built Gourmet Kitchen is positioned perfectly for entertaining. The Primary Suite is adjacent to a Luxurious new Bathroom with Heated Floors, Heated Towel Rack, Soaker Tub and beautifully Tiled Shower. The Lower Level provides excellent storage plus a Self-Contained Studio Suite, currently tenanted. Extensive recent improvements include NEW Roof, Premium Windows, Flooring, Paint, H/W Tank, AC/Heat Pump, Rubaroc from the front entrance through to the backyard, Pool Liner, Pump. Double Garage with attached Shop/Bonus Space, RV parking and 3-4 additional uncovered parking spaces provide room for Vehicles, Toys and Guests. A rare combination of Privacy, Views, Exceptional Outdoor Living and Sophisticated one-level living in coveted East Hill. Where else can you find this much Lifestyle and Entertaining Space, just minutes from town? No Sign. (id:6769)

Storage 17'6" x 21'5"

Kitchen 9'11" x 6'9"

Dining room 17'7" x 7'7"

Bedroom 11'8" x 14'4"

3pc Bathroom 7'3" x 6'5"

Other 8' x 5'9"

Utility room 3' x 3'11"

Bedroom 12'6" x 12'6"

Primary Bedroom 12'5" x 12'1"

Other 7'8" x 16'10"

Living room 23'4" x 16'1"

Kitchen 22'3" x 23'9"

Other 11'10" x 11'11"

Other 22'3" x 21'8"

Dining room 11'11" x 14'10"

Den 11'11" x 10'5"

5pc Bathroom 6'0" x 12'0"

2pc Bathroom 4'7" x 6'4"

Listing Presented By:



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RE/MAX Vernon

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