



9196 Tronson Road 29 Vernon British Columbia

\$1,495,000

Nestled in the heart of Adventure Bay, this exquisite custom-built residence by the award-winning Allegría Homes is sure to please. A walkout rancher with over 4000 sq ft of luxury situated on a sprawling .45 acre pie-shaped lot, this home offers unparalleled tranquility. The spacious main floor is designed with a split layout with an office, guest bathroom, mudroom/laundry (even a dog shower) on one end & the primary bedroom /ensuite/walk-in closet on opposite end which has direct access to the fully landscaped grounds and wonderful view! The kitchen is a culinary delight, boasting Quartz counters, large island, high-end ss appliances & a convenient butler's pantry. Elegant European doors adorn the home, as well as 2 gas fireplaces and endless windows! Energy-efficient design throughout with triple pane windows, ICF basement & much more. The basement has a convenient bar area for entertaining, family room w/built in cabinets, 3 bedrooms, 2 full bathrooms and access to the backyard which hosts a theatre area w/drop down screen & projector as well as a Hot Tub (all included). Another unique feature is the bonus area under the garage w/separate entrance from the backyard which currently serves as a gym and workshop - the ideas for this area are endless. This property grants access to the private beach, complete with secure gates, picnic area, dock, and boat launch. Don't miss your chance to experience the allure of Adventure Bay living! Book your personal tour today! (id:6769)

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|----------------------------|--|
| Workshop 29'10" x 6'5" | Recreation room 29'9" x 21'10" |
| Other 22'10" x 16'0" | Other 25'9" x 31'0" |
| Utility room 7'0" x 11'10" | Laundry room 14'6" x 10'2" |
| 4pc Bathroom 8'0" x 10'6" | 2pc Bathroom 6'4" x 5'1" |
| Other 5'0" x 10'6" | Den 10'4" x 10'3" |
| Bedroom 12'2" x 13'9" | 5pc Ensuite bath 7'7" x 18'10" |
| 4pc Bathroom 8'8" x 9'1" | Other 7'6" x 6'11" |
| Other 5'6" x 15'5" | Primary Bedroom Multiple Listing Service |

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
Canada



Royal

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Bedroom 12'0" x 15'6"

Dining room 18'7" x 10'3"

Bedroom 13'7" x 9'5"