



# 2444 York Avenue 25 Armstrong British Columbia

\$749,900

Priced BELOW assessed value this absolutely immaculate custom built elegant rancher is located in Armstrong's ONLY gated community, Royal York Estates. Attention was paid to architectural details from the tray ceiling & valor f/p w/marble surround in the stylish living room, to the recessed lighting, custom trim & wainscoting thru-out. Open floor plan allows for easy entertaining & enjoyment of main living areas. Custom kitchen boasts granite counters, stainless appliances, incl a gas stove, soft close cabinetry & huge centre island. Generously sized primary bdrm features a 4pc ensuite & walk-in closet. A 2nd bdrm, full bath & laundry/mud room complete the main floor. Basement media room invites movie watching even while cycling in the rec rm beside which offers a wet bar & murphy bed. Lots of flexibility in use of downstairs space with 2 additional rms (1 used as workshop area), 3rd bath & storage. Enjoy a private covered outdoor patio that attaches to the full pick-up sized garage! Quality construction, new home warranty still in place & a low maintenance yard & exterior allow you to enjoy more leisure time with peace of mind. Easy to expand yard though by simply moving the fence. Royal York Estates is adjacent to the Overlander Golf Course so stroll over for a leisurely game of golf or take-in a meal at the Clubhouse. Armstrong is a quaint community known for its friendliness & safety, and just 15 min to Vernon & approx 40-45 min from Kelowna International Airport & UBCO. (id:6769)

Storage 18'1" x 9'8"

Full bathroom Measurements not available

Storage 17'11" x 13'0"

Bedroom 13'10" x 13'2"

Recreation room 13'0" x 10'0"

Media 13'5" x 13'0"

Laundry room 7'0" x 7'2"

Bedroom 11'8" x 9'8"

Primary Bedroom 13'2" x 12'11"

Other 6'0" x 7'2"

4pc Ensuite bath Measurements not available

Kitchen 13'6" x 14'7"

Dining room 13'6" x 6'8"

Living room 16'0" x 16'0"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

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



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