



## 4535 Bolduc Road Vernon British Columbia

\$748,900

Located in the beautiful North BX area nestled among orchards and farmland, you feel like you are living in the country and yet you are only 10 minutes from downtown Vernon, and 20 minutes from Silver Star Mountain! Appreciate the various farm stands in the area, and the convenience of being located only minutes away from Cambium Cidery where you can walk over to enjoy cider and lunch/dinner! This home is located on a quiet cul-de-sac which makes it the perfect place for a young family with kids. This 3 split level home offers lots of space and has been very well kept by its current owner, featuring upgraded maple hardwood flooring and appliances. Enjoy relaxing and BBQing in your very large and very private back yard with a covered deck and room for a garden if desired. There is an attached double garage as well as a detached 18x20 workshop out back which is the perfect space for any hobby-currently used as a wood working shop. Ample parking for your RV (with a Sani dump hookup) and multiple cars on the driveway. You have to see the home to appreciate its location and everything that it has to offer! Power to workshop is 220 AMP, 2018 appliances, washer & dryer 2021. \*All measurements are taken from IGuide and are approximate. (id:6769)

Bedroom 10' x 9'5"

Bedroom 10' x 9'11"

Full bathroom 11'6" x 7'6"

Primary Bedroom 11'7" x 11'7"

Full bathroom 4'5" x 6'9"

Dining room 11'10" x 9'6"

Living room 11'7" x 17'8"

Kitchen 11'7" x 15'8"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

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