



# 312 Rexor Place Vernon British Columbia

\$1,525,000

Meticulously maintained by original owner! This exceptional residence offers 3,502 sq ft of refined living with room for everyone. Thoughtfully designed, the 4-bedroom, 4-bathroom layout showcases rich solid wood doors & detailed millwork throughout. The grand great room is anchored by a striking floor-to-ceiling stone fireplace beautifully framed by custom cabinetry. The entertainer's kitchen impresses with exquisite millwork, abundant cabinetry, & oversized quartz island ideal for hosting. Retreat to the spacious primary suite featuring, spa-like ensuite with views & custom walk-in closet. A second bedroom & full in-floor heated bathroom on main level provide flexibility for guests. Engineered vinyl planking flows seamlessly throughout main. Downstairs, comfort meets recreation; in-floor radiant heating (individually zoned), 2 guest bedrooms each with ensuite baths, a large family room with floor to ceiling stone gas fireplace, & included pool table, plus an expansive theatre room complete with built-in cabinetry. The oversized double garage boasts an epoxy floor, tons of built-ins, & includes a 4-seater NXT golf cart. Additional features include a high-efficiency furnace with air purifier & humidifier, 75-gallon hot water tank, WiFi thermostats, gas hookups on both deck & patio, hot tub wiring, built-in vacuum & alarm system wiring. As an added bonus, a coveted Phase 1 Golf Membership is available with a low transfer fee--elevating this home into a lifestyle opportunity. (id:6769)

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|-------------------------------|------------------------------|
| Utility room 9'11" x 20'9"    | Laundry room 8'11" x 12'11"  |
| 4pc Ensuite bath 6' x 9'6"    | 5pc Ensuite bath 15'4" x 8'  |
| Bedroom 14'5" x 13'10"        | Primary Bedroom 20'11" x 13' |
| 4pc Ensuite bath 7'9" x 11'5" | Foyer 9'11" x 13'7"          |
| Bedroom 17' x 11'5"           | Bedroom 14'7" x 11'          |
| Media 23' x 21'6"             | Dining room 9'3" x 13'1"     |
| Family room 25'1" x 26'1"     | Kitchen 17'2" x 11'7"        |
| 3pc Bathroom 5'2" x 11'1"     | Living room 27'2" x 20'8"    |

Listing Presented By:



Originally Listed by:  
Rockridge Real Estate Company

<http://rockridge.ca/>



Royal

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