



13113 Gibbons Drive Lake Country British Columbia

\$945,000

Original owner, meticulously maintained, and ready to impress. This rancher with full basement sits in Cadence, Lake Country's premier 55+ community, and every inch of it shows pride of ownership. The bright open main level delivers quality cabinetry, a generous island built for entertaining, and updated appliances, all under a tray ceiling that adds real architectural character. The primary suite sits on the main floor with heated ensuite floors underfoot, and the second bedroom flexes easily as a guest room or home office. Step out to the extended deck and patio and take in sunrise and sunset views of Spion Kop. Downstairs adds two more bedrooms, a spacious family room, and heated bathroom floors. Ideal separation for visiting family or longer stays. The value runs deeper than the finishes. Geothermal heating and cooling keeps costs down year round, the hot water tank is new in 2025, and an active radon mitigation system with detector is already installed. The garage carries 10 foot doors for your bigger toys. Cadence living means a community outdoor pool and hot tub in a mature, established neighbourhood. Shopping, wineries, three lakes, and the rail trail are all minutes away, with Kelowna International Airport roughly 15 minutes down the road. (id:6769)

Utility room 33'11" x 21'7"	Bedroom 15'2" x 10'11"
Recreation room 20'6" x 23'7"	Other 7'3" x 7'2"
Bedroom 16'7" x 11'8"	4pc Ensuite bath 8'11" x 8'5"
4pc Bathroom 8'6" x 8'3"	Primary Bedroom 17' x 13'
Bedroom 11'5" x 11'9"	Living room 17' x 12'4"
Laundry room 9'10" x 7'4"	Dining room 13' x 13'3"
Other 21'6" x 20'1"	Kitchen 12'4" x 13'3"
Mud room 8'1" x 14'6"	Foyer 8'5" x 7'10"
4pc Bathroom 5'2" x 9'6"	

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com