



## 3173 Phillips Road Vernon British Columbia

\$889,000

PRIDE OF OWNERSHIP is evident with this great family home! It offers low maintenance lifestyle without sacrificing size & quality. This 2 bed, 2 bath home on 0.5 acre is nestled in the historic & desirable BX hills overlooking the City of Vernon. On the main level the warm & inviting kitchen boasts SS appliances & custom made solid oak cabinetry. The kitchen overlooks the bright dining room which has sliding doors to the front balcony. The living room offers a large picture window to bathe the space in natural light. The main level also boasts a spacious primary bedroom with 3pc en-suite & a w/i closet. A 2nd bedroom & main bath complete the main level. The basement features a games/family room, a spacious laundry area, & an open area that could be set up as an extra bedroom. The laundry room also has plumbing roughed in for a bathroom. The immaculate garage is truly a man cave, it offers workshop space & newly added epoxy flooring. The kitchen provides access to the 14X34ft completely covered deck where you can enjoy the peaceful summer nights & beautiful sunsets! The property features a remote controlled security gate, u/g irrigation, fully fenced, a 10X12ft garden shed & lots of room for kids & pets to run & play. This home is minutes from shopping, hiking, biking, skiing & golfing, award winning wineries, & lakes. All the hard work has been done, move in, unpack & enjoy the Okanagan lifestyle. Someone who is searching for the urban lifestyle but with a rural feel...this home is for you! (id:6769)

Workshop 22'7" x 13'0"

Other 11'0" x 10'7"

Laundry room 13'5" x 10'7"

Family room 22'7" x 11'8"

3pc Bathroom 7'0" x 7'10"

Bedroom 13'0" x 8'1"

3pc Ensuite bath 10'9" x 7'0"

Primary Bedroom 13'8" x 11'1"

Dining room 15'3" x 11'1"

Living room 23'1" x 13'7"

Kitchen 15'2" x 11'3"

Listing Presented By:



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Value Plus 3% Real Estate Inc.

<http://www.vp3.ca/>

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