



## 4203 15 Crescent Vernon British Columbia

\$818,800

Updated with a VIEW! This thoughtfully upgraded 5-bd, 4-bath home, formerly a 4-bd, 3-bath, now includes a versatile den and increased living space, perfect for a growing family or those needing extra room. The house features 100% LED lighting, a RHEEM ultra-efficient furnace (2022), and a 50-gallon hot water tank (2020). The efficient HVAC system also includes a 3.5-ton A/C unit with a smart Wi-Fi thermostat. Enhanced attic insulation and a complete window and door refit ensure top-tier energy efficiency, featuring full-frame replacements with new insulation and sheathing. The bathrooms have been updated with low-flush toilets and low-flow fixtures, including a new fourth bathroom. Both kitchens were modernized with new counters, sinks, and fixtures. High-end vinyl plank flooring and full interior painting completed to add modern charm. An upgraded 200A service with a 60A sub-panel for the suite and a 30A EV-ready connection highlight convenience. The suite offers a spacious 1-bedroom plus den, modern kitchen, laundry, private entry, and parking. The professionally landscaped yard includes drought-tolerant plants, fruit trees, a grassy play area, privacy fencing, an extended deck to take advantage of the fabulous view. A removable 24x12 solar-heated pool with equipment is included. (id:6769)

Laundry room 23'0" x 11'3"

Den 7'6" x 10'8"

4pc Bathroom 7'4" x 5'2"

Bedroom 11' x 11'1"

Bedroom 9'8" x 13'9"

Bedroom 12'3" x 10'2"

4pc Bathroom 9' x 5'

3pc Ensuite bath 9' x 5'6"

Primary Bedroom 12'4" x 15'6"

Living room 13'10" x 14'5"

Dining room 11'6" x 11'9"

Kitchen 11'8" x 13'8"

Kitchen 14'2" x 11'6"

Living room 14'2" x 18'9"

Bedroom 11' x 11'6"

Full bathroom 7'9" x 7'

Listing Presented By:



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<http://www.jaymemckillop.com/>



Royal

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