



## 40 Kestrel Place 31 Vernon British Columbia

\$1,469,000

Imagine waking up to Okanagan mornings with private beach access, a boat launch, and pickleball courts just steps from your door. This stunning 4 bedroom, 4 bathroom custom home offers 3,088 sq.ft. of refined living where every detail has been considered. The MAIN FLOOR impresses with a gourmet kitchen featuring a walk-around island, butler's pantry, custom cabinetry, and a 6-burner gas stove. Rich oak hardwood, expansive living and dining areas, and a gas fireplace set the tone for effortless entertaining. UPSTAIRS, four thoughtfully placed bedrooms include a primary retreat with walk-in closet and spa-inspired ensuite complete with soaker tub, custom tile shower, and double vanity. A private ensuite serves one secondary bedroom while the remaining two share a Jack and Jill bath. Outside, your resort-style backyard features a brand new pool, professional landscaping, and custom lighting perfect for evening entertaining. Set on a private 0.30-acre lot with a triple garage and RV parking surrounded by nature. Luxury. Privacy. Community. Come see what is possible. (id:6769)

3pc Ensuite bath 7'0" x 5'9"

Bedroom 11'6" x 12'5"

Bedroom 14'3" x 13'9"

4pc Bathroom 8'3" x 9'8"

Bedroom 14'4" x 14'0"

5pc Ensuite bath 10'4" x 14'0"

Primary Bedroom 18'4" x 14'0"

Office 8'8" x 5'3"

Laundry room 8'4" x 8'0"

Mud room 8'7" x 6'11"

2pc Bathroom 7'0" x 4'10"

Living room 13'10" x 16'3"

Dining room 15'6" x 11'8"

Family room 15'11" x 12'11"

Pantry 6'2" x 8'8"

Kitchen 25'4" x 14'2"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.moveokanagan.com/>

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