



# 9196 Tronson Road 29 Vernon British Columbia

\$1,395,000

Gorgeous views and spectacular home in secluded Phoenix Estates in Adventure Bay. Built by award-winning Allegria Homes in 2019 this home a perfectly positioned walk-out rancher of almost 4000 sq ft of luxury on a pie-shaped .045 acre lot with 5 bedrooms. This home has everything done right - starting with an ICF foundation, upgraded insulation, upgraded and super-efficient HVAC and triple paned European doors and windows. 11' ceilings on the main floor and 10' ceilings in the basement. Unique walnut veneer cabinetry, quartz counter tops, butler's pantry with a sink, gas cook top and a double fridge in the kitchen. Heated floors in the bathrooms with exquisite tile work. Even Fido gets their own dog shower in the laundry room with a 1 year old washer/dryer set! Downstairs the surprises continue - a 6 year old Beachcomber hot tub, an outdoor theatre, firepit and a professional gym and workshop/storage. A triple garage, roughed in EV charger, RV parking and oversized driveway give luxury even to your vehicles! And, living in Phoenix Estates you have access to the waterfront of Lakeview Estates Community Association for a mere \$150 a year. Beachfront, washrooms, boat dock and swim platform. See extensive list of home features in supplements (id:6769)

Workshop 8'1" x 29'3"

Exercise room 16'2" x 22'4"

Utility room 7'2" x 11'10"

Foyer 16'1" x 6'6"

Other 9'9" x 3'4"

3pc Bathroom 8'10" x 9'4"

4pc Bathroom 8'3" x 10'7"

Bedroom 12'4" x 12'4"

Bedroom 13'9" x 9'8"

Bedroom 12'5" x 7'7"

Recreation room 30'1" x 22'3"

Other 26'3" x 31'0"

Laundry room 14'8" x 9'2"

2pc Bathroom 6'6" x 5'3"

Bedroom 10'4" x 12'3"

5pc Ensuite bath 7'8" x 19'1"

Other 7'9" x 7'2"

Primary Bedroom 11'9" x 17'8"

Dining room 18'9" x 10'2"

Listing Presented By:



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