



# 1404 Copper Mountain Court 31 Vernon British Columbia

\$799,900

Copper Mountain Villas, Duplex Rancher with walk out basement in gated community. Meticulously designed bright open layout. These original owners had developer add additional features making this unit stand out from the others. Extended deck & patio. Main floor boasts hardwood flooring, a stunning kitchen, large island, quartz countertops, generous pantry, upgraded appliances, gas range, garburator. The Living room has gas fireplace and large windows. Primary bedroom has plenty of room, ensuite has double sinks, a walk-in shower & separate soaker tub, office/den could be another bedroom, powder room for guests. Laundry is located off the double car garage. Mostly covered extended deck has unobstructed mountain, valley & lake views, summer & winter gas BBQ hookups. Lower floor with large family room with access to your back patio & yard. Another bedroom with cheater ensuite and walk in closet. Lots of storage. Central air conditioning, security rough in, central vacuum. 2 small dogs or 2 cats allowed. Only 15 minutes to Silver Star Resort and Downtown Vernon. Low Strata Fees \$185/month. 1 year left on home warranty. Visitor parking across from unit, easy exit when backing out of garage. This home ticks off a lot of the boxes. Listings in this community don't come up very often. Pride of ownership shows throughout this lovely neighbourhood. Priced below assessed value.

OPEN HOUSE Sunday 1-3 (id:6769)

- Storage 15'9" x 7'2"
- 4pc Bathroom 10' x 8'
- Family room 23'9" x 18'5"
- Bedroom 14'0" x 11'7"
- Laundry room 8'1" x 5'6"
- Foyer 12' x 8'
- Bedroom 10' x 10'0"
- Partial bathroom 5' x 5'
- 4pc Ensuite bath 8'6" x 8'6"
- Primary Bedroom 11'10" x 12'0"
- Kitchen 9'6" x 9'0"
- Living room 16' x 14'
- Dining room 10'0" x 9'8"

Listing Presented By:  


Originally Listed by:  
 Royal LePage Downtown Realty

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