



2200 53 Avenue 106 Vernon British Columbia

\$874,000

Turn-Key Perfection in the Heart of the Okanagan Welcome to this beautifully maintained , 4-bedroom, 4-bathroom rancher with full basement. Custom built in 2014, this home offers an unbeatable combination of comfort, privacy & convenience. Move-in ready? Absolutely. The home has undergone a complete professional deep clean by European House Cleaners, the ductwork, dryer venting & furnace have been professionally cleaned & serviced. This is truly a turn-key opportunity. The open-concept main floor features a well-appointed kitchen that flows into a spacious dining area. The cozy living room with gas fireplace overlooks the completely private backyard & opens to a partially covered deck, perfect for year-round BBQs or quiet mornings with coffee. The generous primary suite features a large walk-in closet & ensuite with a soaker tub & separate shower. A second bedroom, full bathroom, office / den & a laundry room with laundry sink and garage access complete the main level. Downstairs, you'll find a large family room with kitchen that includes a fridge, dishwasher and dual sinks at your convenience, a guest bedroom with ensuite, another bedroom, an additional full bathroom & ample storage space. The entire basement shines with epoxy-coated floors for a polished finish. Extra comforts & upgrades: * Brand New Stove * Central vacuum * HEPA air purification system * Reverse osmosis tap * Top-down, bottom-up honeycomb blinds * Phantom screens on patio French doors * Private backyard backing onto a peaceful nature reserve * Friendly, tight-knit neighbourhood with incredible neighbours * Low strata fee's. Located on a level lot, short stroll to shopping & walking trails, this property offers the perfect blend of Okanagan lifestyle & everyday convenience. This is more than a home - it's your effortless next chapter. The home is vacant offering quick possession. Contact your A...

Other 7'4" x 10'9"

Utility room 17'7" x 12'

4pc Bathroom 7'5" x 8'1"

2pc Ensuite bath 7'3" x 4'10"

Bedroom 11'6" x 11'6"

Bedroom 11'5" x 18'1"

Laundry room 7'6" x 11'

5pc Ensuite bath 12'1" x 12'7"

Primary Bedroom 12'1" x 13'

Bedroom 9'11" x 14'1"

Bedroom 12'2" x 9'2"

Den 12'2" x 9'2"

Listing Presented By:



Originally Listed by:
Stonehaus Realty (Kelowna)

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



Royal

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Recreation room 21'9" x 19'8"

Family room 14'4" x 13'11"

3pc Bathroom 8' x 5'2"

Dining room 15'6" x 10'11"

Living room 16'11" x 15'4"

Kitchen 8'3" x 20'7"