



# 4110 36th Avenue 4 Osoyoos British Columbia

\$1,150,000

Welcome to Sonora Ridge a a stunning executive gated community on the East Bench of Osoyoos. This great location is only a short walk to the lake and 5 minutes to downtown. Entry into the main level leads to a large open living space with custom cabinetry and gas fireplace. The vaulted ceiling and oversize windows provide an open airy feeling with a stunning view of the mountains and a bit of the lake. The kitchen features a large island, pantry, beverage fridge & gas range. Doors from the dining room open onto a large partially covered upper deck with an outdoor kitchen, eating area and space for lounging. Low-e glass & power solar blinds provide privacy and protection from the sun. Main floor master suite includes a luxurious spa-like bath with large soaker tub & walk-in shower. A large office opens out to the courtyard. Custom shelving, an electric fireplace and French doors give privacy for working or simply reading and relaxing. Laundry is also on this level with oversized washer and dryer, sink, hanging bar and loads of cupboards. Your friends and family will enjoy the lower level with its 2 bedrooms,full bath, kitchenette and extra-large family room with fireplace and doors leading to a very private yard. The covered patio, gas firepit (perfect for smores) and artificial turf is great place for to relax or enjoy a rousing game of corn-hole. The lower level also features a gym area and tons of storage including a cold storage room Heated Double garage. (id:6769)

Other 8'7" x 7'1"

Utility room 29'2" x 12'

4pc Bathroom 8' x 8'3"

Bedroom 10'8" x 13'2"

Bedroom 12'3" x 13'1"

Games room 10'5" x 16'6"

Family room 20'2" x 23'4"

Primary Bedroom 18'11" x 12'7"

Laundry room 6'10" x 11'5"

Kitchen 9'11" x 15'3"

Living room 16'10" x 28'

Dining room 11'5" x 7'2"

Den 14'2" x 9'11"

2pc Bathroom 5'9" x 5'3"

5pc Ensuite bath 13'2" x 9'8"

Listing Presented By:



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Fair Realty

<http://www.JohnKnox.ca>



Royal

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