



## 36 Spruce Drive Vernon British Columbia

\$824,900

A Beautiful Walkout Rancher with Stunning Mountain and Lake Views, which is nestled in the serene Westshore Estates. This nearly new build with central air and hot water on demand, offers the perfect blend of modern living and natural beauty. Situated on a 0.23-acre lot, this walkout rancher boasts privacy along with breathtaking mountain and lake views. Open concept living, providing a spacious living, dining, and kitchen area that is designed for entertaining, with seamless access to a large south-facing deck. Imagine hosting friends and family while taking in the stunning vistas. The primary bedroom features a well-appointed ensuite and direct access to the deck, creating a private oasis to enjoy your morning coffee with a view. A second bedroom on the main floor also offers back deck access, providing comfort and convenience for guests or family members. The lower level is thoughtfully designed as an in-law suite, complete with a kitchenette, laundry facilities, and a large covered deck, perfect for enjoying the scenic surroundings. Westshore Estate is a haven for outdoor enthusiasts. With easy access to hiking and biking trails, boat launches, and several nearby beaches, you'll have endless opportunities to explore and enjoy the great outdoors. Experience the splendor of nature in this beautiful Westshore Estate home. Whether you're looking for a peaceful retreat or a place to entertain, this property has it all. (id:6769)

Utility room 6'1" x 9'2"

Storage 9'2" x 24'9"

Recreation room 17'7" x 23'2"

Office 9' x 9'4"

Laundry room 5'11" x 11'4"

Kitchen 14'1" x 10'9"

4pc Bathroom 10'7" x 5'3"

Primary Bedroom 12'7" x 10'6"

Living room 15'5" x 13'3"

Kitchen 9'7" x 19'8"

Dining room 15'5" x 9'10"

Bedroom 8'8" x 10'5"

4pc Ensuite bath 11'5" x 6'3"

4pc Bathroom 8'5" x 5'3"

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Originally Listed by:  
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