



108 Vineyard Way Vernon British Columbia

\$1,899,999

Welcome to 108 Vineyard Way, experience exceptional views of Okanagan Lake while being minutes away from the Signature Golf Course at The Rise. This 3 bedroom, 5 bathroom custom built home offers top tier finishings, showcasing a meticulous eye for detail throughout every inch of the home. Make your way to the kitchen where you will find premium Jenn-Air appliances, high-quality mill work, and an oversized granite counter top island. Step onto your over 65ft' deck either through your 4 folding nano-sliding door, or traditional sliding doors to admire that incredible Okanagan Lake valley view. Make your way downstairs to find the built-in wet bar, featuring a temperature controlled wine cellar that can house 150+ bottles. Warm up as you make your way through the home with in-floor heating located in just about every room, including heated carpets in the cinema. Relax in one of 5 luxury lounge chairs, admiring the premium 4K 3D laser projector with a 133" projector screen. For the audiophiles, the cinema is powered by a Macintosh 7 channel x 200 watts amp with a Macintosh MX121 A/V control centre. Step into the mechanical room to find your own private complete Geo-Thermal heat pump, a steam humidifier, a Telus home security system, 2 tank hot water system, a boiler for the basement, reverse osmosis water filtration system, a built in vacuum (Cyclovac), and one of two electrical panels (100 amp +200 amp). Why settle for less when this home offers it all, book your viewing today!

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Listing Presented By:



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Royal

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- Bedroom 15'9" x 15'11"
- 3pc Bathroom 5'6" x 8'3"
- Wine Cellar 7'10" x 4'10"
- Utility room 14'5" x 9'5"
- Other 9'6" x 4'6"
- 4pc Ensuite bath 10'5" x 8'5"
- 2pc Bathroom 6'6" x 5'8"
- 2pc Bathroom 4'11" x 4'4"
- Other 6'8" x 6'11"
- Primary Bedroom 17'10" x 16'4"

Recreation room 22' x 30'10"

Recreation room 29'11" x 20'3"

Laundry room 11'2" x 8'2"

Kitchen 11'2" x 8'2"

Office 12' x 14'

Mud room 10'1" x 7'2"

Living room 23'4" x 16'11"

Kitchen 17' x 14'9"

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Bedroom 14'6" x 16'4"